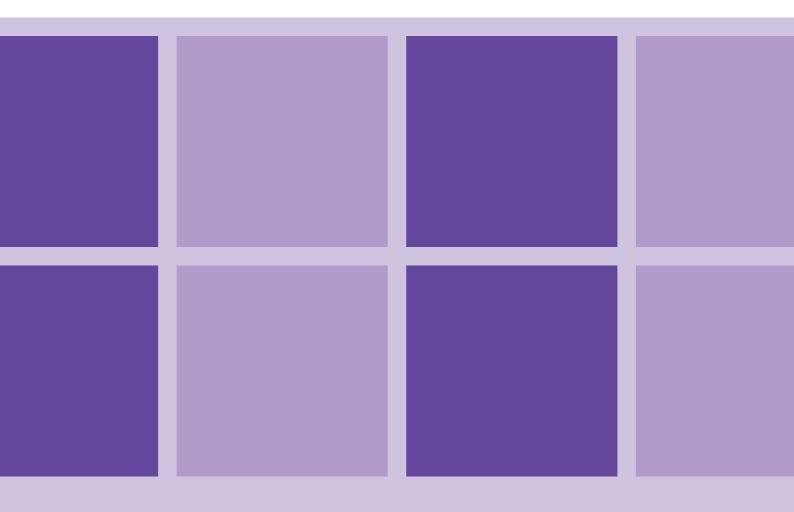
Technical Paper - Housing Delivery - Appendix C: Site assessment forms



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 sutiable— were then considered in the later strategic fit stage and individually appraised on their fit with the strategy of the Local Plan.

SHLAA II) 3		Site Ad	dress	Rear	of Swan	Hotel. Wat	ling Street, We	llington	
		© Crown or	BANK BANK	ROAD						
Descript	ion of		Current u							
the site			Brownfiel	•			•			
		• II	rregular							
PDL	Brown).713 ha							
1 52	DI OWII		lat							
			_					g, near a cross r		
								ton Market To		
Sustaina	•							sting employme		
Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchmed 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 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 significated negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							es being king within vices and al space. een assessed ential for a uilding and ion significant			
Estimate	u field	Density	40 DpH	Site Size	0.713 ha	Net site	90%	Approximate Yield	23	
Site is located in Wellington, urban area, near Market town, wich justifies a density of 40 DpH. Net site area has been decreased to accommodate the shape of the site,										
Phasing		adjoining properties, junction constraints. 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 Ad	ddress	Lowe	r House I	Farm, Wate	ers Upton	
Descripti					6 2015 Ordnanc		19694		
Descripti the site	1011 01		•					farm and as sud with possible	ZII 15
		decontar on the fr				is a work	ing farm. T	he location of t	he site in
PDL	Brown	on the n	inge or v	vaters o	pton.				
Sustaina	its	thin the Waters Upton Waste Water Treatment Works which has been identified within the Water Cycle Study (2014) hly constrained. The site is beyond reasonable walking ng public transport modes (buses and trains), local centre ities, educational facilities, strategic footpaths and cycle ational space. Development at the site could result in the loss acture (outside of the Green Network). The site has not been andscape Sensitivity Study Update (2014); the site contains upped land, however it is predominantly greenfield land, a the potential for a minor negative effect on the landscape. a Listed Building and is adjacent to another, development will and responsive design; mitigation provided through the Local re that there will be no significant negative effects, potential atral effect with an element of uncertainty until site level							
Estimate	ed Yield	Density It's a sma	25 DpH all rural s	Site Size site with	0.7 ha no signifi	Net site area cant con	95% straints to	Approximate Yield development e	16 nabling a
		higher ne	et site ar	ea.					
Phasing		0-5		The site		so good v	viability; th	ere are low leve	els of
Recomm Carried f to the st fit stage		The site i				ın poten	tial decont	amination issue	s it should

SHLAA ID	8		Site Ad	ddress	Land	off Park	Lane, High	Ercall				
Description	of	© Crown o	opyright and o	Hall 8	Tk Old 2015 Ordnance	e Survey10001		nd and is green	field The			
the site	•	site is irr	egular es	specially	toward t	he top po	ortion of th	e site which is h t. The site is hig	nighly			
PDL Gr	Green 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.											
Sustainabilit	d within the High Ercall Waste Water Treatment Works which has been identified within the Water Cycle Study (2014) hly constrained. The site is beyond reasonable walking ng public transport modes (buses and trains), local centre ities, secondary educational facilities and strategic cycle ities, secondary educational facilities and strategic cycle within reasonable walking distance to existing primary ties and strategic footpaths. The site is adjacent to an existing in Development at the site could result in the loss of green putside of the Green Network). The site has not been assessed Sensitivity Study Update (2014); the site is greenfield land in the landscape. The site contains a Listed Building and lies action Area, development will require sensitive and responsive in provided through the Local Plan should ensure that there can negative effects, potential for a residual neutral effect of uncertainty until site level details arise.											
Estimated Y		it is also	Site 1.478 Net site area Size ha site area Size high constrained through its irregular shape driving down net									
Phasing 10 - 15 years The design and development of the site would involve careful consideration due to the sensitivity of the area well as the need for appropriate mitigation measures t vehicles down on the approach to and through the villar reflect the increase number of vehicles from the site.							rea as es to slow village to					
Recommend	dation		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.

SHLAA ID) 10		Site Ad	ldress	The V	Vrockwa	rdine Woo	d School, Holy	hurst Road
Descripti			Po o o o o o o o o o o o o o o o o o o	OLLYHUR So atabase rights	10 2015 Ordnano	UF e Survey1000	19694		20
Descripti the site	1011 01		_					proximately 80	
the site					-			however due ite is bounded	
						•			•
PDL	Brown	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.							
Sustainal	bility	Develor	ment at	the site	could r	esult in	the loss o	f a school pro	viding
commen	nts	ment an ite could es. The sent Worl eycle Studyonal facing bus services and could result letwork. Ity Study sly devely enharement m	In deducational facilities for the local area. Development I hinder the future access to and use of mineral site is located within the Rushmoor Waste Water iks catchment area which has been identified within the lody (2014) as being moderately to highly constrained. The easonable walking distance to existing train services and illities. The site is within reasonable walking distance to vices, local centre services and facilities, strategic ycle routes and recreational space. Development at this in the loss of green infrastructure partially within the in the site has not been assessed in the Landscape y Update (2014), however development could regenerate loped land within an urban area, with the potential to note the townscape. Any increased traffic as a result of tay negatively affect traffic constraints along the A442.						
Estimated Yield Density 30 Site 3.11 Net 70% Approximate 65 DpH Size Ha site area 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 are of Telford the site is assumed a density of 30.								due to the	
Phasing									

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 Ad	ddress	North	of The \					
		© Crown c	opyright and o	Ro semilatabase rights	14 odington Heath	a Survey 10001	9694				
Description of	of	• The	site is cu	rrently a	field						
the site			reen fie	•							
		-		asonably	regular						
DDI O			site is fla		Ü						
PDL Gre	een	• Ther	e are no	significa	nt 'on-sit	e' constr	aints to de	velopment			
		 Acce 	ss throu	gh the local highway network is a significant constraint							
		• The	site is lo	cated in t	he rural v	village of	Rodington	Heath			
Sustainability	/	Developi	nent ma	v hinder	future ac	cess to a	and use of i	mineral resourc	es. The		
site is located wi area which has b low constraint. T public transport educational facili walking distance Development at of the Green Net Sensitivity Study				thin the Monkmoor Waste Water Treatment Works catchment een identified within the Water Cycle Study (2014) as having he site is beyond reasonable walking distance to existing modes (buses and trains), local centre services and facilities, / ities and strategic footpaths. The site is within reasonable to existing strategic cycle routes and recreational space. the site could result in the loss of green infrastructure (outside twork). The site has not been assessed in the Landscape Update (2014); the site is greenfield land and development I for a minor negative effect on the landscape.							
Estimated Yie	eld	Density	30	Site	5.785	Net	75%	Approximate	130		
			DpH	Size	ha	site		Yield			
		I4 ia	ا مند ا	المان المان	.i.aa.i.£!	area	المصادة معملا	valamment U.			
					_			velopment. It h	as a		
Di:			nape wii				nodate high				
Phasing		5-10			_			there will be a r			
				consider appropriate services for the site as well as highway							
Doggress and	otio:	The site i	ic class !	access arrangements for the local road network.							
Recommend	ation			to an existing village, however the constraining nature of the							
Constant C		-		network would need to be addressed as well as the lack of							
Carried forwa				vices. The impact of a large development on the edge of the is likely to be unacceptable, however there is potential for							
to the strate	gic			-		-		there is potent	iai iui		
fit stage		small sca	ie devel	oprnent (on part o	i trie site					

SHLAA ID) 15		Site Ad	dress	Land	South of	Middle Far	rm, Off Field Ast	ton Lane
3112,0112			Site ita	u1 033	Newp		Wildale Fal	111, 011 11610 7151	ion Lane,
				M	ap of site				
		© Crown o	PH P	Uppe	15 dd Farn	841 1000 1000 1000 1000 1000 1000 1000 1	Che		
Descripti	ion of							/2014/0726) for	. 5
the site					•			in the figures as	
		commite			•			J	
PDL	Mixed								
Sustaina	•	As the si	te has rec	ceived co	onsent it	has not ${\mathfrak g}$	got a full co	mentary	
Estimate		Density	- 1	Site		Net	l <u>_</u>	Approximate	5
Latimate	u Helu	Delisity		Size	-	site	_	Yield	, J
				Size				Tielu	
		This sit s	viold as st	shoc +k	nlama:-	area	(al an +h a -	ita	
		inis site	yieid mat	cnes the	e piannin	g approv	al on the s	ite.	
Phasing		0-5 years	6	As the s	ite bene	fits from	a current p	permission, the	site could
				come fo	orward ea	arly in th	e plan peri	od.	
Recommendation The site now benefits from planning permission.									
Carried f	orward								
to the st	rategic								
fit stage	J								
		-1							

SHLAA ID 16	Site A	ddress	Bratto	on Farm,	Wellingtor	า	
	662 Ritter of the control of the co	database rights	16	on Farm	ratton httages		
Description of	The land	is curren	tly used	for agricu	ultural purp	ooses	
the site	 It is Gree 						
		is irregula	-				
PDL Green						y Flood Zone ent to the built ι	ıp area
Sustainability	Development ma	y hinder	future a	ccess to a	and use of i	mineral resourc	es. The
comments	site is located wire area which has be moderately to his distance to existing footpaths. The single services, local cestrategic cycle for result in the loss site is identified amedium sensitive the urban area delandscapes. The sensitive and result in the sidual neutral carise. The site lie would require Sensitive and require sensitive a	een ident ghly cons ng train s te is with ntre servi utes and of green in the Lan ity to hou evelopme site is adj ponsive d at there v effect wit s partially	tified with trained. The reason of the services and recreation of the services are the serv	hin the V The site in primary of nable wal facilities, onal space cture (out sensitivition he potent a Listed I itigation of signification ment of un flood Risa option Tes	Vater Cycle is beyond r educationa lking distar secondary e. Develop utside of th y Study Up t, as it is gr tial for a m Building, de provided t ant negativ uncertainty k Zones 2 a sts in line v	e Study (2014) a reasonable walk of facilities and some to existing by educational factories and some tat the site of Green Netwood ate (2014) as considered and additional regative elevelopment will chrough the Local Pland 3, development with the Local Pland 3, development 4, development with the Local Pland 3, development with the Local Pland 3, development with the Local Pland 3, development 4, development with the Local	s being ing trategic us cilities, e could rk). The of high / djacent to ffect on require al Plan tial for a details eent an and
Estimated Yield	Density 30 DpH Density is low du Net site area is re	•	•		•	Approximate Yield ublic transport	93 routes.
Phasing	0-5	The dev	-	portion	of the site	could be broug	ht
Recommendation	The site is would						
Carried forward 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.							

SHLAA ID	.8	Site Addre	ss Dru	y Lane					
			63m 18 Depot	High Vil	lla				
		opyright and databas							
Description of		he site is cu	•	as a depo	ot				
the site		s it brownfie	_	-					
		he site is re		l					
PDL Brown	• (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. 							
Sustainability	Developr	nent at the s	ne site could result in the loss of existing employment land						
comments	(Depot). resource WwTW in existing p facilities, site is wit site has r the site is minor po	Developmer s. There are of the structure oublic transpeducational thin reasonal ot been assess predominal sitive effect cture connections.	t may hinde uncertaintie e. The site is ort modes (facilities, st ble walking essed in the ntly previou on the land	er future a s in regard beyond re buses and rategic foo distance t Landscap sly develo scape and	ccess to an ds to the preasonable voluments, local otpaths and o existing see Sensitivity oped land wo	d use of mineral rovision of the rowalking distance cal centre serviced recreational systrategic cycle roy Study Update with the potential of enhance gree	e to es and pace. The outes. The (2014); al for a		
Estimated Yield	Density	25 Site		Net	90%	Approximate	15		
		dph Siz	е	site		Yield			
	Donaitu :	. love co +b -	oito io io ora	area	l araa				
		s low as the : s regular so							
Phasing	5-10					05			
Phasing	2-10	100	Potential site decontamination issues.						
Recommendation	n Site is ve	ry isolated a	nd will add ¡	ressure to	o the existi	ng constrained	local		
	highway	network.							
Not suitable									

SHLAA II)	19	Site Ac	ddress	Land	at Staffo	rd Road, N	ewport			
Norbroom Park Path Path FB © Crown copyright and database rights 2015 Ordnance Survey100019694											
Descript	ion of	This site	is locate	d on the r	north-ea	stern ed	ge of Newp	oort between th	ne existing		
the site								rrent developm			
				•		•		ned of two fields			
PDL	Green		•				•	existing hedge ite. The site doe			
		-				-		obvious existir			
					-	-		overgrown com	_		
					-			m landfill buffei			
			-					nin Flood Zone 2			
Sustaina	bility							mineral resourc			
commen	nts	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									
			-			-		e walking distan ies, primary edi			
								isonable walking			
				_	-			es and strategic	_		
			•	-	•			area. Developn	•		
		result in	the loss	of green i	infrastru	cture (oı	utside of th	e Green Netwo	rk). The		
					•			date (2014) as o			
			-	_	-		_	enfield land. Th			
							•	t would require	2		
Estimate	ad Viold	Density	30 and Ex	Site	1.6 ha	Net	the Local F	Plan and NPPF. Approximate	33		
Estimate	eu fielu	Delisity	DpH	Size	1.0 11a	site	40%	Yield	33		
			Брп	Size		area		Ticia			
		The site i	s consid	ered to be	e suburb		ture and is	located on the	edge of		
								e surrounding a			
would support a less intense development form. An appropria approx. 30 DpH is therefore considered reasonable.							ppropriate dens	sity of			
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 buffe 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.								e a buffer ence			
	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 homes on part of	tion of the flood risk issues, there is potential for delivery of the site.
Carried forward		
to the strategic		
fit stage		

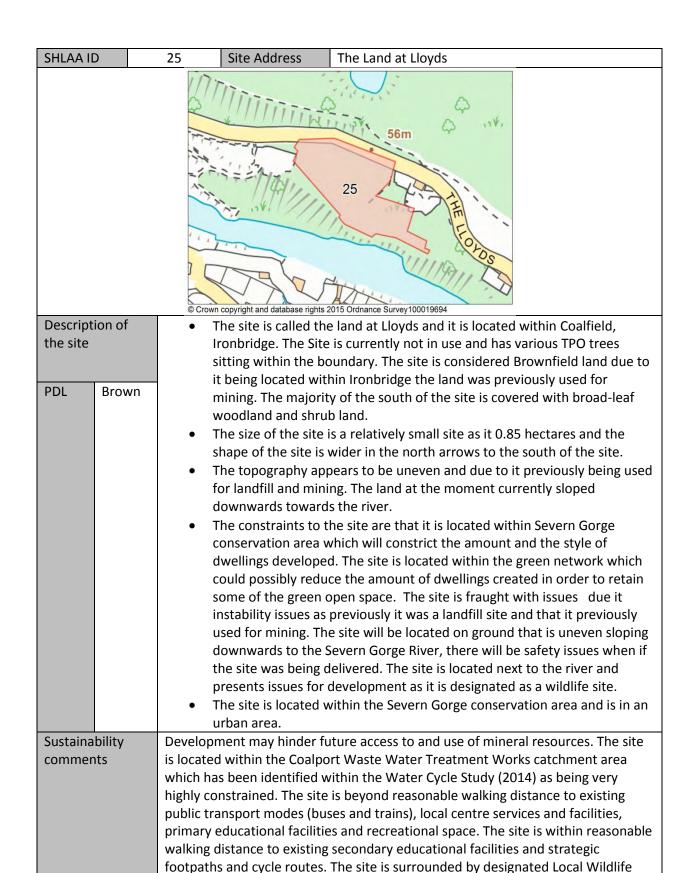
SHLAA ID	20		Site Ad	ddress	Land	at Longfo	ord Road, N	lewport	
		© Crown o	Vauxhall Farm opyright and o	1 1	23 20 all	Lower Farm	19694		
Descripti	on of	The site i	s locate	d to the v	west of N	ewport o	outside the	existing built u	p area of
the site				•			•	e separate). The	
			•				_	ment or mowing	
PDL	Green	majority	of the bollence of	oundary.	The site	is reasor	nably flat a	hedgerows alor nd open in aspe he site that mig	ct. There
Sustainal	its	are uncer infrastruct transport education space. The education infrastruct Landscap developmential	rtainties cture. The modes nal facili ne site is nal facili cture (ou ne Sensit nent, the for a m	in regard ne site is (buses a ties, stra within re ties. Dev utside of ivity Stud e site is g inor negar	ds to the beyond r nd trains tegic foo easonable elopmen the Greedy Update reenfield attive effe	provision easonab), local co tpaths are e walking t at the s n Netwo e (2014) I land ad ct on the	n of the ne le walking entre serviond cycle roo g distance t site could roork). The sit as of medi jacent to the e landscape		ting public s, primary tional ndary of green n the o housing vith the
Estimate	d Yield	Density	30 Dall	Site Size	1.9 ha	Net	90%	Approximate Yield	51
			DpH	Size		site		rieid	
		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).							er density area. ay be would at on site
Phasing		5-10 yea	rs					itable, the likely	
				subject services	to poten	ntial issue may be p	es regardin problemation	y in the short to g connections to c due to the site	o existing
Recomm	endation	On the ed	dge of th	ne urban	area, wit	h no site	-specific co	onstraints that v	would
			_				-	ite has potentia	

Carried forward	deliver development. However, development would result in the loss of a
to the strategic	greenfield site and on the edge of the town and it could prove difficult to
fit stage	mitigate its impacts if it were to be taken forward.

SHLAA ID	21		Site Address	South	of Trinit	ty Road			
311277710	21		7 Lauress	dress South of Trinity Road					
		Doseley 486 © Crown cop	Playing Field Field Playing Field Playing Field Playing Field Field Field Field Field Field Field Field Field Fiel	732 21	Survey10001	Recn Gd			
Descriptio	n of		•	•			ds where it is u		
the site		as	_				former colliery is considered a	_	
PDL	Brown		·	ial constra	aints of r	mines being	g scattered with	in the	
		-	ea. 		1: 401				
			ne site is quite a ne site appears	_					
							: it is located wi	thin the	
				•	_		ea appears to ha		
		_					ocated within a	-	
		th	at is a mining o	onsiderat	ion area	with mines	s located on the	site, this	
					-		eloping on the s		
					-		urban area; the	e site is	
Sustainabi	ility						nd green fields.	ral	
comments	•			•			and use of mine te Water Treatr		
Comments	,					•	in the Water Cy		
							yond reasonable	-	
		distance to	o existing train	services a	nd local	centre serv	vices and faciliti	es. The	
				•		•	ous services, edu		
			_	-	-		site is adjacent		
		_		-			uld result in the		
		_					ite has not been vever the site is		
			-	-	-		ial for a minor n		
		_	ownscape.					- 0	
Estimated	Yield		40 Site	4.9 ha	Net	75%	Approximate	147	
			DpH Size		site		Yield		
		The second	h	hiel d	area	 	le cate di accidi	ا عادر م	
			_	_	•	_	located next to rt infrastructure		
					_	-	away and recrea		
			ch as a sports c				array and recite	acionai	
Phasing		Delivered					nts that could h	old up the	
		within 5 ye				•			
		within 5 years 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 president for the continuation of developing dwellings in area. The infrastructure around the si	ite
Carried forward to the strategic fit stage	includes a school, a town centre and is well connected with B7373being 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 ope space this lessens the damaged caused to the green network.	

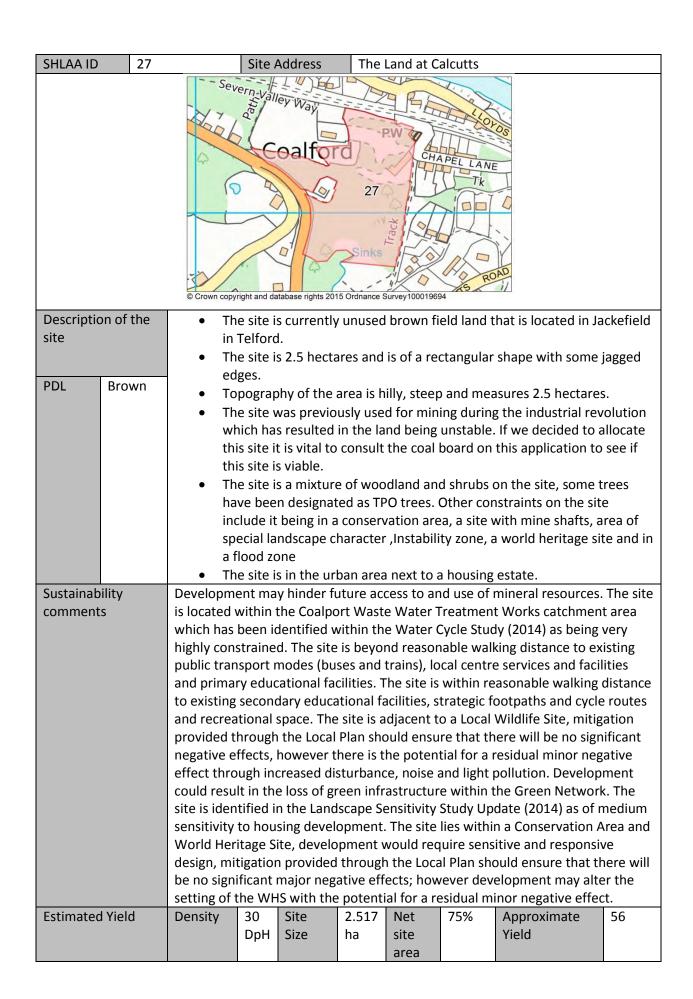
SHLAA ID 24	Site Address Land At Glebe Street					
Description of	orts Ground 24 © Crown copyright and database rights 2015 Ordnance Survey100019694 The site is a green field within the urban area of Telford. It fronts onto Glebe					
the site	Street and also has an access lane to Old Vicarage along the eastern side. The					
	site is covered by a group TPO with large trees. The site is currently in use as					
PDL Green	grazing land and has previously had permission to be used in conjunction with the adjacent cricket club.					
Sustainability comments Estimated Yield	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. Density 35 Site 0.622 Net 85% Approximate 18					
Estimated field	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 O-5 years The site has few constraints to development and is of a scale and therefore could deliver within the first five year the plan.						
Recommendation	The site is within the urban area with few constraints to development.					
Carried forward to the strategic fit stage						



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

	adjacent within a sensitive should e develop minor ne area, dev Local Pla area of f	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 no	orth of t	he site th	ere is an	cient wood	land called	Lloyds coppice	which is				
	also desi	gnated a	at a wildli	fe site w	hich justifie	s the low o	lensity for the s	ite.				
	Beyond t	the ancie	ent wood	land thei	re are housi	ng estates	but they appea	r to be a				
	distance	away fro	om the si	te which	would sugg	est the site	e will appear isc	lated if				
	dwelling	s were d	leveloped	d on it. To	the south	of the site	there is the Sev	ern Gorge				
	River wh	ich cont	ributes to	the top	ography of	the site slo	ping downward	ls and				
	instabilit	y issues.	•									
Phasing	5 years		Due to	the size o	of the site it	could be o	delivered within	5 years				
							g the remediati	on and				
			instabil	ity issues	relating to	the site.						
Recommendation		•				•	ent as the site h	•				
	_		•				housing estates					
Not suitable					•		the site being l					
							n to the size and	style of				
		-					air the green					
			-			_	designated wild	life site by				
	removin	g a vital	ecologica	ıl steppin	g stone in t	he area.						

SHLAA ID	26		Site Ac	ddress	Land	Adjacent	to Fields B	Bungalow, Donn	ington
Description of the site	f	© Crown of The site :	appears	to be cur	-	thin the	residential	curtilage of the	
the site		_		•				the east and so	
PDL Brow	wn								
Sustainability comments		resource Works ca (2014) as reasonal The site services recreatio the pote mitigatio no signif Objective Develope the gree Study Up	s. The site of the site of the second of the	te is locate area whooderate ng distanderes reasonal ities, edue. The side of througative efforman elements it estanderes it est	ted within ich has be to eximite to eximite the is locational terms of uncertainte of uncertainte has now ever device has now ever device has now exercised in the has now ever device has	n the Ruspeen ider in the sting training distar facilities ted withing fects, he plan policentaint in the steen a relopmer	shmoor Wantified with rained. The in services and the in services and the in services and the in 200m of the in 200m of the in services should resease and the interval of the	is to and use of aste Water Trea in the Water Cy is site is beyond and strategic for ervices, town cours and a Local Wildlife considered that he ensure that the level details arium infrastructurathe Landscape Soult in the loss cominor negative	tment vale Study otpaths. entre I Site with t the ere will be against SA se. e within Sensitivity of
Estimated Yie	ld	Density The site	30 DpH s within	Site Size the urba	0.962 ha n area w	Net site area ith few p	90% Ohysical cor	Approximate Yield nstraints on the	25 site,
								priate. As the s	ite suffers
Phasing		from poor access a lower density would be required unless 10-15 years Due to issues with regards to the access that would need addressing before development took place. This would af viability and deliverability, therefore the site would be considered for years 10-15.							ould affect
Recommenda	ation			the urba	n area, h	owever	has poor a	ccess which wor	
Carried forwa to the strateg fit stage		delivered		. THIS WO	uia need	mitigatii	ng before c	levelopment co	uia be



	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. This site has a few issues to contend with which can make it not a viable site such as it being a 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.					
Phasing	10 years	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.				
Recommendation		nmend this site for development due to the constraints what d on the amount and style houses that could be developed on				
Not Suitable	heritage site, con limits if a viable s access on this site. However there as a housing estate the site which will Ironbridge. To the	ere the site is located which is near the Ironbridge Gorge servation area and an area of special landscape character this cheme can be achieved. To create infrastructure, utilities and e will cost significantly. The some positive points related to this site, for example there is located nearby .The B4373 road runs along the boundary of all suggest that the site will be well connected to the rest of the south of the site there are schools and factories which would in and factories for new residents.				

SHLAA IC	29		Site Ac	ldress	Twee	dale Indu	ustrial Esta	te, Madeley	
				atabase rights	29 2015 Ordnance		Cuckoo O	Ar so	
Descripti	on of							rea of Telford,	•
the site		_		-	_			ing developmer	
						•		ld land, bordere	•
PDL	Brown							ith Bridgenorth e, providing ea	
			_				-	istrict Centre an	-
						_		te including a la	
		-						er. Part of the si	
				•				g consideration	
								nd north-west o	
Sustainal	its	(Industrial mineral results of the content of the c	Il Estate esource It Works dy (2014 le walkin le walkin education nal space In provid t negation antly progreen in e Sensit nantly proportion for a mit flood Rist In Tests in). Develo s. The sites catchment of as bein ing distant onal facil e. The site ed through we effects reviously frastructivity Stude reviously inor posites sk Zone 2	pment me is located are a very his ce to existites, strate is with gh the Located area, de area, de h the Located area area, de h the Located area area, de h the Located area area area area area area area ar	nay hinded ed withing which has ghly cond sting traing sting bus ategic food in 200m in 200m i	er future ac n the Coalp as been ide strained. T in services. s services, le otpaths and of a Local N should ens residual ne developme ite has not however a n the urbar landscape.	existing employ cess to and use cort Waste Wate ntified within the site is beyon The site is with ocal centre served cycle routes as Wildlife Site, ho sure that there with the site is the site is a rea, there is the site lies parequire Sequent	of er d in vices and nd wever will be no e site is ential to in the the rtially ial and
							Approximate	178	
DpH Size ha site Yield									
area									
						-	-	District Centre	-
								70% is used as	•
		_			eeded fo	or the loc	ation in flo	od zone 2 and a	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 loca	ation of the site in proximity to a District Centre and				
	Brownfield, there	e are major constraints that affect the viability of the site,				
Not suitable	which make this site unsuitable to come forward.					

SHLAA ID	31		Site Ad	ddress	Land	off Gran	ge Lane		
					2015 Ordnance	a Survey1000			
Descripti the site	ion of			•		•	•	ne fringe of Telf c Colliery and m	
the site				•				ughter house. Ti	
PDL	Brown	remote a	ind acce	ssed via a	a narrow	track.			
TUE	Brown								
Sustaina	•						=	for employme	
commen		necessa distance centre s and recr existing the loss has not the site predom	ry WwT to existervices reational strategit of greet been as contain	W infrasting pub and faci Il space. Ic cycle r in infrast sessed i s a smal previous	structure lic trans lities, ed The site routes. E ructure n the La I area of sly devel itive effe	e. The siport mousation is withing eveloping (outside ndscaped greenfipped la	te is beyonedes (buse al facilities n reasona ment at the of the groe Sensitivit	ne provision of reasonable is and trains), to s, strategic food ble walking distensive site could resen network). Sy Study Updatowever it is opment has the series of the strain of the	walking cown stpaths stance to sult in The site e (2014),
Estimate	d 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 a net site area of 90 is assumed. There maybe unknown ground constrainthrough the sites previous uses that could bring these figures lower.							
Phasing 10-15 The site has very poor access the site. The site may also need							oility of		
	ommendation Viability of the site is an issue which may hamper development. This is in due to poor access to the site, which would also affect its suitability.						is in part		
Not suita	able								

SHLAA IE	34		Site Ac	ddress	Land	adjoining	g Arleston	House		
		© Crown o		atabase rights		59 59	118m	23		
Descripti the site	ion of	• (Garden L Greenfiel Rectangle	ld e						
PDL	Green	• A	 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 							
Sustaina	•	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. 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.								
Estimated Yield Densi Site is			20 DpH the rura	Site Size area. A	0.714 ha net site a	Net site area rea of 95	95% 5% is used	Approximate Yield as the site is sm	13 aller than	
Phasing		1 ha. 0-5		No major constraints require mitigation albeit access, therefore development could be delivered between 0-5 years.						
it is located in t				Il for development as there are no major constraints, although e open countryside and not in close proximity to services and						
Carried f to the st fit stage		facilities.								

S		o.,			. =1 =	=				
SHLAA ID 38		Site Ad	dress	Land	at Flatt P	Pit Farm, Ed	Igmond			
Description of		use opyright and da	-	2015 Ordnanc		Pav PW PW 19694	village. The site	comprises		
the site					•	•	buildings in resid	•		
the site				•		_	a larger parcel			
	_					•	st of the settlem	•		
PDL Mixed							inantly flat.			
Sustainability		Development may hinder future access to and use of mineral resources. The								
comments	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.								
Fotimeted Wald								25		
Estimated Yield	Density	25	Site Size	1.1	Net	90%	Approximate Yield	25		
		DpH	3126	На	site		rieiu			
	The site i	s located	l to the r	l Jerinhen	area of the v	l illage wher	l re existing devel	onment is		
			-			_	relatively lowe	-		
		-					-	-		
		in this village context that would ensure development would be in keeping with the character of the surroundings.								
	The site i	s fairly re	egular in	shape ai	nd topog	raphy. No	other permaner	nt features		
							ng buildings on			
				-	_	-	ny features that			
		_					me reduction in			
	developa	ble area.	. A small	allowan	ce (5%) h	as therefo	re been applied	. In		

	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.					
Phasing	0-5 years	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.				
Recommendation	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.					
Carried forward to the strategic fit stage	However, the northern portion of the site forms part of a larger open land area which raise some issues regarding privacy and security.					

SHLAA II	39		Site Ad	ddress			Chetwynd	Road & Newpo	ort Road,	
			100		Newp	ort				
		B5062			//					
Polyhol 399 121 © Crown copyright and database rights 2015 Ordnance Survey100019694										
Descript	ion of					_	-	village. It is	.,	
the site		with hed	gerows	along mo	st of the	boundar	y. Part of	existing trees of the site is adjaced Road. The site	ent to	
PDL	Green	broadly f	lat with ar to ha	a gradua	l slope do	ownward	ds from sou	th to north. The d prevent devel	e site does	
Sustaina	its	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.								
Estimate	ed Yield	Density	30 DpH	Site Size	6.3 Ha	Net site area	65%	Approximate Yield	123	
		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. 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.								

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						
Carried forward to the strategic fit stage	expressed regarding the sustainability of the site. Scale of development would impact on the character and appearance of the village.						

SHLAA II) 40		Site Ad	ddress	North	of Gran	ge			
		74m	The	ge _	40 2015 Ordnano			Solito Solito		
Descript	ion of						tural land			
the site	ion oi	• I	t is Gree	nfield s a regula	·	s agricui	turarianu			
PDL	Green	• -	There are The site i	e no cons s in the r		ge of Hig	h Ercall and	d occupies a rer f the village.	note and	
Sustaina commer	•	catchme as being distance services is within adjacent in the los not been	nt area very high to existing and faciling reasonato an exist of green assessed land a	which has nly const ng public ities, edu ble walki isting rec en infrast d in the I djacent t	s been iderained. To transport cational ng distance creational cructure (Landscap o the urb	entified whe site is the site is modes facilities are to exill area. Doutside of Sensitivan area,	within the Note that the second records and strate strates evelopment of the Greewity Study Note the Study Note that Stu	Treatment Work Water Cycle Sturater Cycle Sturater It trains), local compains of the contracter It at the site contracter It at the site contracter It produces (2014); and the potential	dy (2014) ng entre . The site The site is uld result e site has the site is	
Estimate	ed Yield	Density	30 DpH	Site Size	0.635 ha	Net site area	90%	Approximate Yield	17	
which enables go				te to remote rural location; however the site is regular shape bod levels of development. is high due to the greenfield location of the site.						
Phasing		0-5 years	5					ment, it is a gregiven the rural		
Recomm	endation	The site	is on the	edge of	the villag	e of High	n Ercall			
Carried f to the st fit stage										

SHLAA ID 41		Site Ac	ddress	Land '	West of	Brickfield H	louse	
	© Crown o	Sherwood She		41 E	Brickfield House	155	L	
Description of	• 7	he site i	s current	ly used a	s grazing	gland		
the site	• 7	he site i	s an ex la	andfill (sh	own on	GIS layer) s	o brownfield	
				ably regu	lar			
PDL Brown		he site i			16:11			
				as ex land		ro of Longd	an an tarn and	providos
					_	ge of Longo in the villag	on-on-tern and ge.	provides
Sustainability	Developi	nent ma	y hinder	future ac	cess to a	and use of	mineral resourc	es. There
comments	certainties in regards to the provision of the necessary WwTW ructure. The site is beyond reasonable walking distance to existing public ort modes (buses and trains), local centre services and facilities, cional facilities, strategic footpaths and cycle routes and recreational. The site is located within 200m of a Local Wildlife Site, mitigation ed through the Local Plan should ensure that there will be no significant we effects; potential for a residual neutral effect. Development at the site result in the loss of green infrastructure (outside of the Green Network), e has not been assessed in the Landscape Sensitivity Study Update; the site is greenfield land and development has the potential for a negative effect on the landscape.							
Estimated Yield	Density	30 DpH	Site Size	1.586 ha	Net site	90%	Approximate Yield	43
Density is high for rural as the site provides opportunities for infinite in the rural area. The net site area is 90% as the site is a regular shape with good of for access at both ends.							with good oppo	rtunities
Phasing 10-15 The site would come forward towards the bar plan due to the need to factor in any mitigation associated with the type of land fill (yet to be						y mitigation iss	ues	
Recommendation	Site prev	iously us	sed for la	ndfill.				
Not suitable								

SHLAA ID 43			Site Ad	race - Site 4 Cat	hritch						
SIILAAID	73		Site At	adi C33	Lane	cast of 11	iamora rei	race Site 4 Cat	DiffCii		
		ise			43 con	The a Survey10001	The state of the s	Gr Aar od			
Description	of			is curren							
the site			t is Gree		,	J					
		• T	he site i	s a regula	ar shape						
PDL G	roon	• T	he land	is flat							
PDL	reen	• T	here are	e no phys	ical cons	traints to	o developm	nent			
		• T	 The site is located in the rural area on the fringe of Waters Upton 								
Sustainabili	ty	Develop	nent ma	y hinder	future ad	ccess to a	and use of	mineral resourc	es. The		
site is located within the Waters Upton Waste W catchment area which has been identified within as being very highly constrained. The site is beyo distance to existing public transport modes (buse services and facilities, educational facilities, strat routes and recreational space. Development at to of green infrastructure (outside of the Green New assessed in the Landscape Sensitivity Study Update greenfield land adjacent to existing development potential for a minor negative effect on the land						within the Name of the State of the Strategic for the Site of the	Water Cycle Stu easonable walking d trains), local of footpaths and come e could result in a). The site has relopment has to	dy (2014) ng entre ycle n the loss not been			
Estimated \	/ield	Density	25	Site	1.833	Net 	90%	Approximate	41		
			DpH	Size	ha	site		Yield			
Density has been chosen due to rural location, lack of access poor public transport provision. Net site area is based on the site being a regular shape, green constraints.						e, greenfield wi	th no				
Phasing		5 – 10		The site viability	_	field and	l in a rural	location which i	mproves		
Recommendation The site is greenfi has potential for o				developr	nent, alt	hough it	is not well	connected with			
Carried for		-					•	he site would			
to the strat	egic	significar	itly impa	ict the ch	aracter o	of the vill	age.				
fit stage											

SHLAA II) 44	Site Address Sambrook Hall Farmstead, Sambrook									
	,	rook 45 © Crown copyright an	d database rights 2	PW 2015 Ordnance	Samt H	prook all	Drain				
Descript the site	ion of	The site is situa land and buildir									
the site		therefore has g	_			_	. •				
PDL	Mixed	adjacent listed			-						
		not located in c	eritage impact of development and the existing buildings on site. The site is of located in close proximity to any local facilities. Planning application /2006/1318 has now expired.								
Development at the site could result in the loss of existing employment lat Development may hinder future access to and use of mineral resources. To site is located within the Sambrook Waste Water Treatment Works catchroware 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 centres 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 some areas of green infrastructure (outside of the Green Network). The site has 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 proventhrough the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertain until site level details arise.							es. The atchment s being ing entre existing s of small e has not site is nor gs, provided negative ertainty				
Estimate	ed Yield	Density 25 DpH	Site Size	0.7 Ha	Net site area	95%	Approximate Yield	16			
		A relatively low	•		_						
		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 buildin 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
Not suitable	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.

SHLAA II	D 45	Site	Address	Land	outh of	13 Sambro	ok, Sambrook				
		© Crown copyright a		45		Hall PW	San				
Descript	ion of	The site is loca	ted to the r	ear of ex	isting pr	operties to	the west of Da	mford			
the site				•	_		n current use.				
				•	•	•	. No obvious sit				
PDL	Green	-					the southern e	dge of the			
TUL	Green	site. The site is	not locate	d in close	proximi	ty to any Ic	ocal facilities.				
Sustaina	bility	The site is loca	ted within t	the Samb	rook Wa	ste Water	Treatment Wo	rks			
commen	nts	catchment are	a which has	s been ide	entified	within the \	Water Cycle Stu	ıdy (2014)			
		as being mode	ately 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								
			reational space. The site is within reasonable walking distance to existing								
			routes. Development at the site could result in the loss of green (outside of the Green Network). The site has not been assessed								
			-			=					
			scape Sensitivity Study Update (2014); the site is greenfield land the urban area with the potential for a minor negative effect on the								
		landscape.	e urban are	a Willi liie	potent	iai ior a iiii	nor negative ei	rection the			
Estimate	nd Viold	Density 25	Site	0.9 ha	Net	90%	Approximate	20			
Latimate	tu Helu	Defisity 23	Size	0.5 Ha	site	3076	Yield	20			
		Dpii	Size		area		Tielu				
		A relatively lov	ver density	in this vil		l Itext that w	l ould ensure				
							of the surround	lings.			
			•				y features that				
			_		-		me reduction i				
		-		-		-	open space on	site. A			
DI :		small allowand						1			
Phasing		5-10 years		_			ural area. Altho	_			
				-	-		site is developa				
				appear to t develop	-	ODVIOUS SIT	e constraints th	iat Would			
			preven	i develop	ment.						
Recomm	nendation	Development	of the site v	vould ext	end the	settlement	: boundary of Sa	ambrook			
comin	. STIGGETOTI						result in the lo				
Not suita	able	agricultural lar		_	-						
TVOC SUITE	u NiC			,	J 12.11						

SHLAA II) 49	Site A	ddress	Land	at The O	ld Smithy V	Waters Upton			
		at as	database rights							
Descript the site	ion of	The site is locate Waters Upton. T		_						
		the site slopes g	ently forn	n south to	o north,	providing g	good views to th	ne north,		
PDL	Green	The nearest serv	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 exists based on available evidence.							
Sustaina	•	Development m are uncertaintie infrastructure. T transport modes educational faci within reasonab Development at of the Green Ne Sensitivity Study urban area, develandscape.	s in regard the site is s (buses a lities, stra le walking the site of twork). The Update (elopment	ds to the beyond r nd trains tegic foo g distance could resune site ha 2014); the has the p	provision easonab), local ce tpaths ar e to exist ult in the as not be ne site is potential	n of the ned le walking of entre servior nd recreation ting strateg loss of gred en assessed greenfield	cessary WwTW distance to exis ces and facilities onal space. The ic cycle routes. en infrastructurd in the Landscaland adjacent to r negative effects	ting public s, site is re (outside ape o the		
Estimate	d Yield	Density 25 DpH	Site Size	0.95 ha	Net site	90%	Approximate Yield	21		
		5 p	3.20	110	area		Tield			
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 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.							should be			
Phasing		5-10	The site		easonab		and access issu	ies could		
Recomm	nendation	The site is locate					-			
Not cuits	ablo	isolated from ex	_		-	-	•			
NOT SUIT	would significantly expand Great Bolas village, impacting on its rural characters and appearance. Access to and from the site the main site-specific constraint affecting the deliverability of the site.									

SHLAA ID	51		Site Ad	ddress	Land	east of R	owton				
		62m	PW PW opyright and c		Stone House stabase rights 2015 Ordnance Survey100019694						
Description of	f	• T	he site i	s current	ly used f	or agricu	lture				
the site		• T	he site i	s greenfi	eld	-					
		• T	he site i	s a regula	ar oblong	3					
PDL Gree	en	• T	 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. 								
Sustainability		There are	e uncerta	ainties in	regards	to the pr	ovision of t	the necessary V	VwTW		
comments		transport educatio space. De (outside Landscap to the ur on the la	t modes nal facili evelopm of the G oe Sensit ban area ndscape	(buses al ties, stratent at the reen Nettivity Stud a, develop	nd trains tegic foo e site co work). Th dy Updat oment ha), local ce tpaths ar uld result ne site ha e (2014);	entre serviond cycle rou tin the loss as not been the site is tential for	distance to exist ces and facilitie utes and recrea s of green infras n assessed in the greenfield land a minor negativ	s, ational structure e l adjacent ve effect		
Estimated Yie	ld	Density	25	Site	1.47	Net	85%	Approximate	31		
			DpH	Size	ha	site		Yield			
		access to The net s	services	s and poo has beer	or public n determ	transpor ined by t	t opportun he relative	tion of the site ities. Iack of physica hrough the site	ıl		
Phasing		10-15 ye	ars	-				e of a gas pipeli the developmen			
				ahead.							
Recommenda Not suitable	tion					-		e site falling whing through the	*		
		<u> </u>									

SHLAA ID 53	Si	te Address	Land	off Gowe	er St, St Ge	orges					
		The Nabb	53 s 2015 Ordnand	Provide a survey 1000		THREE CONTROLL OWNS TO THE CONTROL					
Description of		•				ncluding large g					
the site						products. Then entre is in close					
					•		proximility				
PDL Brown	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										
	-	ite was granted outline planning permission for residential development in									
	2012. This has yet to be followed up by a reserved matters application.										
Sustainability	Developmer	t at the site	could resi	ult in the	loss of exis	sting employme	ent land.				
Development at the site could result in the loss of existing employment Development at the site could hinder the future access to and use of resources. The site is located within the Rushmoor Waste Water Treat Works catchment area which has been identified within the Water Ct (2014) as being moderately to highly constrained. The site is within rewalking distance to existing bus services, local centre services and fact secondary educational facilities, strategic cycle routes and recreation. The site is beyond reasonable walking distance to existing train service primary educational facilities and strategic footpaths. The site is adjact local Wildlife Site and development has the potential for negative effect through increased noise and light pollution and disturbance, though element of uncertainty until site level details arise. Development at the could result in the loss of small areas of green infrastructure, a very sof which is within the Green Network, however if development were these small areas the significance of the effect could be reduced. The not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate an area of previously developed land potential for minor positive effects on townscape.						eatment ycle Study easonable cilities, nal space. ces, acent to a fects there is an che site small area e to avoid e site has however					
Estimated Yield	Density 35		3.679 ha	Net site	85%	Approximate Yield	109				
The site has a number of physical constaints due to it being brownfield, wh may require a stand off area. Therefore the density and net site area would lower than normally expected of a site of this size in the urban area. This is mitigated however by the fat that the site already has an existing access an in close proximity to a local centre.							would be This is cess and is				
Phasing	3-10	5-10 Due to the site being brownfield, there are physical constraints that will need addressing. This is highlighted by the fact the site									

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
Carried forward	be due to constraints that need to be remedied affecting viability.
to the strategic	
fit stage	

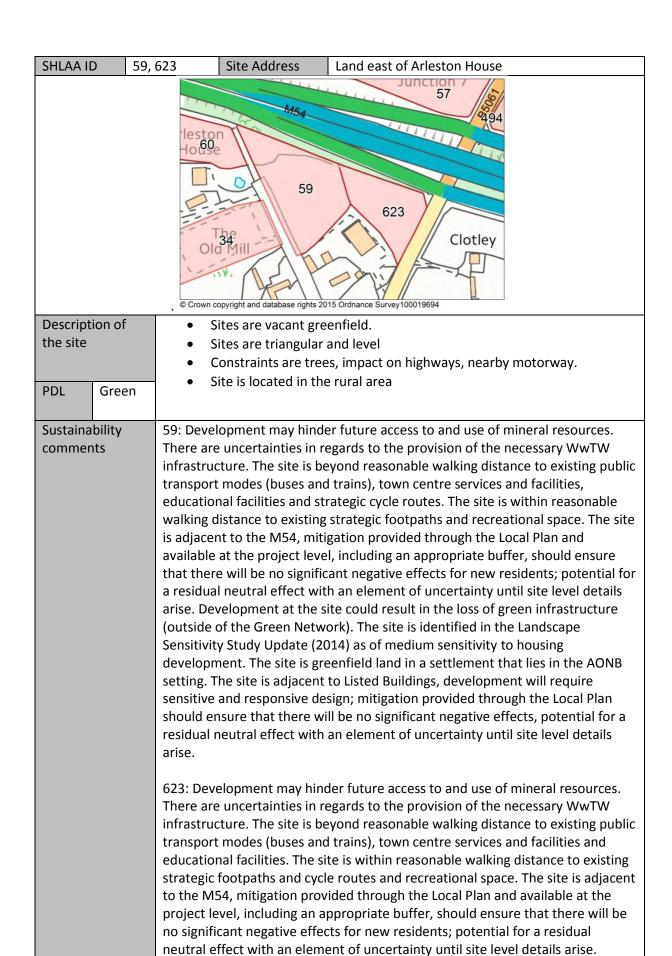
SHLAA ID	54		Site Ad	ldress	Land	adjacent	to railway	and opposite s	ports
					groun	-	·		
BO4 Same Sa									
Description	n of	• 7	he land	is curren	tly used	for agric	ultural purp	ooses	
the site			he site is						
					unning a	djacent t	o the railw	ay	
PDL C	Green	• <i>I</i> a	irea	nately ha				mineral conside	
Sustainabil	•	are unce infrastru transpor educatio space. Do (outside Landscap	rtainties cture. Th t modes nal facilit evelopmo of the Gr pe Sensiti n area, d	in regardes in regardes in regardes is less and the second strates. The second	ds to the beyond rend trains tegic foote site couwork). The large tegic foote site foot	provision easonab), local ce tpaths ar uld result ne site ha e (2014);	n of the ned le walking of entre servious and cycle rou t in the loss as not been the site is	mineral resourcessary WwTW distance to existes and facilities and recreated for green infrastransparses assessed in the greenfield land minor negative of the control of th	ting public s, tional tructure e close to
Estimated	Yield	Density	25 DpH	Site Size	2.346 ha	Net site area	75%	Approximate Yield	44
		for publi	c transpo site area	ort and la has beer	ck of acc determi	ned by the ess to se ined by t	rvices and	ne site, poor opp facilities. provide a buffe	
Phasing		5-10 yea	rs				· ·	icult to service voor road networ	
Recommen	ndation	The site	s a remo	te locati	on and th	nerefore	not consid	ered suitable.	
Not suitab	le								

SHLAA ID	55		Site Ad	ddress	Land	adjacent to railway and opposite sports				
					groun	d				
		© Crown c	issues 54	72m	55 57 2015 Ordnance	Sinks 77am 88 88 88 Survey10001	511 Leasowe			
Description	of			s current						
the site		• T	he site i he site i	s greenfi s a regula	eld	J	.cu.c.			
PDL Gi	reen	• T r • T	 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. 							
Sustainabili comments		are unce infrastructural transport educatio reasonab site could Network Update (2 has the p	rtainties cture. Th t modes nal facili ble walki d result i). The sit 2014); th	in regard ne site is l (buses and s ties and s ng distan n the loss te has no ne site is for a mir	ds to the beyond rend trains strategic ce to exist of green to been as greenfiel nor negat	provision provision provision call to	n of the ned le walking of entre services as and cycle reational sp ructure (ou in the Lands ose to the la	-	ting public s, e is within nent at the een v Study velopment	
Estimated Y	ʻield	has the potential for a minor negative effect on the landscape. Density 25 Site 1.51 Net 75% Approximate 28 DpH Size ha site area Site density has been determined by poor access to services, facilities and opportunities for public transport. Net site area has been determined by the narrow shape of the site and the need to provide a buffer against the railway.							s and	
Phasing		10-15 yea		The site	is in a re	emote lo	cation, diff	icult to service of the control of t		
Recommen	dation	The site i	s remoto	e and the	refore no	ot consid	lered suital	ole.		
Not suitable	9									

The site is adjacent to a Registered 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.								
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 co	onstraint	s to dela	y deliverab	ility		
Recommendation	The site heritage	•		-		_	e are landscape	and	
Carried forward to the strategic fit stage									

SHLAA IC	57		Site Ad	ddress	Land	north we	est of M54	Junction 7					
Descripti	ion of	© Crown c		Cluddley latabase right	34 2015 Ordnano	57 59 623	Clotley	94					
the site	1011 01		_	ricultural angular s		vei							
the site				_	•	vs imna	ict on roads	s, existing trees					
				n rural a				, chiothig trees					
PDL	Green												
Sustaina	bility	Develop	nent ma	y hinder	hinder future access to and use of mineral resources. There								
Estimate		infrastructransporteducation walking of is adjace available that there a residuatise. De (outside Landscapto the uron the la	cture. The modes nal facilidistance nt to the at the periodical neutral velopments of the Gorean areandscape	ne site is (buses a ties and sto existing M54, more in a tipe in a	beyond rand trains strategic g strategitigation vel, including the an element an element). The training the couwork). The training the coment has a site couwork and the couwo	easonab), town c cycle rougic footp provided ding an a gative ef ement or ld result he site ha e (2014); as the po	te walking tentre serviutes. The si aths and red through tentre fects for ne funcertain in the loss as not been; the site is stential for	distance to existence and facilities to existence to existence and facilities to existence and facilities to extend the Local Plan are buffer, should extend the extendence of green infrastence assessed in the greenfield land a minor negative.	ting public es, sonable e. The site ad ensure otential for el details tructure e adjacent re effect				
Estimate	d Yield	Density	25	Site	3.747	Net	65%	Approximate Yield	60				
			DpH	Size	ha	site area		rieid					
		The site i		nd the ne	et site ard	0.000	een reduce	d to address tre	ees and				
Phasing		0-5 years	-	No seri	ous cons	traints th	nat would c	lelay developm	ent				
Recomm	endation	It is note proximity				ated loca	ation and is	noise sensitive	given its				
Carried f													
to the st	rategic												
fit stage													



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.									
Estimated Yield	Density	Density 25 Site 1.415 Net 75% Approximate 26 DpH Size ha site area Yield								
		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	5	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 II) 60		Site Ad	ddress	Land	north of	Arleston H	ouse				
01121111			0.007.0		V		108m					
					75							
							F-7					
		and the fact of			1 1111		57					
				1444		A5	11111111	_				
				Trac	ck	The same of						
			-	\checkmark	1		MSA					
				1	60	Arlesto						
			4			TI	1					
				1			59	9				
			4	1		P	Fha					
			1	/	<	4 01	34					
		© Crown c	opyright and o	latabase rights	2015 Ordnanc	Survey10001	9694					
Descript	ion of	• \	/acant g	reenfield								
the site		• 1	rregular	shape								
		• L	and app	ears leve	<u>!</u>							
201	C	• (Constrair	nts – no c	lirect roa	d access	, existing n	earby lane is na	rrow and			
PDL	Green	S	ingle tra	ck. A tra	ck runs a	longside	the northe	rn boundary, tr	ees exist			
		C	on site.									
		• L	Located in rural area. Impact on and from A5/M54 immediately north.									
		Fairly isolated										
Sustaina	bility	There are uncertainties in regards to the provision of the necessary WwTW										
commen	nts	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										
									_			
			-				=	e is identified ir ' medium sensi				
				•			•	ettlement that	•			
		AONB se	-	iiciit. III	Site is g	, cerniel	. 10110 III a S	ethement hidt	וונט ווו נווכ			
Estimate	nd Yield	Density	25	Site	2.065	Net	85%	Approximate	43			
2500000	.a ricia	Denoit,	DpH	Size	ha	site	0370	Yield	.5			
			-	0.20		area						
		The site	is rural. I	t may red	quire son		from A5/n	n54 so net site	areas will			
		decrease		,								
Phasing		0-5 years	_ 	Constra	ints – ro	ad acces	s					
Recomm	nendation	It is note	d that th	e site is i	n an isol	ated loca	ition and Is	noise sensitive	given its			
		proximity	y to the	motorwa	у.							
Carried f	orward											
to the st	rategic											
fit stage												

SHLAA ID	63,	,	Site Ad	ddress	Land	at Old Pa	rk Rounda	bout,					
	67	1			Land	off Rock	Road - Site	oad - Site 3					
Description of The sites are neighbouring each other and are likely to be developed together.													
Descripti	ion of	The sites	are neig	ghbouring	g each ot	her and	are likely to	be developed	together.				
the site		Roundab	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										
PDL	Green	-	_										
		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.											
Sustaina	hility	63: Dava	lonment	at the ci	to could	hinder th	no futuro a	ccess to and use	o of				
mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the War Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (but 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 with an urban area; potential for a minor negative effect.								ne Water e is es (buses vithin ities, e could itwork. date nd within					
		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.											
Estimate	ed Yield	Density	40 DpH	Site Size	1.438 ha	Net site area	90%	Approximate Yield	45				

		connected, located in a central area in Telford which justifies bH. Due to the size of the sites and limited constraints, a net s 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 cons forward.	traints apply to this site, the site is has potential to come						
Carried forward to the strategic fit stage								

SHLAA ID	65		Site Address	Land o	off Maje	estic way, A	queduct					
Descripti	on of		Path Path A 400 A 40				is just sloping f	ields.				
the site			he land is Greer			'	, , ,					
		• т	he land is slight	ly curved i	n shape	as Majestio	c way has dicta	ted the				
DDI	Cusan	s	hape of the site			-						
PDL	Green	• T	opography app	ears to be	sloping	and unever	٦.					
			he constraints t	-	esents a	re it is loca	ited within 250	m landfill				
			uffer of a landfi									
			he site is well co			•	•	•				
				ntre is located nearby and also recreation facilities. Other								
Sustainal				uch as streams and pools enhance the environment. he site may hinder future access to and use of mineral								
commen	•	resources Works ca (2014) as distance primary e existing b cycle rou mitigation significan negative Developm within the avoid this The site h (2014); h	s. The site is located ment area we being very high to existing train educational facilities and recreation provided through in negative effect through in the site of Green Networks area then the site in south the site of the site in	ated within which has bally constra- services, I lities. The sondary ed onal space ugh the Locts, howeven creased of could resurk, though significances	n the Co een ider ined. Th ocal cen site is wi ucationa e. The sit ocal Plan er there disturba- ilt in the it is reco e of the he Lands	alport Was ntified with e site is bey tre services thin reasor al facilities, te is adjaces should ens is the pote nce, noise a loss of gree ognised that negative et scape Sensi within the	te Water Treating the Water Cyond reasonables and facilities and facilities and leading destrategic footpont to a Local Wisure that there and light pollution infrastructuratif development fects could be a tivity Study Up	ment ycle Study e walking and istance to aths and ildlife Site, will be no ual minor on. re partially nt were to reduced. date				
Estimate	d Yield	Density	30 Site DpH Size	2.553 ha	Net site area	60%	Approximate Yield	45				
			the site is close									
				d therefore a density of 30 is considered. It has been given a 5% due to the size of the site, the slightly irregular shape and								
			hat some lands			_		nape anu				
Phasing						-		act that it				
			is well	0-5 Due to the lack of constraints to this site and the fact that it is well connected with transport infrastructure and facilities 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
Carried forward	be no issues connecting the site. There are also primary schools such as
to the strategic	Aqueduct Primary school and Madeley Academy located within close
fit stage	proximity.

SHLAA ID	67		Site Ad	ddress	Land	between	Holyhead	Road and Ley B	rook		
Description	on of	© Crown o	appright and c	database rights 2015 Ordnance Survey100019694 ow strip of scrub land in a V shape. At some points the site is							
the site		less than well is th						y a large verge v	vhich, as		
PDL	Green										
Sustainal	ts	s, and co twork). The Works dy (2014 to a mo le footp cycle ne rvices a The site primary ecreatic y Study field land	ould result The site is catchmoderately aths, hower twork, and facilities is withing school. Onal space Update (din an ur	It in the I s located ent area large rou vever the nd bus roes which reasona The site in 2014), ho ban area	oss of gr within t which ha ately to ndabout site doe are curr able walk s within e has no owever d ; potenti	een infrast he Rushmo as been ide highly cons which inh es have goo ch can enha ently beyo ting distand reasonable t been asse levelopmen	and use of mine ructure (outside or Waste Wate on tified within the strained. The site of access to the ance access to the ance access to the example walking distance accessed in the Lannt would result in or negative effects.	e of the r ne Water e is afe and existing he local valking y school, ce of dscape in the loss ect.			
Estimate	d Yield	Density Due to is	35 DpH sues the	Site Size site has	0.541 ha with it si	Net site area ze and sh	50% nape. it wo	Approximate Yield uld prove diffici	9 ult to gain		
		an access	and fit	dwellings	on the s	ite. The	-	w density is cons	_		
Phasing	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.										
Recomm Not suita	endation ble										

SHLAA ID	69		Site Ad	ddress	Land	at Okeha	ampton Roa	ad					
		Weir- Weir- © Crown o	opyright and co	ON FINA	69 2015 Ordnance	731							
Description	on of			-		nfield in	green netv	work					
the site				egular bu e to acco		e or relo	cate nublic	walk area desi	gn set				
201	<u> </u>		 May have to accommodate or relocate public walk area, design set back from existing properties. 										
PDL	Green			n urban a									
			 Not too far from existing local centres and school in Leegomery, Hadley and Trench 										
Sustainal	bility	Develop	Development at this site may hinder future access to and use of mineral										
resources, and could result in the loss of green infrastructure we network. There are uncertainties in regards to the provision of WwTW infrastructure. The site is beyond reasonable walking disexisting public transport modes (buses and trains) and education. The site is within reasonable walking distance however to local and facilities, strategic footpaths, strategic cycle routes and recommendation that the loss of green urban area; potential for a minor negative effect. Any increased result of development may negatively affect traffic constraints and at Leegomery Roundabout.								ovision of the newalking distanced educational factor to local centres and recreation it with Study Upos of greenfield lancreased traffinstraints along	ecessary e to cilities. e services anal space. date and in an ic as a the A442				
Estimate	d Yield	Density	45 DpH	Site Size	1.651 ha	Net site	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					delay deliv	erability					
Recomm	endation	Site has p	ootentia	l as there	are few	obvious	constraints	S					
Carried for to the str													

SHLAA ID	79		Site Ad	ddress	Land	south of	M54, Park	Lane, Old Park				
Description o	ıf	© Crown of This site	opyright and c	y functio	_	en space	9694 and stretc	hes south of the				
the site								t. East of the sit oximity. South o				
PDL Bro	wn	is an exis	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.									
Sustainability comments Development at the site corresources. The site is located Works catchment area white (2014) as being very highly distance to existing publications services and facilities, education adjacent to the motorway, disturbance for any new reand available at the project ensure that there will be not neutral effect against SA Orrecreational area. Develop infrastructure within the Gamman and available at the project ensure that there will be not neutral effect against SA Orrecreational area.						n the Conceen ider ined. The modes facilities may caus mitigati ncluding cant neg 13. The the site	alport Was ntified with e site is beven (buses and and strate e health re on provide an approp ative effect site is adja would resu	te Water Treatrain the Water Cyyond reasonable trains), local capic footpaths. The lated issues and through the Late buffer, shots; potential for cent to an existial tin the loss of	ment ycle Study e walking entre he site is d ocal Plan ould a residual ing green			
Estimated Yie	eld	Density 35 Site 4.934 Net 50% Approximate 86 Pield Size ha site area 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 to the M54 is required and the site is on a slope, which justifies a net site of 50%.										
Phasing		5-10					nd absence of 5-10 years	of constraints t s.	he site is			
Recommenda	ation	The site			-	proximit	y to the mo	otorway but cou	ıld be			
Carried forward to the strateg				·								

SHLAA ID	80		Site Ac	ldress	Land	at Forge	Junction					
Description of			opyright and d	Forge Roundabo atabase rights	Junc 5 80 Dut 2015 Ordnance	Julian Survey 10001	325 RAMPARI	105 ot adjacent to a	ny evicting			
the site					-			•				
			residential development. Telford Town Centre is in close proximity of the and a railway station is within walking distance to the east. The site has a									
PDL Gree	en	undevelo	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.									
Sustainability		This site is enclosed by motorway slip roads, safe and appropriate access										
comments	site may be difficult to achieve, and there may also be negative efficients afety of new residents traversing the site, and mitigation could be expensive, especially given the size of the site. Development at the hinder the future access to and use of mineral resources. The site i within the Coalport Waste Water Treatment Works catchment are been identified within the Water Cycle Study (2014) as being very been identified within the site is within reasonable walking distance public transport modes, town centre services and facilities, primary educational facilities and strategic cycle routes, the surrounding but that enclose the site are likely to create barriers to safe movement creating minor negative effects against accessibility and neighbour uses. Development at the site could result in the loss of green infra within the Green Network. The site has not been assessed in the La Sensitivity Study Update (2014), however development could result of greenfield land within an urban area; potential for a minor negative properties of the site of development may negatively afficonstraints within the Town Centre.							tion could be dipment at the sinces. The site is lost the	ifficult and te could ocated which has hly of existing roads hus gland ructure dscape in the loss e effect.			
Estimated Yiel	ld	Density As the sit	60 DpH	Site Size	1.209	Net site area	60% Centre an	Approximate Yield d a railway stati	43			
								ns to the junction				
		M54 are	required	l, a net si	ite area o	f 60% is	expected.					
Phasing		10-15 ye	ars			-		existing highwa sed for the long	-			
Recommenda	tion				_		l developm dered not s	ent and is locat suitable.	ed in an			
Not suitable												

CI II A A I I		
SHLAA II	86	Site Address Land off Church Road, Jackfield Slip
		Path The Lloyd House Salthouses Salthouses
Descript	ion of	© Crown copyright and database rights 2015 Ordnance Survey100019694 This site is a strip of land that is located on the edge and runs along Salt
the site	1011 01	House Road. The site is 0.95 hectares, it very long and narrow with
the site		jagged edges.
		 Currently the site is home to woodland and is placed within the green
PDL	Brown	network.
		 Previously the site was used for mining, thus it designated as
		Brownfield land.
		 The topography of the site is very narrow and quite sleep.
		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 .
Sustaina	bility	Development at the site may hinder the future access to and use of mineral
commen	•	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 pagative affect. The site lies within Flood Pick Zones 2 and 2

a residual minor negative effect. 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	0.95 ha	Net site area	75%	Approximate Yield	21			
		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.									
	site area	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.									
Phasing	Over 10	years	with th		s possibl		finical costs ass e of this size wo				
Recommendation	this site 1	or appro	oval. The	issues re	lating to	the instab	I would not red	nd can			
Not suitable	on it. The	e cost of te access	trying to s to the s	stabilise	the grou	und, protec	nce if dwellings It the land from Id not make this	flooding			

SHLAA ID	95		Site Ad	ddress	Hall P	ark car p	ark off Hal	l Park Way	
		© Crown o		Hall Rbt Ct	95	Survey10001	11/2/2	538	
Description	on of							ocated in Telfor	
the site				•				Centre uses. The	
				•		•	ration area	re are two mine	esnarts on
PDL	Brown		and it iai	S WICHIII	u	consider	ation area	•	
Sustainab	oility	Develop	ment at 1	the site c	ould hind	der the fu	uture acces	s to and use of	mineral
comment	•	-						te Water Treatr	
Estimated	1 Yield	(2014) as distance strategic distance Developm (outside Landscap regenera minor po	to existi footpath to existi ment cou of the G be Sensiti te previous	ery highlyng bus sens and cyng train suld result reen Netrivity Stucously dev	y constra ervices, to cle route services, in the lo work). The dy Update veloped la the town	ined. The sired cation ss. The sired cation ss of small cation ss of small cation stee (2014), and in an scape. A	e site is wit re services te is beyon nal facilitie all areas of as not been however of urban are ny increase	in the Water Cychin reasonable and facilities, a dreasonable was and recreation green infrastructures assessed in the development coa, with the pote of traffic as a rewithin the Town Approximate	walking and alking nal space. cture uld ential for sult of
Littinated	, rieid	·	DpH	Size		site area		Yield	
		surround the site,	ling deve a net site	elopment e area of	is provio	led throu	ugh the site d realistic.	is expected. As	hafts on
Phasing		5-10 yea	rs	implica ⁻		the area	and would	pment would ha therefore come	-
Recomme	endation	As there could po		-		hat coul	d not possi	bly be mitigated	d the site
Carried fo	orward		•		-				
to the str	ategic								
fit stage									

SHLAA II	99		Site Ac	ldress	Land	north of	Apley Cast	le off Sparrowh	awk Way				
		506 © Crown o	Pul Wood		99 2015 Ordnance	25 P3th P3th P3th P3th P3th P3th P3th P3th	7	4 Aple ast Par					
Descript	ion of				nd Green								
the site			_		piece of la								
					•	•	y Pool, pub	lic footpaths an	d Apley				
PDL	Green				ump Woo		ara is nota	ential to create o	one off				
				nawk Wa		wever ti	iere is pote	intial to create t	one on				
			-		, nument L	ayer							
		• 9	Site is bo	und by tı	rees and	contains	a number	of trees on site.					
					ted in urban area.								
						_	-	eegomery Local					
Sustaina	•			•	y hinder future access to and use of mineral resources. There in regards to the provision of the necessary WwTW								
commer		infrastru transpor educatio walking or routes an of green assessed	cture. The transfer modes nal facilitation of recreation the Land well and well modes.	te site is (buses a ties and sto existinational spaceture with and scape within the pontowns	beyond rand trains strategic ng second occe. Develon the Central training to the Central training trai	easonab), local co footpath dary educe relopmer Green No ity Study	le walking centre servious. The site cational factor at the site twork. The vullet (2 lopment ha	distance to exist ces and facilities is within reason cilities, strategic re could result in esite has not be 014); however as the potential	s, primary nable cycle n the loss een as it is for minor				
Estimate	ed Yield	Density	40	Site	2.796	Net 	70%	Approximate	78				
			DpH	Size	ha	site area		Yield					
		Chosen 4	LODpH to	address	shape of		l I character	of the area.					
			•		•			expected to cor	ntain a				
		proporti	on of apa	artments									
		Not site	aroa bac	hoon do	croscod +	o 700/ +-	, addrass =	hydical foatures					
							•	hysical features and adjacent w	-				
Phasing		0-5 years			ificant is			use delay with					
Recomm	endation	As there	are no m			he site c	ould poten	itially be develo	ped.				
Carried 1	orward						-						
to the st	rategic												
fit stage													

SHLAA ID	100		Site Ac	ddress	Land	Off Hort	on Road			
Description of					100 2015 Ordnance	74m		A518. With the	A518 to	
the site			_		•		_	cycle path is to		
					-	_		of the site is co	-	
PDL Gree	n		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.							
Sustainability comments Estimated Yield	moderated istance by educational space vices and mender at the notation of the notation with the notation with the notation with the notations in the notations in the notations in the notation of the notations in the notations	which has been identified within the Water Cycle Study (2014) rely to highly constrained. The site is within reasonable to existing bus services, local centre services and facilities, tional facilities, strategic footpaths and cycle routes and e. The site is beyond reasonable walking distance to existing primary educational facilities. The site contains a cycle track, and that this is retained in new development on site. The site would result in the loss of green infrastructure within rk. The site has not been assessed in the Landscape Sensitivity (14), however development could result in the loss of within an urban area; potential for a minor negative effect. The an area of flood risk (Zones 2 and 3) development would all and Exception Tests in line with the Local Plan and NPPF.								
Estimated Heli	,	relatively	DpH is a smal / high de nes, narr	nsity is a ow and r	ssumed. needing a	Due to t	he site beir	Approximate Yield I, and therefore ng mostly cover to the A518 or a	ed by	
Phasing		10-15 ye	5 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 suitable for allocation.								kely to be viable	e of	
Not suitable										

SHLAA IE	101	1	Site Ac	ddress	Land	at Lodge	Road			
					2015 Ordnance		19694	107		
Descripti	ion of			•				ng off it. Lodg		
the site								itial estates as		
				-	•		•	tial access onto ites behind AS		
PDL	Brown	_	ton Woo	d. There	are seve	ral histoi	ric minesha	fts on the site.		
Sustaina	bility	Develop	nent at 1	the site c	ould hind	der the f	uture acces	s to and use o	f mineral	
Estimate		stchmen being mole walking primary ne site is ry educat a Local Wall Plan and lopment ny signifi A Object velopment e green ry Study Field lanc	te is located within the Rushmoor Waste Water Treatment it area which has been identified within the Water Cycle Study moderately to highly constrained. The site is beyond ing distance to existing train services, local centre services and reducational facilities, strategic footpaths and recreational within reasonable walking distance to existing bus services, tional facilities and strategic cycle routes. The site is within Wildlife Site, however given the mitigation provided through it is the presence of a roundabout acting as a barrier between it site and the wildlife site it is considered unlikely that there is cant negative effects; potential for a residual neutral effect that the site could result in the loss of green infrastructure metwork. The site has not been assessed in the Landscape Update (2014), however development could result in the loss it within the urban area; potential for a minor negative effect.							
Estimate	a Yield	minesha	fts on the w. Due t	e site and	d the nee	d to incl	ude an ade	Approximate Yield there are also quate access, urban area, a d	the net site	
Phasing		5-10		the acc	ess, it is o	e mineshafts on the site and the need to improve s, it is considered the site could be available hrough 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
Carried forward	development is delivered.
to the strategic	
fit stage	

SHLAA ID	103	Site A	ddress	Land	Off Capp	oquin Driv	e	
		© Crown copyright and		CAP 53 2015 Ordnance	POQUIA e Survey10001	DRIVE 127m		
Description	of	The site is a gree						
the site		Piece which is a						
		The site is rough	_			•		_
PDL G	reen	The site is within centres.	n the urba	in area, n	owever	is not in cic	ise proximity to	any
Sustainabilicomments		Development at resources. The second of the Green Networks (2014) as being walking distance and strategic cycle regative effects negative effects negative effects negative effects the Green Netwo Study Update (2 greenfield land)	ite is locant area who moderate to existing the course and the course and the course are the course are the site of the site o	ted within hich has bely to high mg bus se recreation g trains the site is al Plan short there is no reased could resurte has no vever dever dev	n the Ruspeen iderally construction, second space or adjacent could ensistill the parties at the parties of been arelopmer	shmoor Wantified with rained. The secondary educate. The site local centre to a local sure that the potential fonce, noise alloss of greassessed in the could reseated assessed in the could reseated with the could reseated assessed in the could reseated as a could reseated a could rese	este Water Treatin the Water Cy este is within reducational facilities beyond reasons and facilities services and facilities will be no soor a residual mire and light pollution infrastructur the Landscape sult in the loss of	etment ycle Study easonable ities, onable ecilities itigation significant nor on. re within Sensitivity
Estimated Y	'ield	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 a centre, a density of 35 is considered appropriate. As a grelatively good access, the site has the potential for a high net site area is however slightly lower to make allowance mitigation needed due to the adjacent wildlife site.							a greenfield sit high net site are nce for any star	e with ea. The nd off or
Phasing		0-5 Years	_	ered that			ew constraints, elivered early in	
Recommen	dation	As a greenfield site has potential				traints, wit	hin the urban a	irea, the
Carried forv to the strate fit stage								

SHLAA IE	104	<u> </u>	Site Ad	ddress	Land	off Telfo	rd Wav					
			STREET SWAY	Sports Grand Sport	104 Oct Core of Core o							
Descripti	ion of	_	_				_	hern side of the				
the site		_					•	ial developmen				
								to Ashley Road.				
PDL	Green	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 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.										
Sustaina	bility				ne site could hinder the future access to and use of mineral							
commen		Works ca (2014) as distance The site i services (cycle rou infrastruct Landscap in the los negative affect tra	tchmen being v to existi s beyond buses a tes. Dev cture with e Sensit s of gree effect. A	te is located within the Coalport Waste Water Treatment that area which has been identified within the Water Cycle Study ery highly constrained. The site is within reasonable walking ing local centre services and facilities and recreational space. It is distance to existing public transport and trains), educational facilities and strategic footpaths and elopment at the site could result in the loss of green thin the Green Network. The site has not been assessed in the ivity Study Update (2014), however development could result enfield land within an urban area; potential for a minor any increased traffic as a result of development may negatively straints around Limekiln Bank Roundabout.								
Estimate	As a greenfield site within the urban area with little constraints, the site considered to have a higher net site area. The site is in close proximity to Georges local centre but is some distance from larger district centres, the a density of 40 is assumed.							y to St				
Phasing O-5 Years As a greenfield site within the urban are constraints, it is considered the site cou in the plan period.												
Recomm	endation	_					vith few co	nstraints it is co	nsidered			
		the site o	ould pot	tentially l	oe develo	ped.						
Carried f												
to the st	rategic											
fit stage												

SHLAA II	105		Site Ad	ddress	Ramp	art Way	North				
Descript	ion of			387 Hotel 105 105 Alabase rights 2015 Ordnance Survey 100019694 Iocated on Rampart Way in Telford Town Centre, adjacent to							
the site		station.	Γhe sites	have no	t previou	sly been	developed	he M54 and a ra , are regular sha	aped and		
PDL	Green	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.									
Sustaina	•	resource Works ca (2014) as distance services beyond r recreatic infrastru Landscap in the los	s. The single stehments being volume to existing and facil reasonable and spaceture with the Sensites of green effect. A	te is located area whery highlong publications, and le walkinge. Development of the Control of t	ted within ich has by constract transport strategion distance opment a Green New Updatend within ased traf	n the Coa been ider ined. The ct modes c footpat ce to exis t the site twork. T e (2014), n an urba fic as a re	alport Was ntified with e site is wit (buses and ths and cyc sting educa e could resu he site has however coun area; por esult of dev	is to and use of te Water Treatrain the Water Cychin reasonable ditrains), town of the routes. The sitional facilities of not been asses development cottential for a minyelopment may	ment vole Study walking centre ite is and green sed in the uld result		
Estimate	ed Yield	Density	60 DpH	Site Size	1.146 ha	Net site area	70%	Approximate Yield is expected as a	48		
			n. As the	two site	s are loca	•	•	entre, but of une			
Phasing		10-15 ye		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, signifing land levelling works are needed which could affect the viability of the site. Despite this, the site could potentially come forward. The strategic fit stage								_			

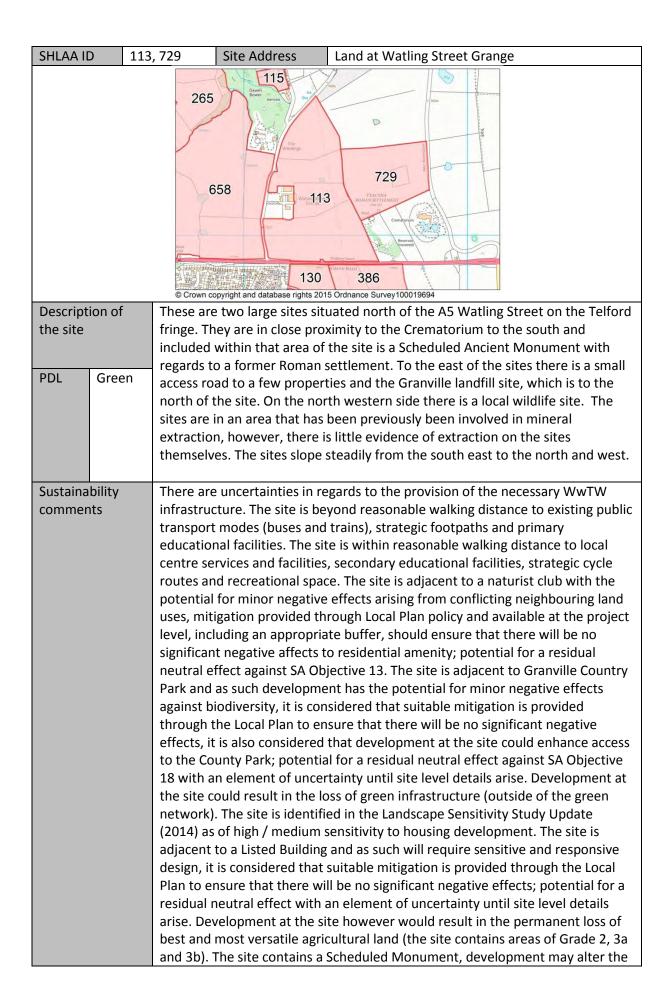
SHLAA ID 106, Sit 758 758	te Address	Rampart Way South Boyd House, Lawn Central							
	12 1- 12 16 V	Boyd House, Lawn Central							
nsg.638bt	1m 70 =	Hollinswood Interchange 106 HOLLINGGAIC 15 Ordnance Survey100019694							
		nsway and a railway station, located in Telford							
Partly the site	e covers a gove	artly of Greenfield (106) and Brownfield land (758).							
	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.								
catchment ar as being very to existing but footpaths and existing educt could result it. Network. The Update (2014 within an urb traffic as a re within the To. 758: Develop land (Govern Treatment W Cycle Study (3 reasonable w trains), town routes. The sifacilities and areas of gree been assessed evelopment.	rea which has by highly constraus services, town dispersional facilities in the loss of grees ite has not by however department of development at the site ament Offices). Vorks catchment 2014) as being walking distance centre services ite is beyond recreational spen infrastructured in the Landsot could regener	sin the Coalport Waste Water Treatment Works been identified within the Water Cycle Study (2014) sined. The site is within reasonable walking distance on centre services and facilities, and strategic. The site is beyond reasonable walking distance to as and recreational space. Development at the site een infrastructure partially within the Green een assessed in the Landscape Sensitivity Study velopment could result in the loss of greenfield land atial for a minor negative effect. Any increased oment may negatively affect traffic constraints. The site is located within the Coalport Waste Water area which has been identified within the Water very highly constrained. The site is within to existing public transport services (buses and as and facilities, and strategic footpaths and cycle easonable walking distance to existing educational of the Green Network). The site has not cape Sensitivity Study Update (2014), however rate an area of previously developed land, with the effects on townscape. Any increased traffic as a							

Estimated Yield	Density	60	Site	2.885	Net	75%	Approximate	130		
		DpH	Size	ha	site		Yield			
					area					
	Due to th	Due to the Town Centre location, a density of 45DpH is expected as a								
	minimun	n. Due to	the size	of the si	ze, abser	nce of cons	traints a net site	e area of		
	75% is us	75% is used.								
Phasing	10-15 years As the sites have an existing use and significant land levelling							d levelling		
			is need	ed, they	are not li	ikely to cor	ne forward on t	he short		
			term.							
Recommendation	Although	significa	ant land	levelling	works ar	e needed f	or site 106 whic	h affect		
	the viabi	lity and a	achievab	ility of th	e site, th	e sites cou	ld potentially co	ome		
Carried forward	forward.	forward.								
to the strategic										
fit stage										

SHLAA IE) 107		Site Ad	ddress	Land	east of A	464				
		© Crown o	reck property and copyright and co	Obk	Naird Roundabout 107	Track		llythbu Farm			
Descripti	ion of	The 7,5 h	na site is	located o	on the fri	nge of Te	elford, adja	cent to the A46	64 and an		
the site								ultural land, pa			
		space an	d does n	ot includ	e any bu	ildings. T	he site is n	ot in proximity	to other		
PDL	Green	residenti	al devel	opment o	or a centr	e. There	are no maj	jor constraints.			
PDL	Green										
Sustaina	bility	The site	could de	liver emp	oloyment	growth	in a strateg	gic employment	area as		
commen				-	•	_	-	ites Document			
		The site	could als	o deliver	housing	as part o	of mixed us	e development			
		Develop	ment ma	y hinder	future ad	ccess to a	and use of i	mineral resourc	es. The		
				ithin the Coalport Waste Water Treatment Works catchment been identified within the Water Cycle Study (2014) as being							
									_		
			-			•		walking distan			
				-				al centre servic			
						_	-	d recreational s _l trategic cycle ro			
								en infrastructur			
								cape Sensitivity			
								ing developmer	•		
				_			-	tively affect tra	-		
		constrair				•		<u> </u>	_		
Estimate	d Yield	Density	30	Site	7.457	Net	60%	Approximate	134		
			DpH	Size	ha	site		Yield			
						area					
							-	ps and services	-		
						o plan fo	r basic sho	ps and services	, the net		
Dhasis		site area		1		La 14 1- 11	ن جا جا جارما	ا الدان المان المان المان المان	no o divers		
Phasing		10-15 ye	ars		_	ie, it is iii	kely to be c	lelivered in the	meaium-		
				long tei	111.						
Recomm	endation	As the si	ta is on t	he frings	of the u	rhan aro	a and not it	n close provimit	ry to a		
Recommendation As the site is on the fringe of the urban area and not in close proximity to centre and existing residential development, the site is not considered su								•			
Not suita	ahla] centre at	IG CAISTII	ig i caluc	iitiai uev	ciopinen	ic, the site i	3 not considere	a suitable.		
INUL SUIL	שוטוכ										

SHLAA ID) 111	L	Site Ad	ddress	Stirch	ley Aven	iue A, Rand	llay			
		5 6	G Pla	673	***		* 6 11				
		20.000,00.000,00	Randlar Wood	Jatabase rights		e Survey10001					
Descripti	on of							ord, surrounde	•		
the site				•	•	J		north and east,			
					•			site is Greenfiel			
PDL	Green			•	-	•		ootpath going ov re. As there is a			
					•			ite falls partly w	-		
		250m bu						rec raile parery re			
Sustainal	hility	Mator Tr	roatmoni	t Marks o	atchmor	t area w	hich has he	een identified w	ithin tho		
commen	•										
commen			Vater Cycle Study (2014) as being very highly constrained. The site is beyond easonable walking distance to existing public transport modes (buses and								
				educational facilities and strategic footpaths. The site is within							
			-	alking distance to existing local centre services and facilities and							
		strategic	cycle ro	utes. Dev	/elopmer	nt at the	site could r	esult in the loss	of		
				•	-			ve recreational	•		
					-			as of a Local Wi			
			-		_		_	an appropriate			
						_	_	ffects however	there is		
						_		ugh increased t the site could	rocult in		
			-	•	•		•	een Network. T			
			_		•	•		Update (2014),			
					•			d within the urb			
		potentia							,		
Estimate	d Yield	Density	30	Site	7.49	Net	70%	Approximate	157		
			DpH	Size	ha	site		Yield			
			<u> </u>	C.1	<u> </u>	area	<u> </u>				
							•	ps and services	•		
						ume site	s within the	e site a net site	area OI		
Phasing		5-10 yea		propriate. As the site is a large Greenfield site, it is likely to be delivered							
Thasing		J 10 yea	13		nedium-l	_		, it is likely to be	, activered		
Recomm	endation	As there	are no n	najor con	straints	for this s	ite to come	forward it is co	nsidered		
Carried f		to have p		-							
to the sti					-						
fit stage	=										

SHLAA ID	112		Site Ad	ddress	Stirch	ley Aven	ue B, Rand	llay	
		© Crown of	opyright and c		112 Subway 2015 Ordnano	a Survey10001		379	
Description of		The 4 ha	site is lo	cated wi	thin the i	ırban are	ea of Telfor	rd, adjacent to a	wildlife
the site			-	-			•	in the west. Th	
				•			•	ncludes a footp	
PDL Gree	n					•	Telford To ope to the	own Centre. As t east.	there is a
Custainability		The site i	s locato	d within t	the Coale	ort Mas	to Water T	roatmont Work	<u> </u>
Sustainability comments					•			reatment Work: Water Cycle Stu	
comments								sonable walking	
		_		-				ities, secondary	
			_					ational space. Th	
								primary educat	
					_			o a Local Wildli	
		mitigatio	n provid	led throu	gh the Lo	cal Plan	should ens	sure that there a	are no
		_	_				-	ntial for a resid	
		_		_				and light polluti	
		-					_	en infrastructur	
								ssed in the Land	•
							•	nt could result in a minor negativ	
Estimated Yiel	Ч	Density	30	Site	4.045	Net	75%	Approximate	91
Latinated fiel	u	Density	DpH	Size	4.045 ha	site	13/0	Yield	91
			Брп	Size	110	area		ricia	
		Due to th	ne size o	f the site	and loca		he edge of	the neighbourh	nood, a
							_	traints a net site	
		75% is se	en appr	opriate f	or a site o	of this siz	e.		
Phasing		5-10 yea	rs			_		, it is likely to be	delivered
				in the n	nedium-l	ong term	۱.		
Recommendat	tion	As there	are no n	naior con	straints f	or this si	te to come	forward it has	potential
		for devel		-		2			
Carried forwar	rd		•						
to the strategi									
fit stage									



	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	Density 30 Site 31.599 Net 65% Approximate 616 DpH Size ha site area 65% Yield							
	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 urb	an area, t ucture. Tl	here wil	l be the ne	n currently bein ed to install ould deliver late		
Recommendation	have pot	As two greenfield urban fringe sites with little physical constraints, the sites have potential for development, although there will be the need for mitigation							
Carried forward to the strategic fit stage		developr					close proximity iites' viability ar		

SHLAA ID	115	<u> </u>	Site Ad	ddress	Land	off Gran	ge Lane		
Description	of		Day Boy	latabase rights	115 Kennels 2015 Ordnance site acce		9694	113 ane, a small trac	k off the
the site		access th	ie landfil	l site. To	the west	of the si	ite there is	local wildlife sit	e. The
			-	_	_			that has been partitle evidence	-
PDL Gr	een	extractio				.,			
transport modes educational facili walking distance site is adjacent to The site is adjace Local Plan should potential for a re and light pollutio enhance access t loss of green infra the Landscape Se				ne site is beyond reasonable walking distance to existing public (buses and trains), local centre services and facilities, ties and strategic footpaths. The site is within reasonable to existing strategic cycle routes and recreational space. The of a kennels which may cause disturbance for new residents. Into Granville Country Park, mitigation provided through the densure that there will be no significant negative effects, sidual minor negative effect from increased disturbance, noise in. It is also recognised that development at the site could of the County Park. Development at the site could result in the astructure within the green network. The site is identified in ensitivity Study Update (2014) as of high / medium sensitivity opment.					
Estimated Y	ield	Density	25 DpH	Site Size	1.036 ha	Net site area	90%	Approximate Yield	23
		the site v	will be lo will be h	w. There nigh just t	are few taking ac	constrair	nts on the s	oor access, the site and therefo s and possible n	re the net
Phasing		10-15 ye	ars	the dev	elopmen	t to com costly a	e forward, nd therefor	tting in place to due to its remo e the site could	te nature
Recommend	dation	Due to the consider		e nature	of the si			s, the site is not	
Not suitable									

SHLAA II) 117		Site Ad	ddress	Lord 9	Silkin Sch	ool/Three	Oaks Primary So	chool	
		© Crown o	opyright and co	Scho Scho atabase rights	HAZZ	O P P P P P P P P P P P P P P P P P P P	CALCO			
Descripti	ion of				•			ed in the Urbar		
the site				_			•	and has previou	*	
		network.		-	-		centre and	d connected to	.ne road	
PDL	Brown	TICEWOTK.	THEIC G	10 110	.jor const	i airits.				
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.							within the een een local local existing result in The site			
Estimate	ed Yield	Density	40 DpH	Site Size	1.318 ha	Net site area	90%	Approximate Yield	47	
		As it is a net site a						density of 40 [OpH and a	
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 f										
to the st	rategic									
fit stage										

SHLAA II) 118	8,	Site Ac	ddress	Suthe	rland Sc	hool, Gibbo	ons Road		
	280	0			Land	rear Furr	nace Lane,	Donnington		
		820 Schools French	Allet Gdn	668 280 Calculation of the control	Tite Titand 118 holi (Secondary)	Trend		var Junio		
Descript	ion of						2 2 12 12 12 12 12 12 12 12 12 12 12 12	surrounding pla	ying	
the site		fields. Th	is is how permiss	ever set ion has b	to close een subi	and mov	ve to a new or residenti	site soon. An o al development	utline and a	
PDL	Brown		demolition determination for the school has been granted. The site has existing accesses onto Gibbons Road and has potential access onto other surrounding roads.							
Sustaina	bility	Developr	nent at t	the site c	ould hind	der the f	uture acces	s to and use of	mineral	
commer		Works ca (2014) as reasonab facilities on the pr bus servi strategic loss of gr assessed regenera site is pre minor ne and as su suitable i not be ar with an e	tchment being male walking and strativate veloces, prime cycle roueen infration the Late te previous dedominal gative entre will remitigation by signification by signification and the contraction of the	t area who noderate ng distantegic foothicle. The nary educantes and astructurandscape ously devently gree ffect on lequire seen is provicant negon of uncert	ly to high to to exit tpaths, we site is we cational for exity the exity the landscape ensitive a cided throative effectainty un	peen identify constructions of the country study and with and, develoed the country study and respondent the country study and respo	ntified with rained. The in services, ald contributes on able with local centrate. Developen Network of Update (2 in an urbar lopment have is located plan ential for a vel details and the control of th		cational reliance to existing facilities, ult in the ot been rent could as the for a red Building red that there will a effect	
Estimate	ed Yield	dwellings low net s pitches o	along wite arean the site arean the site arean the site arean tre of	vith provitakes intended	ision of c o accour te is with	pen space t the del in the ur	ce and spoi livery of op ban area a	Approximate Yield ted has identificts pitches. The sen space and spad within 500m and wellings per	estimated ports of the	

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 s development.	ite within the urban area, the site has potential for
Carried forward to the strategic fit stage		

SHLAA II	120	Site Address Land at the rear of Stoneleigh, Field Aston				
Descripti the site	ion of	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				
PDL	Green	House. The site is regular in shape and topography. No obvious constraints exist, based on available evidence.				
Development may hinder future access to and use of mineral resources. To are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing transport modes (buses and trains), local centre services and facilities, prieducational facilities, strategic footpaths and cycle routes and recreations space. The site is within reasonable walking distance to existing secondary educational facilities. Development at the site could result in the loss of ginfrastructure (outside of the Green Network). The site has not been assed in the Landscape Sensitivity Study Update (2014); the site is greenfield landscape.						
Estimate	d Yield	Density 25 Site DpH Size 0.5 ha Net Site Site Site Site Site Site Site Si				
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.				
Recomm	nendation	Development of the site would extend the village boundary, rather than				
Not suita	able	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.				

SHLAA ID	121	Site Address	No.4&6 Robir	Lane, Edgm	nond					
Description of		popyright and database rights	yright and database rights 2015 Ordnance Survey100019694 located within the central built-up area of Edgmond village, with							
the site	residenti	al uses on all side	s. The site itself i	is predomina	antly garden la	nd				
PDL Mix	Robin La	oart of the curtila ne. Access to the her obvious cons y of the site is line	land is currently traints. The site i	constrained tself is regul	. No available of	evidence				
Sustainability comments Development may hinder future access to and use of mineral site is located within the Edgmond Waste Water Treatment Varea which has been identified within the Water Cycle Study moderately to highly constrained. The site is beyond reasona distance to existing public transport modes (buses and trains services and facilities, secondary educational facilities and strand cycle routes. The site is within reasonable walking distant primary educational facilities and recreational space. Develop could result in the loss of small areas of green infrastructure Green Network). The site has not been assessed in the Lands Study Update (2014); the site contains previously developed predominantly greenfield land with the potential for a minor the landscape. The site is adjacent to a Listed Building, developed require sensitive and responsive design; mitigation provided Plan should ensure that there will be no significant negative of the provided provided and provided provided provided provided ensure that there will be no significant negative of the provided provided provided provided provided provided ensure that there will be no significant negative of the provided provi						tchment s being ing entre cotpaths sting t the site of the nsitivity wever it is e effect on will the Local cotential level				
Estimated Yie	Given the developmensure discontinuo also likely The site is appear to Some allo retained	20 Site DpH Size e location and the ment (predominar evelopment would lings. The retention of the cape of the cap	ntly detached), a ld be in keeping van, or other wise pacity of the site. shape and topogoedet to resolving eeded to take acd trees that may	relatively lowith the char of the existing raphy. No one the current recount of any result in sor	ower density wo racter of the ing properties of the ing properties of the permaner that access constray features that me reduction in	on site is nt features aint. should be				

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 dentifying the village as suitable for development, the site could deliver small-					
Carried forward to the strategic fit stage		development. The plot would need to be sensitively designed ss any potential impacts on amenity of neighbouring					

SHLAA ID 1	22	Site Address	Land	at Halesf	field 9		
	Allord & W.	rekin	idustria Estate	ellard Wrekin	/est Ridge		
Description of						ite adjacent to	the
the site		_				nfield as it comp nity to any servi	
PDL Brown			the road i	network	of the indu	strial estate. Th	ere are no
FDL BIOWI	major cor	nstraints.					
Sustainability	Developm	nent may hinde	r the futu	re develo	pment of e	employment us	es within
comments	Waste Wawithin the is beyond (buses an strategic walking duthe loss o	ater Treatment Water Cycle S reasonable wa d trains), local of footpaths and r istance to exist f green infrastr	Works ca tudy (201 Iking dista centre ser ecreation ing strateg ucture pa	tchment 4) as bein ince to e vices and al space. gic cycle	area whiching very high xisting pub I facilities, on The site is routes. Dev	ted within the of has been identified to has been identified to has been identified to have been within reasonal relopment could be not work	tified The site odes ilities, ble
Estimated Yield	•	35 Site Size	0.624 ha	Net site area	95%	Approximate Yield	91
		mall site of reg considered reali	•	a densit	ty of 30 Dpl	H and a net site	area of
Phasing	10-15 yea		f an indus		•	it currently com therefore phase	•
Recommendation	n As the site suitable.	e is poorly locat	ed on an	industria	l estate thi	s site is not con	sidered
Not suitable							

SHLAA ID	125		Site Ad	ddress	Bless Drive	ed Rober	t Johnson I	Phase II, off Wh	itchurch
		lege © Crown	copyright and	125	Balty 2015 Ordnand	Apley Roundab 20 Survey1000	out /	7m	
Description of	f	• (Green fie	ld, open	space.				
the site				_	•		ls are appr	oximately 5m h	igher than
				Orive and y rise n fa					
PDL Gree	en				-		nt the A522	23.	
								not be appropr	iate. New
		а	ccess re	quired –	ootential	ly off St I	Pauls Drive		
							_	e, hospital and I	ocal
Custoinobilitu						•		gh the site.	aa Tha sita
Sustainability comments		-		-				mineral resourd ent Works catch	
Comments								dy (2014) as bei	
								easonable walk	_
				-				s and facilities,	
					_	-		is within reason	
		_			_		-	ducational facili ment at the site	
		_	-			•		e Green Netwo	
								y Study Update	
			_					development h	
				_			•	ny increased tra nstraints along	
Estimated Yie		ensity	30	Site	2.261	Net	75%	Approximate	50
		,		Size		site		Yield	
						area			
								e net site area h	
Phasing								nd shape of site	
Phasing	U-	-5 years	•	NO MAJ	or constr	annts tria	it would de	elay deliverabilit	·y ·
Recommenda	ition As	s there	are no n	najor con	straints	the site h	as the pot	ential for develo	opment.
Carried forwa									
to the strateg	ic								
fit stage									

SHLAA ID 128		Site Ac	ddress	Land	at, Moss	ey Green, k	Ketley Bank	
	Mass	t o cock		128 2015 Ordnance			A CARLES OF THE PARTY OF THE PA	
Description of	A small t	riangulai	r shaped	site bour	nded on	3 sides by r	oads. To the no	orth and
the site				•			he site is in an a	
		•		_	•	•	nning permissi	
PDL Brown	reserved		•	•	ver this i	is yet to be	followed up by	a
Sustainability					lor futur	o accors to	and use of min	oral
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 Stu (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 within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site would result in the lof 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.							ycle Study s and he site is d cycle in the loss as not yever of an
Estimated Yield	Density	35 DpH	Site Size	0.602 ha	Net site area	90%	Approximate Yield	18
							lose proximity	•
				-			has good acces	
				-		er mineral v	vorkings on the	site
Phasing	which ha					ad an outli	ne nermission	no
Phasing 5-10 years Despite the site having had an outline permission, no development has come forward on the site. This sugge viability issues which could be with regards to remedia constraints on the site. Therefore the site could come forward midway through the plan once these constraints have been mitigated.						uggests ediating me		
Recommendation	-		_		-		development h	
			-		h could be with	_		
Carried forward to the strategic fit stage		_				refore the suld be miti	site has potenti gated.	al for

SHLAA ID	130	Site A	ddress	Priors	lee East	E Phase I, 0	Gatcombe Way	
	65	CRESCE 2		113		Vatling Stree		
		TORIVE TO THE TORING TO THE TO		s 2015 Ordnance				
Description of							ee, on the edge	
the site							ows the street p	
		-	•				n walking dista	
PDL Gree	n Site s	current use	e is open	space and	a is iocai	ted in a iviir	ning Considerat	ion Area.
Sustainability	The	ite is locate	d within	the Coalp	ort Was	te Water Ti	reatment Work	S
comments							Water Cycle Stu	
						•	asonable walki	_
				-			d trains), secon	-
				_	•		is within reaso	
		_					primary educa	
			-			•	. Development	
				_		-	y within the Gre	
							northern borde ed. The site is i	
		•					f medium / low	
		•			•		d, development	•
		ntial for a m	•		_		a, acteropment	
Estimated Yiel			Site	2.848	Net	75%	Approximate	74
		DpH	Size	ha	site		Yield	
					area			
	As th	e site is me	dium size	d a densi	ty of 35	DpH is seer	n as appropriat	e for its
			_	-		ence of con	straints a net s	ite area of
		is justified c						
Phasing	0-5 y	ears	1	-			dy in place which	
			this site	e availabl	e to be c	developed i	n the short terr	n.
Recommendat	ion As th	e site is con	veniently	/ located	and has	no major co	onstraints this	site has
	pote	ntial for dev	elopmen	ıt.		-		
Carried forwar	·d							
to the strategi	с							
fit stage								
Ũ								

SHLAA ID	131		Site Ad	ddress	Priors	lee East	E Phase II,	Gatcombe Way	/
			391 604 epyright and o	130	131	ON VE	386		
Description of the site PDL Ground G	een	urban are adjacent	ea. The s existing	site is 1.1 developr	ha, regu nent. A I	lar shape ₋ocal Cer	ed and follo itre is withi	ee, on the edge ows the street p in walking dista ning Considerat	oattern of nce. The
Sustainabilit comments	У	catchment as being of distance facilities of private vecentre see Development of the green Sensitivity	nt area very hig to existi and stra ehicle. T rvices a nent at reen netv y Study	which has hly constr ng public tegic foot he site is nd faciliti the site co vork). The Update (2	been id rained. T transpo paths, w within re es, strate ould resu e site has 2014), he	entified whe site is modes with the peasonable gic cycle lit in the somether the powever definition.	within the Name of the second	reatment Work Water Cycle Students on able walking trains), education increase reliared increational seen infrastructured in the Landscant could result in al for a minor necestion and the could result in the landscant could result in the landscan	ng tional nce on the ting local space. re (outside pe n the loss
Estimated Yi	eld _		hape an	•	ha n approp			Approximate Yield n and size. Due ea of 90% is jus	
Phasing		0-5 years		_				dy in place whic n the short terr	
Carried forw to the strate fit stage	ard	As the sit potential		•		and has	no major c	onstraints this s	site has

SHLAA ID	132		Site Ac	ldress	Priors	lee East	J, Gatcomb	e Way	
			Underpass Annual	ath 13	An1,32		604 51 51 51 51 51 51 51 51 51 51 51 51 51	THE THE PARTY OF T	
Description of	f Th	ne site i	s one of	several s	ites in Pr	iorslee ii	n Telford u	rban area. The s	site is 3
the site			•				•	he east is a	
		•					•	ce. The site's cu	rrent use
PDL Gree	en is	open s	pace and	is locate	ed in a M	ining Coi	nsideration	Area.	
Sustainability	Th	ne site i	s located	d within t	he Coalp	ort Wast	te Water Ti	reatment Works	5
Estimated Vio	as re de re tr in di fa lo di at gr St	es being vesource eposits easonable ains), se crease estance e	very high area, ho the effect le walking econdary reliance to existing eto existing e could re twork. T date (20 d land w	nly constowever given is only a distant on the page of	rained. To ven the seconsider ce to existe on al facilities routes al space a ative process not be vever devurban are	he site is small size ed to be sting publicies and hicle. The rvices an Developend the so visions of green i en asses elopmer ea; poter	located page of the are very minor olic transpool strategic for a site is with different at the is beyon frecreation of the lite is begin frecreation of the lite is the lite is the lite is the lite is begin frecreation of the lite is begin the lite is the lite is begin the lite is	Water Cycle Sturtially within a reactive trially within a reactive trially within a reactive trially within reasonable primary educates and reasonable verse partially with Landscape Sensit in the loss on inor negative experience.	minerals mineral rond s and could walking tional ult in the valking lopment nin the itivity f ffect.
Estimated Yie		ensity	35 DpH	Site Size	3.071 ha	Net site area	75%	Approximate Yield	36
The site is located within the catchment area which has be as being very highly constrain resource area, however giver deposits the effect is only contrained trains), secondary educations increase reliance on the private distance to existing local central facilities and strategic cycle reliance of existing recreationals distance to existing alternative						entified whe site is small size ed to be sting publicies and hicle. The rvices and the sand the sand the s	within the Note of the are very minor of the are very minor of the are very minor of the strategic for a site is with differentiat the is beyond.	Water Cycle Stu irtially within a in that contains ir. The site is bey irt modes (buse cootpaths which thin reasonable primary educat ne site could res and reasonable v	dy (2014) minerals mineral yond s and could walking tional ult in the valking

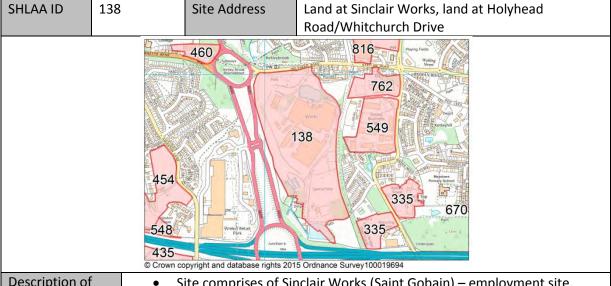
	green network. T Study Update (20	result in the loss of green infrastructure partially within the he site has not been assessed in the Landscape Sensitivity (14), however development could result in the loss of within an urban area; potential for a minor negative effect.
Phasing	0-5 years	Existing road infrastructure is already in place which makes this site available to be developed in the short term.
Recommendation	As the site is con-	veniently located and has no major constraints this site has elopment.
Carried forward to the strategic fit stage		

SHLAA ID 135	Site Address	Land at Farm Lane 2, Horsehay
	© Crown copyright and database rights	135 lew Row
Description of	· ·	is being used for grazing for horses and ponies
the site	 The land is green f is 0.8 hectares in s 	ield and is a rectangular in shape. The size of the site
DDI Caran		land is slightly sloped and uneven. The topography
PDL Green	around the site se	•
		constraints to development apart from Horsehay as a conservation area and the site has also been
		ning consideration area. There is a small TPO tree
	that is located on	_
		ocated within the urban area of Horsehay and closely
Contrator halls		sting residential development.
Sustainability comments Estimated Vield	The site is located within to catchment area which has as being very highly constructed distance to existing public services and facilities, pring The site is within reasonable educational facilities, strated Development at the site confidered for the Green Network). The Sensitivity Study Update (2) of greenfield land within the site lies within a Construction of the Green Network (2) of greenfield land within the site lies within a Construction of the Green Network (3) as such develop Mitigation provided through the site lies within a Construction of the Green Network (3) and the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within the site lies within a Construction of greenfield land within t	
Estimated Yield	Density 35 Site DpH Size	0.813 Net 95% Approximate 27 Yield
	DpH Size	ha site Yield
	only 1.11 km away, however transport infrastructure are The shape of the site and of area which will result in a	ulated by being in close proximity to a school which is er the location does not look well connected for ad does not have nay local centres located close by constraint of the site being situated in a conservation smaller yield in housing on the site due to sensitive assuring below 1 hectare this justifies why 95 % has

	been given as the	been given as the net site area.					
	The site benefits	from planning permission TWC/2014/0998.					
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		end this site for development as it is situated in an adequate ing is already situated and the infrastructure is already					
Carried forward to the strategic fit stage	present. The site recommendation	e has been designated as a housing site which supports the n.					

SHLAA ID	136 S	ite Address	Plot E, Dose	eley Road, Po	ol Lane, Horseh	ay
	436 776 © Crown copyri	ght and database rights	136 POOL HI 2015 Ordnance Survey	00019694		
Description of		-		d is just green	space with shru	ubs and
the site		es surrounding	•	ا - ا ا ا	والمعالمة والمام	o fou this
	• IS IT site		e and nas nad	previous pian	ning applicatior	is for this
PDL Green		site is 1.254 h	ectares and is	triangular in s	shape.	
		ography of the		_	-	
	-				in a mining con	sideration
	area					
					awley and is in	
			_		chools, recreati	
	_	eing 0.3 miles	•	centre as it is	within walking	uistance
		_	•	itted for hous	ing developme	nt.
Sustainability			•		and use of mine	
comments				•	te Water Treatr	
					in the Water Cy	•
					yond reasonable asonable walkir	_
		_			and facilities, e	_
		_			reational space.	
				_	en infrastructur	
		-			d in the Landsca	•
				_	reenfield land w	
Estimated Yield	Density 45		1.254 Net	95%	ect on townsca Approximate	pe. 53
Estillated field	•	pH Size	ha site	33/0	Yield	
			area			
					being located	
					ea has been set	
		nining conside mount of hous		the area and	mitigating for t	nis Will
Phasing	5 years		is sandwiched	d between exi	sting housing	
	5 ,5015				site being in a i	mining
					le issues relatin	_
			•	d mineshafts v	which need to b	е
		mitigate	ed for.			

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
Carried forward	situated has recreational facilities such as playing fields, educational facilities
to the strategic	and retail facilities which could accommodate a new community settling there.
fit stage	Due to this site being allocated for housing this supports the recommendation
	for this site being viable.



Description of the site

PDL Brown

- 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

Sustainability comments

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

	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	Density 40 Site 19.793 Net 50% Approximate 395 DpH Size ha site area								
				•		•	OpH. Net site ard, playing field e			
Phasing	5-10 yea	rs	remedi		igation o		ider. Investigati development	ion,		
Recommendation Not suitable	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.									

SHLAA ID 13	Site Address Roden Nurseries, Roden Lane
	Roden 364 Source Crown copyright and database rights 2015 Ordnance Survey100019694
Description of	The site is currently used for grazing land
the site	 The site is currently used for grazing failule The site is greenfield The site is regular shape The site is flat
TDE Green	There are no constraints to developmentThe site is located in the village of Roden
Sustainability	Development may hinder future access to and use of mineral resources. There
comments	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.
Estimated Yield	Density 30 Site 3.04 Net 75% Approximate 68 DpH Size ha site area 68
	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. Net site area has been determined due to the lack of physical constraints and the open / flat nature of the site.
Phasing	0-5 years The site is within a rural/village setting, there are no physical constraints to development that affect viability.
Recommendation Carried forward to the strategic fit stage	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.

SHLAA ID	140)	Site Ad	dress	Oaker	ngates Le	eisure Cent	re	
Descriptio	737	Athle Stadi	Food Green Tennis Centre Centre 2015 Ordnance	Leisure Centre Survey10001	Side PW PW PW PW PB	and tennis cent	re on		
the site			_		•			ol under constr	
		The site h	nas sever	al forme	er landfills	on the	site as well	as mineshafts.	
	Brown								
Sustainab	S	providing the site of is located which had moderated distance reasonable education located wildling Plan, it is effects; pelement could ressite has moderate however	g health fould hind I within to s been idely to high to existingle walking heal facility within 200 ment and if esite. Consider to consider to the control of uncertial of uncertial of uncertial of uncertial of uncertial of uncertial of unc	der the factor the factor the fundamental designation of a langular considering assessed the loss ape are	and local uture accommoor Wa within the strained. The services and the services and the services are to bus are the services	employress to areste Water The site ind strate services e routes life site, buffer bend the mandscape erate a serield land at this services.	ment oppo nd use of mer Treatme Cycle Stud s beyond regic footpa s, local cent and recrea however the etween the itigation prould be any ct against S ls arise. De ure within the Sensitivity small area of d within an stage.	existing leisure of rtunities. Development works catched (2014) as being easonable walk that the services and attional space. There is existing to development strovided through significant negative and the Green Networks (2014) Update of previously defended; the urban area; the	opment at s. The site ment area ng ing within facilities, ne site is site and a the Local ative with an ne site ork. The (2014), veloped e potential
Estimated	Yield				-		Approximate Yield onsidered approet site area is se		
				3.20 31	· ········	,	,		
Phasing		10-15 The site is currently occupied and would need significant clearance and remediation before development could tak place. This would affect the viability of the site							

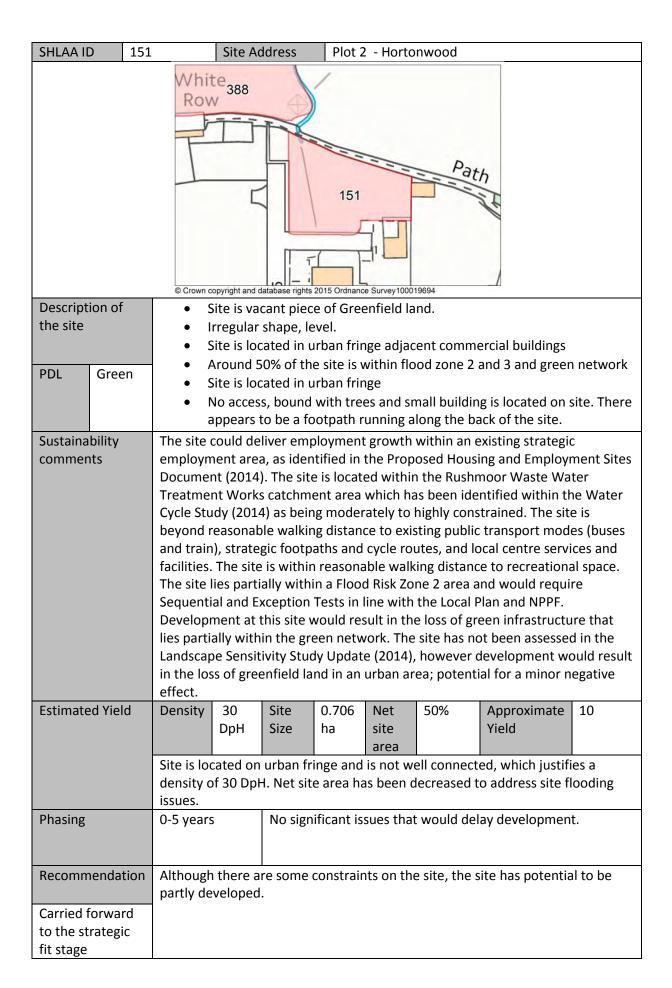
Recommendation	The site is currently in use and a new school is being built on site. Therefore the site is unlikely to be suitable for allocation.
Not suitable	

SHLAA II	143		Site Ad	ddress	Land	west of \	Waterloo R	oad south of M	54
Descript		ewdale	90 opyright and co	08 Dalatabase rights	Underpass 143 2015 Ordnance	Playing Field	670 PO OVERDAL E FOR THE POLICY OF THE PO		
-	1011 01			•				•	
the site				•				the site east of except a hilly for	
					_		•		
PDL	Brown			-	•		•	o the south and cal centre north	
				_		-		des the site bei	
			-		_		-	afts on the site	_
		_					-	dfill buffer from	
					ne full site		danig a lan	ann banci nom	two
Sustaina	hility						itura accas	s to and use of	mineral
resources. The site is located within the Rushmoor Waste Water Treatmet Works catchment area which has been identified within the Water Cycle (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses are trains) and educational facilities. The site is within reasonable walking distoners existing local centre services and facilities and strategic footpaths and routes. The site is adjacent to the M54, mitigation provided through the Plan and available at the project level, including an appropriate buffer, sleensure that there will be no significant negative effects on residents. Development at the site could result in the loss of existing recreational sphowever there is alternative recreational space within 800m. Development the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Stu Update (2014).							s and g distance and cycle he Local r, should al space, oment at		
Estimate	a Helu	Density	30 DpH	Site Size	10.087 ha	Net site	40%	Approximate Yield	121
			Dpi1	3120	'''	area		riciu	
		Δs the a	local cen	tre cann	nt he easi		sed and du	e to the size of	the site a
						•		is a landfill site	-
		_	-			-		s may be rema	
					-		-	area of 40% is j	
Phasing		10-15	a other					ave to be mitiga	
				long te	rm phasin	g is expe	ected.		
Recomm	nendation	•			-			ect the viability	
Carried f	orward			ese coulc	d be mitiga	ated and	l therefore	the site has pot	tential for
to the st	rategic	developr	nent.						
fit stage									

SHLAA II) 144	, 350,	Site Address	Land N	lorth eas	t of Muxto	on and Donning	ton
	351	, 482,					S	
		l, 508, ., 902						
			482 807. pyright and database rights		Survey 1000196		155	
Description the site	ion of		comprise of a lar urban area. The					
the site			Road also runnin		_			
PDL	Green	-	to residential dev	-				-
T DL	Green	-	ately used as ag nere are waterco					
			d with these.	arses arra	4150 1100	- d2011C3 2	and 5 Willer are	
Sustaina	bility	Developm	nent at the sites	could hind	er the fu	ture acces	ss to and use of	mineral
commen	ts	Treatment Cycle Studies are within services a are beyon facilities at the loss or esult in the loss of	t. The sites are ment Works catchment (2014) as being reasonable walled and facilities, stranged for a strategic foor figreen infrastructure permanent local and 3b). The cotal plan and Nicela result of development works are sult of development works are provided through the sult of	ent area was modera king distarting distarting distarting distarting distarting distarting distarting end required and responses; potential	which has tely to hince to exercise routes ance to exercise of the exercise of the exercise of sheet arts of sheet and to the exercise of an area and and the exercise of sheet and to the exercise of an area and an area and an area and ar	been ider ghly constituting bus and recreatisting traint at the same green most vers in the Larbusing devively affected and Extending the sites are sign, it is chould ensestidual neurons	ntified within the trained. Parts of services, local contional space. The services, educates could also etwork), and watile agricultural descape Sensitive lopment. Any the traffic constration within Flood Rick ception Tests in Elisted Building considered that there watral effect agains	e Water If the sites Itentre Ine sites Itentre Itent
Estimate	d Yield	_	35 Site	106.011	Net	60%	Approximate	2000-
			Size		site area		Yield	3000
		represent developm	s a large green fie an urban extens ent types and de en assumed and	sion to the ensities. To	edge of town w	ith potent nodate th	ial for a range o is, an average d	of lensity of

	_	the flooding zones. This assumes that the whole of the sites would come forward, should there be a complosite 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	_	sible site on the edge of the urban area, it is considered that eliver a substantial amount of housing and regeneration in the						
Carried forward to the strategic fit stage		so has few constraints with potential for access onto a main it is considered that the sites have potential for development.						

SHLAA ID	148		Site A	Addres	s Lan	d East of	Hortonw	ood 40	
Description	on of the				148 148 ghts 2015 Ordnar enfield site		019694	tonw the Hortonwood	industrial
site	on or the	estate. Th well conn	e site h ected v	nas a h with Ho	istoric cor ortonwood	nmitmen d 40 to th	it for emp ne west, H	loyment uses. The lorton Lane also rrently with a sm	ne site is runs to the
PDL	Green	the south			c 13 111 d3c	as Brazil	is land ed	Tenty with a sin	an pona m
Sustainab	•	employmed Document mineral responsible of the greatment Cycle Studies beyond respond train recreation strategic of Sensitivity	ent are t (2014 esource en net t Work dy (201 easonal , local nal spa cycle ro	ea, as id l). Deves, and work). ss catch 4) as b ble wa centre ce. The butes.	dentified in elopment could res The site is nment are being mode lking distal services a e site is with The site hat te (2014),	n the Promay hind was hind was located a which I erately to nce to ex nd facilit thin reaso as not be however	posed Hoder future loss of grant within the loss of grant been in the loss of grant been assessed evelopment of the loss of th	in existing strategousing and Employ access to and use een infrastructure Rushmoor Was identified within constrained. The solic transport mostic footpaths an alking distance to ed in the Landscanent would result minor negative een in the sative end in the sative e	yment Sites se of re (outside te Water the Water ite is des (buses d existing ape t in the loss
Estimated	d Yield	Density	40	Site Size	3.835	Net site area	90	Approximate Yield	138
			d. This				-	of 40 dwellings p	
Phasing 10-15 The site has a historic commitment for employment therefore has an employment value attached to that is surrounded by employment uses and this would have viability.							at. The site hamper		
Recomme		suitable fo	or resid	dential	allocation			e, the site would more suitable fo	
Not suital	ble	employm	ent allo	ocation).				



SHLAA ID	152		Site Ac	ddress	Site B	- N Hort	onwood		
		© Crown o	opyright and d	148	152 2015 Ordnanou	a Survey10001	Ga , Go	HORE THE STATE OF	
Description	on of	A relative	ely squar	e greenf	ield site i	n the mi	ddle of the	Hortonwood ir	ndustrial
the site		estate. T	he site h	as a histo	oric comr	nitment	for employ	ment uses. The	site is
		well con	nected w	ith Horto	onwood 4	40 to the	west, Hort	ton Lane also ru	ins to the
PDL	Green	east of th	ne site. T	he site is	in use as	s grazing	land curre	ntly.	
Sustainal	oility	The site	could de	liver emp	olovment	growth	within an e	xisting strategi	C
Sustainability comments The site could deliver of employment area, as in Document (2014). The Treatment Works cate Cycle Study (2014) as it beyond reasonable was and train), strategic for recreational space. The strategic cycle routes, infrastructure partially assessed in the Landson development would recommend.					etified in the set of	the Proped within which had ately to lee to exist centre in reason at at the green neity Study oss of greet.	osed Housing the Rushness been identified the highly consisting public services are nable walking ite could retwork. The republic land	ng and Employing and Employing and Employing Maste Wantified within the trained. The site transport moding distance to execute in the loss site has not become and in an urban a	ment Sites ter ne Water e is es (buses existing s of green en rea;
Estimated	d 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 hecta 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.							from the and		
Phasing 10-15 The site has a historic commitment for employment are therefore has an employment value attached to that. It site is surrounded by employment uses and this would hamper viability.						at. The			
Recommo		suitable	for resid	ential allo				the site would r ore suitable for	
Not suita	ble	employn	nent allo	cation.					

SHLAA ID	153		Site Ad	ddress	Land	North of	Shawbirch	Roundabout	
		© Crown o	665	atabase rights	Longpit Copplis	manuar Consumer 500	518 Soundary Carry Contagns	306 310 311 311 999	
Descripti	ion of				used for				
the site		• 9	ite is irr	egular ye	t level				
					•	-		ed in the middle	
PDL	Green							e made. Impac	
				_	consider.	enity (2 c	.ottages), t	Coppice, water t	reature
				•		othill an	nd Shawbir	ch alocal centre	<u>.</u>
					-		ment bour		
Sustainal	bility	Given its	size, the	site cou	ld deliver	a large a	amount of	housing and em	nployment
Estimate		and use of Water Tr Water Cy beyond rand train within refacilities, recreation infrastru Landscap housing of negative Roundab	of miner reatment vicle Stud reasonable second and space cture page Sensite developred y affect rout. Developer second recture page Sensite developred y affect rout. Developer second recture page sensite developred y affect rout.	al resour t Works o y (2014) ble walking e walking ery educa e. Develor tially wir ivity Stuo ment. An traffic co	ces. The statchment as being listance ational factorial	ite is loc t area wh moderate e to exist cilities ar to existi cilities, st t the site freen Ne (2014) a ed traffic along th ite could and 3a).	ated within hich has be ely to high ting public nd strategio ing local ce trategic cyc could resu twork. The as of high / as a result e A442 and	hinder future and the Edgmond een identified welly constrained. Transport mode footpaths. The entre services and call in the loss of exite is identified medium sensition of developmend at Shawbirch he loss of best and approximate Yield	Waste within the The site is es (buses e site is and f green d in the civity to ant may
						area			
			-				_	et site area has	
					enity impa d road ac		scape char	acter, existing t	rees,
Phasing		5 -10 yea		Develo		I be pha		the number of	houses
Recomm	endation	Site coul	d be con	sidered s	suitable fo	r develo	pment.		
Carried f									
to the str fit stage	rategic								

SHLAA ID	155		Site Ad	ldress	Hollir	nswood G	Gateway, W	est of Dale Acr	e Way
Description o the site	f	The site in regular s	is located haped, h	atabase rights d south o as a risin	of a school g gradie	e Survey 10001 bil and cu	rrently fund ds the east	ctions as open s and has not pr nce and the site	eviously
PDL Gre	en	currently	connect	ted to the	e road ne	etwork. A	Approximat	ely half of the steel is in a Mining	site is
			ation Are	ea and fa	lls withir			ı landfill site. Th	-
Sustainability comments		resource Works ca (2014) as distance educatio beyond r educatio Wildlife S there wil a residua pollution infrastru Landscap in the los negative developr Local Pla	s. The site atchment is being very to existing nal facilities and facilities are minor real minor r	te is locate tarea whery highly ng bus setties, strate walking ties and segation prignificant the Chirty Studenfield lace with the Chirty Studenfield lace with the Chirty Studenfield lace with the Stu	ted within ich has lead to construct the strategic covided the site of the sit	n the Conceen ider bined. The bocal central le routes ce to exist footpath hrough the e effects rough in- could re etwork. The (2014), in the urb lly withing ential and	alport Was ntified with e site is wit re services and recreating trains. The site he Local Place and reased dissult in the he site has however coan area; point a Flood Rid Exception	to and use of rete Water Treats in the Water Creation the Water Creation reasonable and facilities, pational space. To services, second is adjacent to a san should ensuit there is the potential space of green not been assessed evelopment contential for a mask Zone 2 and 3 Tests in line w	ment ycle Study walking rimary he site is lary Local re that ential for e and light sed in the ould result inor s, ith the
Estimated Yie	eld	Density	40 DpH	Site Size	1.168 ha	Net site area	55%	Approximate Yield	25
					•		•	of 40 DpH is use area is reduced	
Phasing		5-10		As the s	site need eloped in	s to be c	onnected t	o the road netv eighbouring a s	vork and
Recommenda Carried forwa to the strateg fit stage	ard	The site	has pote	ntial for o	developr	nent, bei	ing it on a r	educed part of	the site.

SHLAA ID	156		Site Ad	ddress	Fast o	of Dale A	cre Way		
0112/0112	1200		- 2/1	-111	PAYC		A THY	111	
Description the site	of	The site playing f	is located ield. It is	d in close regular s	Playing Field 156	ETH AV a Survey10001 by to a so s fairly le	chool and covel and has	urrently functions not previously	been
		•				•		nd the site is ad	*
PDL Gr	een	existing of within a	•				ng Consider	ation Area and	falls
Sustainabilit	·V	Develoni	ment ma	v hinder	the futur	e access	to and use	of mineral reso	ources
Development may hinder the future access to and use There are uncertainties in regards to the provision of the infrastructure. The site is within reasonable walking disservices, local centre services and facilities, primary ed strategic cycle routes. The site is beyond reasonable was existing train services, secondary educational facilities. Development at the site could result in the loss of exist however there is alternative recreational space within 200m of a Local Wildlife Site, mitigation provided through available at the project level should ensure that there was negative effects, potential for a residual neutral effect uncertainty until site level details arise. Development at the loss of green infrastructure within the Green Network been assessed in the Landscape Sensitivity Study Upda development could result in the loss of greenfield land potential for a minor negative effect.						the necessary Wistance to existiculational facility valking distance and strategic factorial facility and strategic factorial	/wTW ng bus ties and to ootpaths. al space, is within lan and ficant nt of d result in es not ever an area;		
Estimated Yield Density 40 Site 1.006 Net 90% Approxima Yield As the site is in close proximity to a centre, a density of 40 DpH is there are no major constraints, a net site area of 90% is considere						Yield of 40 DpH is just			
Phasing		for a site 0-5	OI UIIS S	As it is a	a small si eloped in	-		ing developmer	nt, it could
Recommendation Carried forward to the strategic fit stage The site has potential for development due its convenient location, adjacer existing development with an absence of constraints.							djacent to		

SHLAA ID	157 Site Address Playing Fields south of Wrockwardine Way								'ay
		ROA Crown of	VE WO	Play	Pa AY 11157 Fie 7 10 2015 Ordnance	eld 122m	NE NE 19694	040	
Description o	of			•			-	ockwardine Wa	•
the site					•	•		as a playing fie	
								en previous mi	_
PDL Gre	en							e site. The site	_
102			-				akengates	district centre is	5
Custoinability		approxin							ا مدام ما
Sustainability		•						ss to and use of	
resources. The site Works catchment a (2014) as being more reasonable walking facilities and strate to existing bus serveducational facilitie located within 200 development and in provided through the significant negative Objective 18 with a Development at the Green Network Study Update (201					nich has being to high to high to high to high the high t	been ider only constrain sting train he site is the service le routes diffe site, buffer be nould ensional sial for a nocertaint ult in the ot been a	ntified with rained. The in services, s within rea es and facili and recrea however t etween the sure that the residual ne y until site loss of gre assessed in at could res	in the Water Cy e site is beyond primary educat isonable walking ities, secondary ational space. There is existing e sites; mitigation here will not be utral effect aga level details ari en infrastructur the Landscape	tional g distance he site is on any inst SA se. re within Sensitivity of
Estimated Yie	eld	Density	40 DpH	Site Size	1.007 ha	Net site	/5%	Yield	30
			Dpi1	3120	'''	area		ricia	
The site is in close proximity to the primary highway centre and therefore a slightly higher density of 40 in mining constraints of mineshafts on the site, a slight considered appropriate.							ity of 40 is	assumed. Due t	o the
Phasing		0-5 years	5	A smal	l accessik	ole site, t	he site has	few constraints	s and
								orward early in t need mitigating.	-
Recommenda	ation							site has potent	
Carried forwa		-		-			_	ting. Although	
to the strateg	gic	brownfie	ld, the o	pen gree	en appea	rance of	the site ma	ay need mitigati	ng.

SHLAA ID	159)	Site Ac	ldress	Play f	ields Sou	ıth of Maje	stic Way				
		n © Crown o		Prim Com	159 UEC queduct nary Sch	lool	9694					
Descripti	ion of				f the site	is playin	g fields wh	ich can be cons	idered as			
the site			Brownfie		larin ab-	no Tha	العبيدة مردية	المعربية المعربية	outside			
				_		•		lings around the south of the site				
PDL	Green				developr		oor to the s	oden or the site	dictated			
			-		-		oe flat and	the surrounding	g area			
			ooks to b	•								
				raints to developing on this site include it being located in the								
			_	work and that it located in a mining consideration area. s located in urban area of Aqueduct.								
Sustainal	hility						•	mineral resourc	es. The			
commen	•							ment Works cat				
					-			e Study (2014) a				
		very high	ıly const	rained. T	he site is	beyond	reasonable	walking distan	ce to			
		_						es and strategion				
							-	nce to existing b				
								nd recreational en infrastructur	•			
							_	the Landscape				
								nd within the u				
			· ·	-		_	ct on town					
Estimate	d Yield	Density	35	Site	0.821	Net	95%	Approximate	27			
				Size		site		Yield				
		Due to ti	ne site b	aing bolo	w 1 boots	area	iac why th	 e site has been ;	riven 2E			
				•		-	•	a site has been g	-			
			•	•			_	be isolated due	•			
					-	_		ocated near to				
		centre w										
Due to the area being so densely populated there is alread												
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 los of the green network would delay development.								anu 1055				
Recomm	nendation	The site	has note					next to existing	housing			
	2		-		-			y schools. This	_			

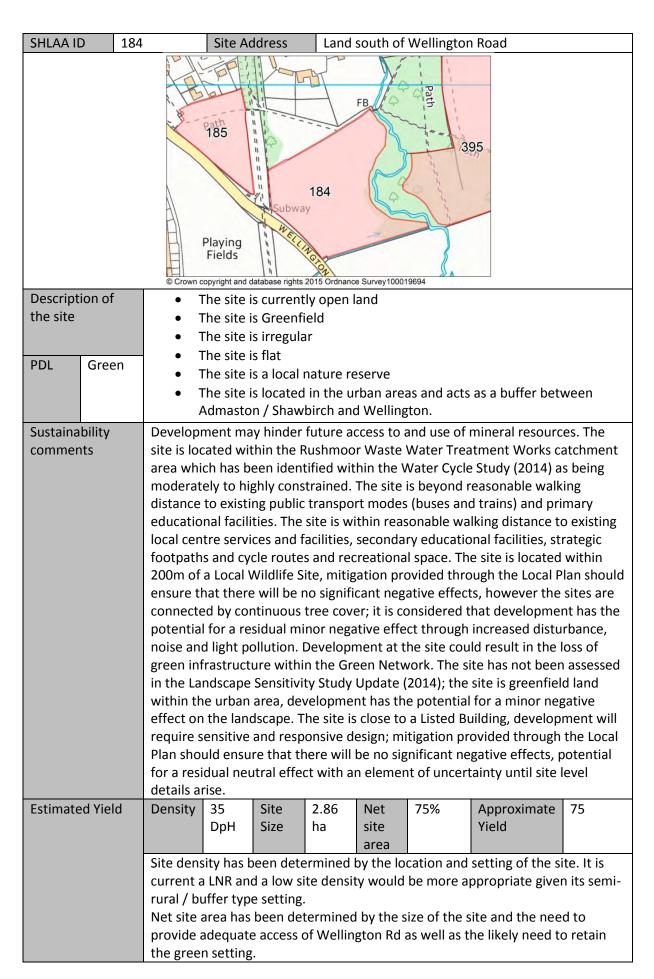
Carried forward	included in the green network and removing it will break the linkages in the
to the strategic	area. When the site is developed it is recommended that the site mitigates for
fit stage	the loss of green space by including some Green Infrastructure as part of the
	development.

SHLAA II	160		Site Ad	ddress	Playir	ng Field a	t Hills Lane	9	
		A	85		laying Fi	ANEO	9694		
Descript	ion of	The site	s locate	d in close	proximi	ty to a sc	hool and a	short walk fron	n a local
the site				•				sts a single build	-
				_	•	•		r the majority no	
PDL	Green	-	•					short walking dis site is in a Minir	
					_	-		orth of the site, v	-
		creates a						,	
Sustaina	bility	Developi	nent ma	v hinder	future ad	cess to a	and use of	mineral resourc	es. The
site is located within the Coarea which has been identificated very highly constrained. The existing train services and structure walking distance to existing educational facilities and structure the loss of existing recreational space result in the loss of green in not been assessed in the Lanthe site is greenfield land will landscape.					tified wit he site is strategiong bus se strategiotional gro pace with infrastru Landscap with the	hin the V beyond c footpat rvices, lo cycle rou bunds (pl in 800m cture wit e Sensiti potentia	Vater Cycle reasonable hs. The site cal centre utes. Devel aying field . Developm thin the Grity Study I for a mine	e Study (2014) as walking distance is within reaso services and factopment could report at the site of een Network. The Update (2014); or negative effe	s being ce to nable illities, esult in e is could he site has however ct on the
Estimate	ed Yield	Density	40 DpH	Site Size	1.509 ha	Net site	65%	Approximate Yield	39
			υριι	Size	l IIa	area		Tielu	
			landfill		•	centre,	•	of 40 DpH is just % is considered	ified. As
Phasing		As contaminated land needs to be mitigated it is phased for the medium-long term.							
	endation	The site from the						ttle constraints,	apart
Carried f									
to the st	rategic								
fit stage									

SHLAA II) 164		Site Ad	drocc	Land	adiacont	to Tooguo	s Bridge Primar	v School		
SHLAA IL	104	,	Site Au	uress		well Road	_	s briuge Primar	y School,		
			Depyright and da	ROAD	1	19					
Descript	ion of	The site i	s on the	edge of T	eagues	Bridge Pi	rimary Scho	ool and Trench	Pool. To		
the site	Brown	Capewell site curre site, the	allel to the hat have p however t	pub. The site is accessible via llel to the A442 Queensway. The lat have previously been on the nowever the car park and other							
				site. The site is currently closed off and the car parking is not within 800m of a local centre.							
Sustaina	bility	Developr	nent at tl	he site co	ould hind	der the fu	uture acces	s to and use of	mineral		
Estimate	the is located within the Rushmoor Waste Water Treatment is area which has been identified within the Water Cycle Study moderately to highly constrained. The site is beyond and distance to existing train services. The site is within and distance to existing bus services, local centre services and conal facilities, strategic footpaths and cycle routes and e. Development at the site would result in the loss of green retially within the Green Network. The site has not been and scape Sensitivity Study Update (2014), however all dresult in the loss of greenfield land within an urban area; nor negative effect. Any increased traffic as a result of y negatively affect traffic constraints along the A442.										
Estimate	ed Yieid	density o	f 35 is as	sumed fo	or the sit	e. There	are few co	Approximate Yield rea and therefore the straints on the straints on the street is assumed	e small		
Phasing		0-5 years						urban area, wi			
ridding					nts, it is	consider		e site could com			
Recomm	endation	A small a		site with	nin the u	rban are		constraints, the	e site is		
Carried f to the st fit stage											

SHLAA ID	173	Site Ad	ldress	Mour	nt Car Pa	rk Wrekin f	Road, Wellingto	n	
	© Crown	Sks copyright and da	atabase rights	173 Rec 2015 Ordnance	WALKE BOUNDERS OF THE PROPERTY	Liby Liby COPa	ar ark		
Description of the site	•					ıilding. Site as commen	has planning pe	ermission	
	•	Site is bro		-	oniene ne	25 COMMITTEE	ccu		
PDL Brow	n			_		in urban ard well as mai	ea. Good access ket town.	to public	
Sustainability comments	ent area way moderated istance to the walking town centrolly could restrolly Study loved land, could restroll study loved land, could restrolly study loved land, could restroll	which has ely to high to existing distantine servious and cyult in the existing the contact on sive contact there with the existing the contact of the existing the contact there with the existing the contact there with the existing the exi	s been id- ghly consing primar- ice to pul- ces and fa- cele route e loss of s site has r 2014); ho- nent has nins a List design, m will be no th an eler	entified varianed. Ty educate olic transfacilities, see and resemble area on the entite pote sed Build itigation to signification of the entite of the entity of the enti	within the Name of the site is sport mode secondary creational sas of green assessed in the site is pointial for a name of the site is pointial for a name o	Treatment Work Water Cycle Stude beyond reasonaties. The site is was and traced and trac	dy (2014) able within ins), ilities, ment at outside of reviously ffect on ld require al Plan tial for a details		
Estimated Yield	Chosen					85% ort and in u		22	
						ause of List	ed Building, tre	es,	
Phasing	0-5 yea	-	g and design implications. No major constraints to delay deliverability. Site works have already commenced.						
Recommendati Carried forward to the strategic fit stage	d	is conside	ered to h	nave pote	ential for	developme	ent.		

SHLAA II	175	,	Site Ad	ddress	Wrek	in Road (Car Park Vi	ctoria Road			
		© Crown	173	SEK Z ROPO	175	Car	Coun Offs.				
Descript	ion of	• 9	ite is br	ownfield.	Current	y develo	ped as a ca	ar park for leisu	re centre		
the site		a	and libra	ry develo	pment.						
		• 9	Site is irr	egular bu	ıt level.						
PDL	Brown				•			ing parking. If d			
T DL	DIOWII			•	g may ha	ve to be	provided.	Impact on junct	ion to be		
			consider								
							•	ion, public trans	•		
				own. Map shows no access however an access into the site							
Custaina	hility.			develop			acto Mator	Traatmant Wa	elec.		
Sustainability comments The site is located catchment area was being moderated walking distance to reasonable walking trains), market to routes and recreating areas of green infollowers been assessed in site is predominated.				tely to hig to existiring distant own centional sp frastructional the Land	ghly consing primar ace to exi- ace service bace. Dev are (outs alscape Se ariously de	trained. y educatesting pubes and farelopmenide of the instituty eveloped	The site is tional faciliblic transport cilities, strant could rese Green New Study Upd land, deve	beyond reasonaties. The site is port modes (buse ategic footpaths sult in the loss cetwork). The site ate (2014); how	able within s and and cycle of small e has not rever the		
Estimate	d Yield	Density	45	Site	0.64	Net	95%	Approximate	27		
			DpH	Size	ha	site		Yield			
				_		area					
The site benefits from the site area of 95% site.							•	•	•		
Phasing		0-5 years	5	No cons	straints t	hat woul	ld delay de	velopment			
Recomm	endation	The site	is consid	ered to h	ave pote	ntial for	developm	ent.			
Carried f	orward										
to the st	rategic										
fit stage											



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 Loca	The site is a Local Nature Reserve and provides a buffer between Admaston						
	and the Telford u	nd the Telford urban area.						
Not suitable								

SHLAA II	185	;	Site Ad	ddress	Land	west of \	Wellington	Road, Admasto	n
		© Crown	81m	latabase rights	2015 Ordnano	11.11	184 ubway		
Descript	ion of	•	Γhe site i	s current	ly open l	and and	is Greenfie	ld	
the site		• -	Γhe site i	s a wedg	e shape i	n betwe	en Welling	ton Rd and the	Silkin Way
		• 1	Γhe site i	s flat					
PDL	Green					-		ape of the site v	
. 52	G reen			•		outh. Th	e site has a	number of tre	es with
				tion orde		. ,			
								ne close to Adr	
Sustaina	•			•				mineral resourc	
commen	its							ntment Works c	
							-	e Study (2014) a	_
							•	easonable walk d trains) and pri	_
					-			lking distance to	-
								nal facilities an	_
							•	existing recreati	_
						-		en infrastructur	
		of the G	een Net	work). Th	ne site ha	s not be	en assesse	d in the Landsca	аре
		Sensitivi	ty Study	Update (2014) ; th	e site is	greenfield	land within the	urban
		area, de	velopme	nt has th	e potenti	al for a r	ninor nega	tive effect on th	ne
		landscap			1		T		
Estimate	ed Yield	Density	35	Site	1.01	Net	85%	Approximate	30
			DpH	Size	ga	site		Yield	
		Cita dans	:			area			:ta a la
			-			-		setting of the si -rural / buffer t	
		setting.	nty woul	u be iiidi	e approp	niate giv	en its seilli	-iuiai/ builei l	ype
		_	area has	heen det	termined	hy the s	ize of the s	ite and the nee	d to
						•		he likely need to	
		the gree	-			5.01.110		mary freed to	
Phasing		0-5			e is flat w	ith little	constraint	and in a village	/ semi-
								good levels of vi	
Recomm	endation	The site	is consid				developme		-
Carried f	orward]					-		
to the st	rategic								
fit stage	-								

SHLAA ID	188		Site Ad	ddress	Land	north of	Conev Wav	y Green, Dothill	
			748	latabase rights	188 2015 Ordnance	Survey10001	500		
Description of the site)T	• S	ite is alr ietwork.	nost rect	angular s	haped, a		er of trees. sely 50% of site	is green
PDL Gre	 Site is level and located in Urban Area. Constraints are nearby playing field to Charlton School, impact on no vehicle access to site. 								ct on road,
Sustainability		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.							
Estimated Yie	eld _	Teford ar	nd reaso f potent	nably co	nnected.	The net	site area ha	Approximate Yield ted in the urbanas been decreasevelopment (ho	sed by
Phasing		0-5 years		No cons	straints t	hat woul	d delay del	liverability.	
Recommenda Carried forwa to the strates fit stage	ard	As there developn		najor con	istraints t	he site is	s considere	d to have poter	ntial for

SHLAA ID 189	Site Address Land off Grainger Drive
	Town copyright and database rights 2015 Ordnance Survey100019694
Description of	Site is green network and green field land. Majority of the site is a
the site	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
PDL Green	field. No vehicle access to site. Site is located in the urban area.
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 Site 1.027 Net 85% Approximate 30 Yield
	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 Add	dress	Land	off Barne	es Drive		
Description of	© Crown	a copyright and date. Site is gree	enfield,	190 2015 Ordnance area of o	e Survey10001 pen spac	ORE RD	BADER OF TO	
the site	•	Site is leve		•	•			
 Trees bound the site edge. Site is located within the green network, no vehicle access howen potential to connect adjoining roads. Site located in urban area, near to Apley Wood Primary School, Centre and cycle routes. 								
Sustainability comments	are und infrastr services to exist facilitie could reside has however.	ertainties i ucture. The s and strate ing bus ser s, strategic esult in the s not been a	n regarde site is legic foot vices, lo cycle rolloss of assessed eenfield	ds to the beyond repaths. The cal centroutes and green information the Land with the L	provision easonab ne site is e service I recreat rastructu andscape chin the u	n of the ned le walking of within reases and facilitional space are within the Sensitivity	mineral resourcessary WwTW distance to exist sonable walking ties, educations . Development the Green Netwy Study Update development h	ting train g distance al at the site ork. The (2014);
Estimated Yield	l Density		Site Size	0.535 ha	Net site area	85%	Approximate Yield	16
	Teford sites sh	and reason ape, tree, p	ably cor path, an	nnected. d neighb	Net site ouring d	area has be evelopmen		o address
Phasing	0-5 yea	rs	Existing	constrai	nts aren	't significar	t to delay deliv	erability.
Recommendati	on As ther		ajor con	straints t	he site is	s considere	d to have poter	ntial for
Carried forward								
to the strategic	:							
fit stage								

SHLAA II) 191		Site Ad	ddress	Land	off Leega	ate Avenue		
		© Crown o	opyright and c	Weir	191 VENUE		9694		
Descript	ion of					•	pace/playir	ng field.	
the site			_		ar shaped	-		_	
				_	•			e. Whole site it	within
PDL	Green	1	-					ood zone 3 – sit	
I DE	Green			to flood	– would	require I	FRA for ass	essment. No ac	cess to
			ite. Sito is loc	atad in t	ممساسم	2502 00	orto Loog	amanul asal Ca	ntro
							s/cycle rou	omery Local Ce	ntre,
Sustaina	hility			-		-		area; developr	nent may
commer			•	-				certainties in re	
								The site is beyo	_
		reasonal	ole walki	ng distan	ice to exi	sting trai	in services a	and primary ed	ucational
							-	e to existing bu	-
		_	-	-			-	tional facilities	
						-		n existing recrea green infrastru	
								sed in the Land	
			_					nt would result	-
			-	-			-	nor negative eff	
Estimate	ed Yield	Density	35	Site	0.883	Net	25%	Approximate	7
			DpH	Size	ha	site		Yield	
					<u> </u>	area		5 111	<u> </u>
							•	S DpH is conside site area is red	
		25%.	ate. Due	to the II	oouzone	on the S	ite, the net	. 311E d1Ed 15 1EU	מנפט נט
Phasing		0-5 years	<u> </u>	Site cou	uld start o	deliverin	g in the sho	ort term.	
		ĺ				•	-		
Recomm	endation	Unsuitab	le. Site I	ies withir	n flood zo	ne 3 and	d it is unkno	own of the site	floods and
		if mitigat	ion is po	ssible an	ıd viable.				
Not suita	able								

SHLAA II) 192		Site Addres	s East	of Whitch	nurch Drive	<u> </u>	
		Path ton Old Hall School		192 Haybidge Industrial Estate	2	98m		
Descript	ion of		copyright and database Site is brownf				n space.	
the site			Site is almost		-	2 6. 331	I - -	
							, train line runs	_
PDL	Green/ Brown	6 1 1	access. Impace and around e ies within green emaining is lead to the contamination of the is level are accessed and the contaminations is level are excessed and the contaminations is level and the contamination is level.	t on roundal dge of site as een network. andfill before n and remed nd located in	oout /roa s well as p Middle o e – will re iation. urban ar	d junction playing field of the site in equire investee, near W	ain road withou to consider. Tre d adjacent. Who s former landfill stigation for gro 'ellington Marke ansport links.	ees on site ole of site I and ound
Sustaina	bility					_	mineral resourc	es. The
commen		area whi moderated distance within reservices and cycle Develope Network Update (develope increase constrain and 3, dethe Loca	ch has been in ely to highly to existing the easonable was and facilities, eroutes. The ement could result as the easonable was along the evelopment will plan and NP	dentified wit constrained. ain services a lking distance secondary e site is adjace esult in the lo not been as site is green potential for result of deve A5223. The second	thin the V The site and prima e to exist ducation ent to an oss of gre sessed in field land minor na elopment site lies p	Vater Cycle is beyond r ary educati ing bus ser al facilities existing rec en infrastro the Landso d within the egative effo t may nega artially wit tial and Exc	ects on townsca tively affect tra hin Flood Risk Z ception Tests in	s being ing The site is tre tootpaths the Green Study the Any ffic ones 2 line with
Estimate	ed Yield	Density	30 Site		Net site	70%	Approximate Yield	131
		Net site	y of 30 DpH is	considered decreased	area appropri			g field and
Phasing		5-10 yea			d mediat	tion works	may delay deliv	erability.
	nendation	·	ole – landfill s				•	·
NOT SUITS	שוטוכ							

SHLAA ID	195		Site Ac	ldress	Land	off Cape	well Road			
Descripti the site	on of	The site i	s a thin s	strip of g		that runs	alongside	Capewell Road		
the site				-		•	•	s bounded by m	_	
PDL	Brown	trees aro Local Cer		border v	vith the A	.442. Th€	e site is less	s than 400m fro	m Trench	
resources. The Works catchin (2014) as being reasonable with trains). The sign and facilities, recreational sign infrastructures Landscape Segin the loss of a negative effect.				te is locate area who derate ng distants within rectional ending the Civity Studentield land increstraints a	ted within ted within the high ince to eximite asonable facilities, opment a Green Nedy Update and within	n the Ruspeen ider ily construction public walking strateging the site twork. The (2014), and an urbafic as a reference in the site in the	shmoor Wa ntified with rained. The olic transpo g distance c footpaths e could resu he site has however con area; pot	is to and use of aste Water Trea in the Water Cy site is beyond in modes (buse to local centre is and cycle rout ult in the loss of not been asses development co tential for a minyelopment may	tment vale Study s and services es and figreen sed in the uld result	
Estimate	d Yield							Approximate Yield nd the local cen		
		area is se	t at 80%	to deal	with cons	straints t	hat may ex	sity of 45. The rist from both th		
Phasing 0-5 Years				to the A442 and the former minerals extraction on site. 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.						
Recomm	endation		As a small site in the urban area with limit constraints and good access, the site is considered to have potential for development.							
Carried for to the straige				·		·				

SHLAA IC	196)	Site Ad	ddress	Land	Off Hadle	ey Road				
				atabase rights 2015 Ordnance Survey100019694							
Descripti	ion of	_				-		sides and road			
the site				•	-			e mineral extra just over 800m			
		Oakenga				a iii ti cc	o. The one	just over boom			
PDL	Brown										
Sustaina	•		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 catchme (2014) as being reasonable wall trains), local cer within reasonable educational fact result in the los not been assess development co				t area whoderateing distance service walking ties and of greend in the Luld resulter a mino	nich has to high ce to exices and factorial distance recreation infrastrutandscaption in the logatives.	peen ider only constructions of cilities and to strate and space of cture with e Sensitions of gre- e effect.	ntified with rained. The olic transpo nd strategion egic cycle re e. Developion thin the gre vity Study lenfield land	in the Water Cy e site is beyond ort modes (buse c footpaths. The routes, seconda ment at the site een network. Th Update (2014), d adjacent to th	cle Study s and e site is ry would he site has however e urban		
Estimate	d Yield	Density	35	Site Size	0.601 ha	Net site	85%	Approximate Yield	16		
			DpH	Size	IId	area		field			
		site area	is set at	80% to t	ake acco	a densit	•	been assumed. an access to the			
Phasing			its previous mining constraints. O-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.								
Recomm	endation						ew constra Il for devel	ints, it is consid opment.	ered that		
Carried f	orward										
to the st	rategic										
fit stage											

SHLAA ID	197		Site Ad	ddress	Land	off Wom	bridge Roa	d, Wombridge		
		© Crown	copyright and c	VGA LE Jalabase rights	197 AVE 2015 Ordnance	e Survey10001	ombrie			
Description the site	on of		•					evelopment at E is no more thar	•	
the site								is currently used		
PDL	Green	-		•				the site. A narr		
100	Green	an estab		_		nern side	e of the site	and above this	there is	
Sustainab	-	resource Works ca (2014) as reasonal facilities strategic seconda site coul network Update (within th	s. The sintchments being note walking The site footpathry education of the site footpathry education of the site 2014), here urbania resulti	te is locate tarea who derate ng distante is within his and cy tional factor the losse has not owever carea; pot	ted within ich has be ly to high ce to eximate route cilities and sof gree to been as development in the local process.	n the Ruspeen ider sting traisting traisble walkes, town of recreases in infrastices and infra	shmoor Wantified with rained. The in services a ing distance centre servitional spaceructure (oun the Lands d result in a regative of the service of the ser	es to and use of este Water Trea in the Water Cy site is beyond and primary educe to existing business and facilities. Development tside of the grecape Sensitivity the loss of gree effect. Any increst traffic constra	tment vole Study ucational s services, es, at the en Study nfield land	
Estimated	l Yield	Density	35 DpH	Site Size	0.707 ha	Net site area	40%	Approximate Yield	10	
			. Due to	its shape	e, and the	in the ur	get an acc	a density of 35 is sess into the site		
Phasing		0-5 years	O-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.							
Recomme	endation							elopment, an in	novative	
Carried for to the stra fit stage		design may be required to deliver an appropriate scheme.								

SHLAA ID 199)	Site Ad	ddress	Land	east of S	t.Georges		
		111	7110	_ ^			~	
			latabase rights	2015 Ordnance	e Survey10001	543		
Description of							the site is rough	
the site	-					-	ense vegetatior	
	are histo	-	-			iction in th	e area and as su	ich there
PDL Brown								
Sustainability comments				•			and use of mine aste Water Trea	
	Works ca (2014) as reasonat facilities walking of recreation services, just over the sites consider potential the site of network. Update (within th	stchmen bele walki (though distance) nal spac seconda 200m fr howeve ed unlike ould res The site 2014), h	t area whoderate ng distan it should not be sited and mine the sidual new that the end to we were contaged area; por the sidual new that the passes area; por the sidual new that the passes area; por the sidual new that the sidual new that the passes area; por the sidual new that the sidual new that the passes area; por the sidual new that the s	nich has being to high to high to high the high	neen ider ally constructing trait onal faci in reasor cilities ar allife sites orovided ald be an ect again green infressed in anno ent coul r a mino	ntified with rained. The in services, hypermark lities, strate hable walki nd strategio t, given the through the y significan st SA Object rastructure the Landso d result in r negative	in the Water Cy site is beyond local centre ser et is within reas egic footpaths a ng distance to b cycle routes. T development b ne Local Plan, it it negative effective 18. Develo within the gree cape Sensitivity the loss of gree effect.	rvices and onable and bus he site is etween is ets; pment at en Study nfield land
Estimated Yield	Density	35 DpH	Site Size	0.565 ha	Net site area	95%	Approximate Yield	18
	therefore constrain	e a densi nts and is	ity of 35 i s a small :	is assume site, ther	ed for the efore a h	e site. The s nigh net site	mity to a centre site has relative e area is assume	ly few ed.
Phasing	rs	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 ont								
Carried forward to the strategic fit stage	which ca	n act as with adjo	a visual b oining sit	ouffer, thi es, it cou	is may no ld produ	eed mitigat Ice an impr	nt of tree loss o ling. If the site is oved scheme. for developme	s brought

SHLAA ID	200		Site Ad	dress Land off The Nabb							
Description of	of			atabase rights							
the site				_	-		-	, ran to the we	-		
				•			•	egetation and			
551		covering	other pa	arts. On t	he easte	rn side tl	here is a sm	nall informal pa	arking area		
PDL Bro	own						-	gh track. Towa			
					-	-		n to Willows R			
					_			site has sever	al historic		
		minesha			-						
Sustainabilit	y			he site may hinder the future access to and use of mineral							
	resources. The site Works catchment (2014) as being mo walking distance to facilities, secondar and recreational sprimary education Site, and is connect mitigation provide significant negative effect threseverance of a green infrastructure assessed in the Lar development could the urban area; por result of development					neen ider ally constructions, so beyond resite is loo fe site be ocal Plan so still the key con- elopmer green ne green ne grey study so of gre- or negat vely affec	ntified with rained. The traneds, to trategic for reasonable cated withing y continuous should ense potential necting great at the sit twork. The Update (2 enfield land ive effect.	in the Water Control is site is within to within the own centre servited and cy walking distar no 200m of a low woodland, the could result is site has not be could in the could and woodland, and woodland, and woodland, and woodland, and woodland, and increased instraints along	cycle Study reasonable rvices and cle routes and cle routes ace to cal Willife chough are no minor cure, and in the loss een and within traffic as a gethe A442.		
Estimated Yi	eid						•	Approximate Yield e proximity to opriate for the	a district		
					-			s with regards			
						-		_			
Phasing		constraints that this potentially raises, the net site area is set at 70%. 10-15 Any development will need to improve the access to as well as remediating issues with regards to it previouses. Therefore the site could come forward later in plan.							to the site evious		

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
Carried forward to the strategic fit stage	some of the mining constraints and is likely to require improvements to the access.

SHLAA ID	204		Site Ad	ddress	Land	west of (Grange Lan	е			
		nningt	407	Muston Brange Cottalges Survey10001:	р _{р Но}	100					
Description of	F							The site does h	ave		
the site					_						
			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 bo								
PDL Gree	en	_	Local Nature Reserves and Wildlife Sites.								
Sustainability		Development at the site could hinder the future access to and use of min							mineral		
comments		resources. There are uncertainties in regards to the provision of the no									
		WwTW infrastructure. The site is beyond reasonable walking distance							-		
		existing p	oublic tra	ansport r	nodes (bu	ises and	trains), loc	al centre servic	es and		
		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									
			ntribute to enclosing the Wildlife Site. Though mitigation provided through e Local Plan should ensure that there are no significant negative effects there								
							_	_			
		-				_		rough loss of co	-		
								Development at			
					_			he green netwo			
					-			date (2014) as c	_		
				•	_	•		s adjacent to a			
								onsive design, i			
					_	-	_	h the Local Plan			
					_	_		s; however dev minor negative	•		
				•	•			•	enect		
Estimated Yiel	ld	Density	30	Site	12.676	Net	el details a	Approximate	228		
Estimated fiel	iu	Defisity	DpH	Size	ha	site	00%	Yield	220		
			υрп	Size	Ha	area		rieiu			
		The cite i	is some (distance	from any		and is on th	ne fringe of the	urhan		
								-			
area with poor access. The site also has green credentials being on the ed wildlife site and LNR. Therefore the site is assumed to have a density of 3							_				
							nese constr	•	or 50 and		
Phasing		10-15	. Site are					e green nature o	of the site		
. Hushing		10 13						site meaning th			
					-		-	_	iac arc		
Recommenda	tion	earliest it could be delivered is late in the plan. Whilst the site is considered to have potential for development, there are							are		
							ome mitiga		. arc		
Carried forwa	rd										

to the strategic	
fit stage	

SHLAA II	206	5	Site Ad	ldress	Land	off Fenc	e Road			
		phay Poo	Telford Steam	Sta	206 2015 Ordnance	Heath H Industrial E	state · Shart (dis) 433	av		
Descript	ion of		•				-	with trees and	shrubs	
the site					e bound	•				
					ield land i open ca		s previousi	y used for the st	tocking of	
PDL	Brown		-		-		he east of	the site and is 2	.887	
			ectares.	_				5.10 4.14 15 2	.007	
		• T	opograp	hy of the	e area is	quite une	even and v	aries quite cons	iderably.	
				-		-		ider developme	-	
				•			_	reen network, i		
				-		-		n area and it is lo		
			_					attered over the	e site.	
6	1 .1		The site is located in an urban area of Horsehay. Development may binder future assess to and use of mineral resources. The							
Sustaina	•	Development may hinder future access to and use of mineral resources. The								
comme	11.5		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							
			•			•		cal centre servic		
		facilities	and prim	nary educ	cational f	acilities.	The site is	within reasonal	ble	
		_			•	•		cilities, strategio	•	
						•	•	t at the site cou		
			_					etwork. The site		
					-	-		ate (2014); how potential for a n		
								onservation Are		
		_			-			ve design, mitig		
		provided	through	the Loca	al Plan sh	ould ens	sure that th	nere will be no s	ignificant	
		_		-			utral effec	t with an eleme	nt of	
	150.1	uncertair					00-1			
Estimate	ed Yield	Density	35 DpH	Site Size	2.887 ha	Net site	90%	Approximate Yield	90	
			2411	3.20		area		Ticia		
		Chosen tl	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.								
		nold is due to the three constraints that the site presents, the								
		main one	being a	minesha	atts.					

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 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							
Carried forward	dwellings should	fit in with the surrounding area due to Horsehay being a						
to the strategic	conservation are	a. If the site were to be developed green infrastructure should						
fit stage	be considered as	part of the development as the site is part of the green						
iit stage	network and the	loss of it will create broken linkages within the area.						

SHLAA ID 20	
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 a Mining Consideration Area and locators.
	existing development. The site is in a Mining Consideration Area and locates several mineshafts.
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 Site 1.171 Net 80% Approximate 32 Yield 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 Carried forward to the strategic	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.
fit stage	

SHLAA II	208	3	Site Ad	ddress	Land	north of	Rock Road		
		© Crown o	opyright and o	WELL alatabase rights	208	67-1 e Survey 10001	463		
Descript	ion of	The site	stretche	s along R	ock Road	in Telfo	rd Urban A	rea and current	:ly
the site			•	•	•	•		evel and has not	
		1 '	-	•				I to the road ne	
PDL	Green				_			. The site is in a	Mining
		Consider	ation Ai	ea anu n	35 110 0111	er major	constraint	.5.	
Custains	h:l:to	Davalan		.h.a.a:4.a.a	مرنط املی	ا مسلم م			
Sustaina	•							ss to and use of	
Comme	11.3		resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study						
								site is beyond	, 5.5 55,
		reasonal	ole walki	ng distan	ce to exi	sting pub	olic transpo	ort modes (buse	s and
		trains), lo	ocal cent	re servic	es and fa	cilities, a	ind educati	ional facilities. ٦	he site is
				_			-	ic footpaths and	•
				•		•		sult in the loss o	-
								not been asses development co	
		1		-				tential for a mir	
		negative	_	erincia ia	na witim	r arr ar be	in area, po	territar for a film	101
Estimate	ed Yield	Density	35	Site	0.521	Net	80%	Approximate	14
			DpH	Size	ha	site		Yield	
						area			
					•	•		density of 35 D _l	
		80%.	Due to 1					t site area is red	
Phasing		0-5				constra	ints this sit	e could come for	orward in
				the sho	rt term.				
Recomm	nendation	The site i	is consid	ered to h	ave pote	ntial for	developm	ent as it is adjac	ent to
		existing (•		-	-	
Carried	forward	1							
to the st	rategic								
fit stage									

SHLAA ID	214	Site Address Land South of Spring Hill Road							
		S Wrekin	136	POA latabase rights	laying 214	Fie	ubway		
	Brown	 Crown copyright and database rights 2015 Ordnance Survey100019694 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. 						ocated at te of the art of the ineshafts ley Town	
Sustainabi comments Estimated		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. Density 35 Site 0.893 Net 95% Approximate 29 Yield						chment s being ce to to existing strategic ne site ork. The (2014); tential for	
Phasing		I have chosen the density of 35 DpH due to the site located near a town centry which is 0.15km away. Around the site there is with a good proportion of housing estates surrounding it. The net site area represents the site accurately at 95% is appropriate as the site is smaller than one hectare. 5-10 years 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.					as the site d in a vill take		

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
Carried forward to the strategic fit stage	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.

SHLAA ID 220	Site A	ddress	Land	north of	Rock Road		
	Blue Pool © Crown copyright and		Car p220 2015 Ordnance		9694	1 A 2 A 3 A 3 A 3 A 3 A 3 A 3 A 3 A 3 A 3	
Description of	The site is currer	-			-		
the site	Telford Town Cer					-	
	Nature Reserve a buffer of a landfi				-	•	ıı a ZOUIII
PDL Brown							
Sustainability comments Fetimeted Viola	Development may The site is locate catchment area was being very high to existing bus see educational facility space. The site is mitigation provide significant negative effect the site contains small negative effect the site of the site	d within to which has hly const ervices, lo ties, stra- adjacent led throu lee effect brough in all areas co cognised to areas we andscape ously deve e effects	the Coalgo been id rained. T real centrategic foo to a Loc gh the Loc s, however creased of green in that the same re retain e Sensitive reloped la	entified whe site is e service tpaths are al Wildlife ocal Plan er there disturbantisted in devict Study and with scape.	te Water Towithin the Note within the Note and facility of Site and should ensity the pote of the note	reatment Work Water Cycle Stusonable walking ties, secondary utes and recreational Nature Resure that there and light polluting within the Gregative effects. The site has no 1914, developmen area with the	dy (2014) g distance tional eserve, are no ual minor on. The een could be of been eent could potential
Estimated Yield	Density 45 DpH The site is in clos density of 45 Dpl under 1ha.	•	•				
Phasing	0-5		e are few rt term.	constra	ints this sit	e could come fo	orward in
Recommendation Carried forward to the strategic fit stage	The site is consid constraints.	ered to h	ave pote	ntial for	developme	ent as there are	few

SHLAA ID	224		Site Ad	ddress	Land	off Sned	shill Way		
Description the site	on of	The site	is a gree	latabase rights	e within t	he urba	n area of Te	elford. The A5 S	_
the site									
PDL	Green		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 alon the back of the scout hut.						is along
Sustainab	•	resource Works ca (2014) as distance The site i centre se Developi the gree Study Up	s. The single stehments being volume to existing within ervices and ment at the number odate (20)	te is locate t area whery highly ng train some reasonal nd faciliti the site cork. The site 14), how	ted within ich has by constractions, constractions, color walking es, strate ould resurte has now ever dev	n the Colone ined. The education of distaregic cycle alt in the telopment of the cycle are lopment.	alport Was ntified with e site is bey nal facilitie ice to existi e routes and loss of gre- ssessed in fact	to and use of near the Water Treatrain the Water Cyyond reasonables and strategic ing bus services decreational sen infrastructurathe Landscape Soult in the loss on inor negative estate water the services of the services o	ment vale Study e walking footpaths. , local pace. e within Sensitivity of
Estimated	d Yield	Density	35 DpH	Site Size	1.533 ha	Net site area	85%	Approximate Yield	45
		assumed site area	on the s	site. As th ned, this i	ne site is ; is slightly	greenfiel lower th	d with few	herefore a dens constraints a h e due to the thi	igh net
Phasing		0-5 Years		As a gre		ite in the	e urban are	a, the site is like	ely to be
Recomme Carried fo		As an acc consider						s few constrain	ts and is
to the str fit stage	ategic								

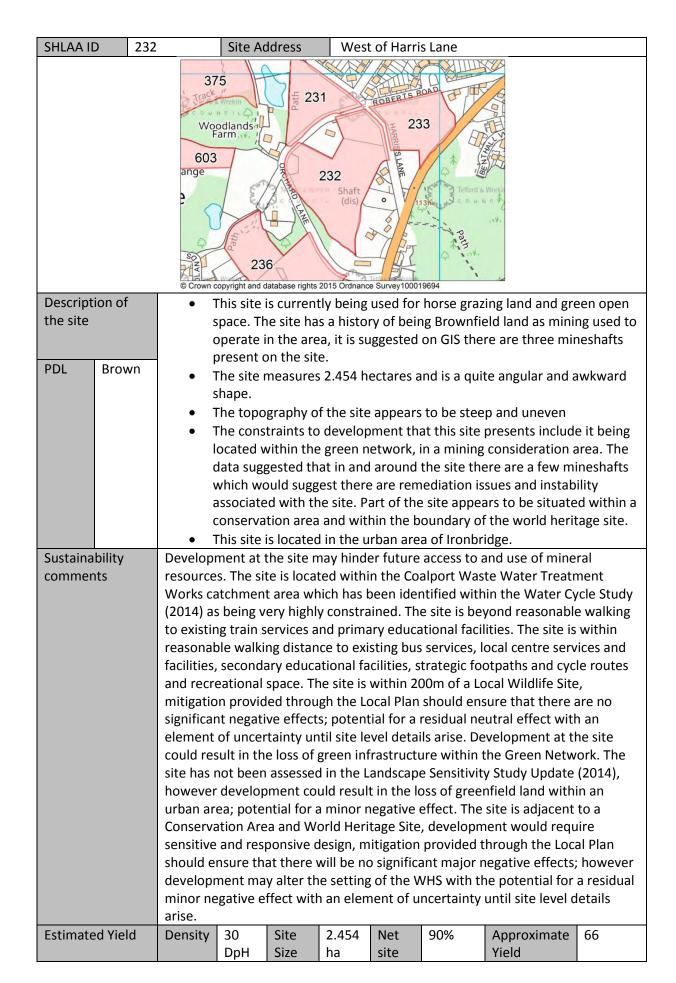
SHLAA ID	229		Site Ad	ddress	South	Nedge,	Hey Lane,	Halesfield	
		117	112	612 605	79 607 229 608 606 229 392	Option 1	9694	The state of the s	
Description of	f The	e site c	onsists	of 3 sub-	sites in th	e Urban	Area of Te	Iford and has n	ot
the site								s not in close p	
			-	•		_		industrial park	•
221	the	Quee	nsway.	The site i	s oddly sl	naped, m	nainly follo	wing a waterwa	y. Large
PDL Gre	pai				od Zone 2	! and $3.$	The site is a	also located in a	Mining
			ation Ar						
Sustainability	cat as I dist edu wit sec site The hig Rist	The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (201 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 t 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 Te in line with the Local Plan and NPPF.							dy (2014) ng y site is ies, ent at the letwork. as of n Flood tion Tests
Estimated Yie	eld Dei	nsity	30	Site	15.542	Net	40%	Approximate	186
			DpH	Size	ha	site		Yield	
Phasing	just red	As the site is large and not in close proximity to a centre, a density of 30 DpH i justified. Because of the constraints and shape of the site, the net site area is reduced to 40%. 10-15 As the site is large and complex in nature, it is phased for the						e area is	
long term.									
		., -,							
Recommend				•	-			opment, this sit	e is not
Not Suitable	cor	isidere	ed to ha	ve poten	tial for de	velopme	ent		

SHLAA ID	230)	Site Ac	ddress	West	Woodsi	de Avenue	, Madeley	
		© Crown c	opyright and d	3 atabase rights	230 78 2015 Ordnano	DOCH C	WOODSIDE AVENU	Let I	
Description the site	n ot	r • 7	esidenti his site i	al estates is designa	s. ated as g	-		located near s has not got any	
PDL C	Green		planning applications.						
Sustainabi	•	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						tchment as being nce to to existing d cycle dlife Site, ided t negative sult in the site has not vever the	
Estimated	The site has very constraints in enabling development which is the reason when 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.						eason why n as it s and a d there is		

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		he site is considered to have potential for development as there are no onstraints related to this site that would present any difficulties. The two TPO					
Carried forward to the strategic fit stage	places.The site is	easily be accommodated for when development take part of the green network but the area where it is situated en the impact of removing this site from the network would be					

SHLAA ID	231	Site Address	Sout	h of Robe	erts Road		
	odla Farm	128m	231	23	ROBERT 23		
Description of		Currently the lan			W-14-1-1	ce.	
the site	•	The site has a tri	angular sh	nape and	is 1.048 he	ectares.	
		Topography of th		•	•		
PDL Gree	n	The constraints t		_			
		green network, v consideration ar					_
		intensely used fo			-		
		the site.	, , , , , , , , , , , , , , , , , , , ,			,	
	•	The site is locate	d within t	he urban	area of Irc	onbridge.	
Sustainability		•					es. There
Estimated Yiel	infrastru services walking seconda recreation develop Local Pla potentia the loss been ass develop area; po	Development may hinder future access to and use of mineral resources. The are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing the 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 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.					ole cilities, and ough igh the ects, result in as not
		35 Site DpH Size	ha	Net site		Approximate Yield	
				area			
		is located close t					
		in a built up resion The site is located					_
		nction for the loc		-		2	
	The site	has constraints I	out they a	re constr	aints that s	should restrict t	he site
		ing viable. When	•				
Phasing	stability issues due to the mines located on a site opposite. The constraints on the site do not present any difficulties in the sites viability and development achieved within 5 years. A possible cost to this				development ca	an be	

	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
Carried forward	access to public transport.
to the strategic	
fit stage	



						1					
					area						
	This site	comforta	ably sits	between	Woodsid	de and Iron	bridge where it	has easy			
	access to	access to two local centres. If it was developed the residents would be close to									
						-	stance from two				
	_	_				_	demy and Woo				
	Primary S		20 11111011	are tire?	.o.aa	24.577.64	aciny and 1100	ararras			
	Tilliary .	ocitooi.									
	The site i	s losator	و منططنی ا	tha warla	l haritar	a cita haun	damı vubiab vuo	uld roctrict			
					_		dary which wou				
					_		eloped on the s				
							uggest there wil				
	_				_		ing the site. For	r these			
	constrair	its the si	te has be	een given	a low ne	et site area	rating of 75%.				
Phasing	Over 10	years	The site	e will take	e longer	to develop	due to the site	having			
			minesh	afts locat	ted withi	n the boun	dary and aroun	nd the site			
			bounda	ary. The s	ite is in t	he green n	etwork and dev	elopers/			
			can mit	igate for	this loss	by providi	ng green space	on the			
			site.	J		, ,					
Recommendation	I would r	ecomme	end that	this site is	s not cor	nsidered as	a viable site du	e to the			
							elopment would				
Not cuitable				_			ige site bounda				
Not suitable	Constrain	icu due i	to it belli	g located	i iii tiie v	voria nenta	ige site boullua	' у.			

SHLAA ID 2	233 Site Address West of Ironbridge Road
	231 ROBERTS ROAD 232 © Crown copyright and database rights 2015 Ordnance Survey100019694
Description of	 Currently this site does not have a used and it is green open space.
the site	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	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	Development may hinder future access to and use of mineral resources. The
comments	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 Site 1.145 Net 95% Approximate 37
	DpH Size ha site Yield area
	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%.

Dhasias	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					
Carried forward to the strategic fit stage	•	For possible compensation and mitigation for wildlife, the most likely be required to provide green space if the site was					

SHLAA ID	236	Site Address	North of Belmont Road
		Ge BELLAND OF CONTROL	236 236 236 2015 Ordnance Survey100019694
Description of		 The site is current 	ly being used as horse grazing land.

the site

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.

PDL Green

- 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 it's 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 are 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 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

	sensitive should e developr	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
	linked w	ith it bei	ng locate	d in Iron	bridge. C	ther issues	he major instab s such as it bein op.	•
Phasing	10 years	conservation area make this site a challenge to develop. 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							lopment due to nediation and th	
Not suitable	conserva	tion are	a associa	ted issue	s linked	with it.		

SHLAA II	D 243	Site Address	South of Lee Dingle					
		© Crown copyright and database rights 20	Dingle Dingle Shaft (dis)					
Descript	ion of		wide open space surrounded by trees. There is					
the site			ted to the west to the space and to the east there					
PDL	Green		ed as Greenfield land due to the site being located					
1 DE	Green	in a mining conside	ration area. al shape and is 2.6 hectares.					
			the site is fairly flat.					
			raints to development					
			the urban area of Madeley.					
		This does have constraints that would hinder development, it is						
		designated a instab	nservation area, within the world heritage site, it is bility zone, it is located in the green network and a mining consideration area.					
Sustaina	bility	Development may hinder for	uture access to and use of mineral resources. The					
commen	nts		palport Waste Water Treatment Works catchment					
			fied within the Water Cycle Study (2014) as being					
			e site is beyond reasonable walking distance to odes (buses and trains), local centre services and					
			nal facilities and recreational space. The site is					
			distance to existing secondary educational facilities					
			I cycle routes. The site is adjacent to a Local Wildlife					
		, ,	rough the Local Plan should ensure that there are cts, however there is the potential for a residual					
			igh increased disturbance, noise and light pollution.					
		_	n the loss of green infrastructure within the Green					
			peen assessed in the Landscape Sensitivity Study					
		Update (2014), the site con	tains 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.

		I						I		
Estimated Yield	Density	30	Site	2.605	Net	90%	Approximate	70		
		DpH	Size	ha	site		Yield			
					area					
	The site	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.								
		To public transport due to the high concentration of housing estates.								
	The site	is fraugh	t with a	numher (of constr	aints that v	vould affect its v	viahility		
		•					ithin a world he	• •		
	_					_	e reasons the no	_		
	area is 9	•	nie and a	CONSCIV	ation are	a, ioi tiies	e reasons the n	et site		
Dhasing			ludaina	- on the c	izo of th	o cito It wil	l baya ba abasa	d Even		
Phasing	10+ year	5		-			I have be phase			
			_				ite there is still			
							and stabilised .	Kemoving		
					_		sult in a loss of			
				-			s loss should be			
			•				eing located wi	tnin the		
							ion area the			
Recommendation					•		pment. The site			
		-		_			bility zone whic			
Not suitable							rea and a world	_		
					_		e situated on th			
				•			cated near the A			
	-	•		•	•		ducational facilit			
				•	-	J	and BlistsHill Op			
	Industria	Industrial Museum. For retail facilities the Madeley town centre is 1.1 km								
	away and	d a local	centre is	only 0.9	km.					

SHLAA ID	244		Site Ad	ddress	South	John Fle	etcher Junio	or School Legge	s Way
			School Sc	STA Path	24- 101 2015 Ordnance	1 a Survey10001	Path 9694		
Description	on of					_	•	on a steep grad	
the site								's current use is oped. A District	•
20.			•					tly north to the	
PDL	Green		a World	Heritage		-		ne south and ea e site is in a mir	
Sustainak	oility	-			-				
	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 St (2014) as being very highly constrained. The site is beyond reasonable walk distance to existing train services and strategic cycle routes. The site is with reasonable walking distance to existing bus services, local centre services a facilities, educational facilities, strategic footpaths and recreational space. Development could result in the loss of green infrastructure within the Gre 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, the the potential for a minor negative effect on the landscape. The site is adjact to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through 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 uncertaint until site level details arise.						ycle Study e walking is within vices and pace. ne Green Study ea, there is adjacent ment nrough the ive the ertainty		
							-	Approximate Yield O DpH is consid of 70% is justi	
Phasing		5-10	ate. As t	As leve	lling worl	k and pos	ssible mitig	gation measures ard in the medic	are
Recommondaried for the straight stage	orward	Although have pot			•	h levellin	g works th	e site is conside	ered to

SHLAA ID	245		Site Ad	ddress	West	Hotel Cr	est Way Dr	rive	
			39m copyright and c	latabase rights				rse	
Description	of					_	•	and currently	
the site		southwe	st of a go	olf course	. The site	e is on a	slope going	ite is adjacent t g downwards to le site is not co	owards the
PDL G	reen			-	•		•	cal centre and	
						•	•	The site is loca	
		Mining C	onsidera	ation Area	a, World	Heritage	Site, Area	of Special Land	dscape
		Characte	r, Conse	rvation A	rea, Inst	ability Zo	ne and ho	lds two minesh	afts.
Sustainabili	ty	Develop	ment ma	y hinder	future ad	ccess to a	and use of	mineral resour	ces. The
Estimated Y	Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchmen 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 is 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 With the potential for a residual minor negative effect.							as being nice to ces and ite is cal Plan result in as not vever the ge Site, gation nificant of the WHS	
Estimated Y	ieia	appropri	ate. Due	to many	constrai	nts and ı	-	Approximate Yield of 35 DpH is co	
Dhaoire		area of 6	U% IS CO					ا النافات المسلم المسلم	
Phasing		10-15						ad and multiple	
Recommen	dation	Due to m						ing is expected suitable to con	
Not suitable	2								

SHLAA ID	255		Site Ac	ldress	Overs	pill Car F	Park, Made	ley	
			ppyright and d	atabase rights 2	Mac R 255 Park Pol Sta 2015 Ordnance	Mad Mad	eley 685		
Descripti the site	ion of							ed and mainly	
the site						_	•	n the south. Th Iedieval Urban	
					•	•	•	which is adjace	
PDL	Brown		lso falls	_				ritage Site to th and a 250m bu	
Sustainal commen	•			-					
	Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchmer 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 exist 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 lawith 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 signification major negative effects; however development may alter the setting of the With the potential for a residual minor negative effect with an element of uncertainty until site level details arise.						as being to existing and as of green enegative cape oped land ite is significant of the WHS and of		
Estimate	d Yield	Density	40	Site	0.72	Net	95%	Approximate	27
			DpH	Size	ha	site area		Yield	
		minimum	. As the	re are no	major c	entre a d	-	0 DpH is expec ite is well conr	
Phasing		net site area of 95% is justified. 0-5 As there are no major constraints the site could come forward in the short term.						ome	

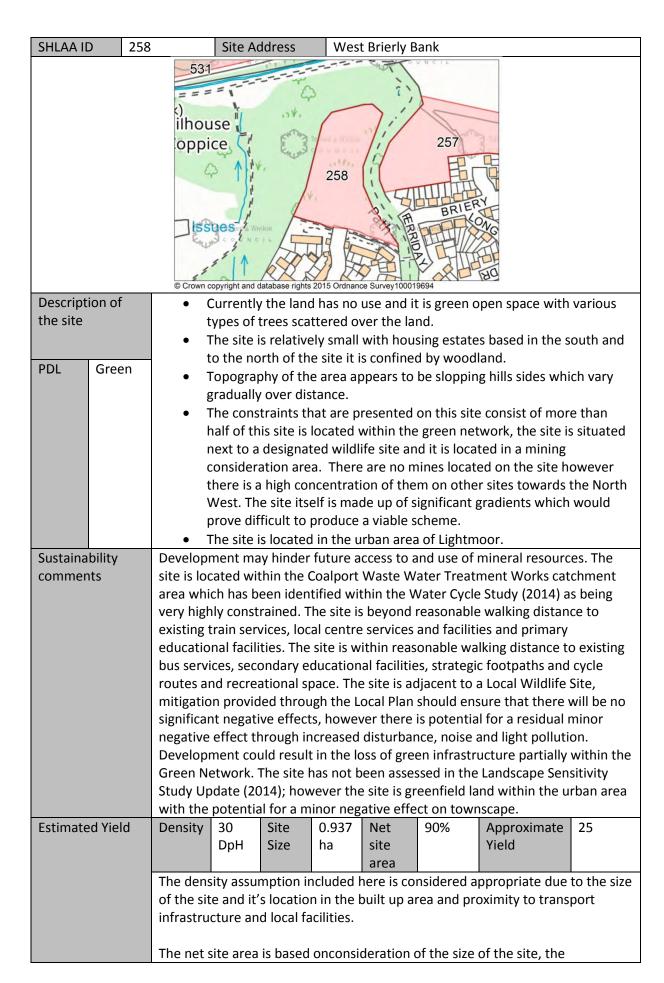
Recommendation	As there are no major constraints that could not be mitigated the site is considered to have potential for development.
Carried forward	
to the strategic	
fit stage	

SHLAA ID	256		Site Address	Sout	h of Moo	or Farm, Li	ghtmoor	
		ad Railway	Path, leitoro de la company de	256	400 Moor Farm	Tagair Value in	V, 17V,	
Descriptio site	n of the	• The	e can be classifie	nave an ed as G	y mining reenfield	considera land.	grazing land. Itions imposed on i	
PDL	Green	site The The loc site an the	e. e sites topograp e only constrain ated with the go e is located with	ohy apport that the reen ne sin 250r could be	ears to be his sire p etwork. A n Landfill e costly c	e flat and resents to nother po I buffer zo onnecting	quite level. development is the sible constraint is the service. Due to this site autilities and service.	nat it is that the e being
Sustainabi comments	•	Developme site is locat area which very highly existing tra	ent may hinder f ed within the C has been ident constrained. Th in services, loca	future a oalport ified wi ne site i Il centre	access to Waste W thin the ' s beyond e services	and use o Vater Trea Water Cyc reasonab s and facil	f mineral resource atment Works catcl cle Study (2014) as ble walking distance ities and primary	hment being e to
existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to exist 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 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 with the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within urban area with the potential for a minor negative effect on townscape.						ycle te, ill be no inor n. within thin the		
Estimated	Yield	The site ha nearby. The excellent co Madeley A	e site is by the A	A4169 w ublic tra s 532 ya	vhich can ansport. ⁻ ards awa	provide a The site is y .There is	Approximate Yield eady has residence access to the site an located nearby the an abundance of pards away.	nd an e

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						
Carried forward to the strategic fit stage	development.	nmunities so the site will not be an individual residential. The site could be cost in connecting utilities and services. the site is considered to have potential for development.						

SHLAA II)	257								
		- 25	531 Rough							
257 BANK BANK BANK BANK BANK BANK BANK BAN										
Descript	ion of			the land	d is being	used for	agricultura	al uses such as i	rearing	
the site			norses.	•						
			-		-	_		he developmen	t on Briery	
PDL	Green					like an 'L' seems to	•	l and sloping.		
			•					ninimal as the si	te is in the	
								n area. Judging		
		Į.	ayers it o	does not	appear t	o be any	mineshafts	s located on this	s site.	
					nineshaft	s noted o	n the oppo	osite filed on th	e other	
			ide of th							
Suctaina	hility							an area of Mad mineral resourd		
Sustaina commen	•			•						
				thin the Coalport Waste Water Treatment Works catchment een identified within the Water Cycle Study (2014) as being						
		very high	ly const	rained. T	he site is	beyond	d reasonable walking distance to			
					ices and primary educational facilities. The site is within					
				_		_		ocal centre serv		
			facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation							
				-		-		wildlife Site, m iere will be no s	_	
		1 1	_						_	
		_	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							
			-			_			rban area	
Estimate	nd Vield	Density	35	Site	1.201	Net	ct on town 90%	Approximate	38	
Latimate	.a rielu	Defisity	DpH	Size	ha	site	30/0	Yield	30	
			·-··		-	area				
The density is at a high scale due to the site being loca						being loca	ated next to exis	sting		
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 state of the second to the school to the second to the school to										
							entre the			
Dhasing		distance is 0.88km which suggests the site is well connected. Up to 5 years This site can be developed within 5 years as it has minimal						minimal		
Phasing Up to 5 year								lopment on the		
				Constia	triat	can and	inc acve	.spinent on the	. 51.00.	

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	



	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					
Not Suitable	The topography of and the wildlife so constraints. Curre	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.					

SHLAA ID		259	Site Ac	ddress	Nort	h Woodsi	de Avenue	<u> </u>	
			ack)	latabase rights	259 2015 Ordnan	ghpark 910		Rour Rour RAAP RAAP RAAP RAAP RAAP RAAP RAAP RAA	
Description the site	n of	s	pace.					rt from being go	
PDL	Brown	• 7 • 7 • 7 • 7							
Sustainabi	•	• The site is located in Lightmoor within a residential urban area Development may hinder future access to and use of mineral resource site is located within the Coalport Waste Water Treatment Works cate area which has been identified within the Water Cycle Study (2014) as very highly constrained. The site is beyond reasonable walking distance existing train services and primary educational facilities. The site is wit reasonable walking distance to existing bus services, local centre service facilities, secondary educational facilities and strategic footpaths and croutes. Development at the site could result in the loss of existing recrespace, however there is alternative recreational space within 800m. The within 200m of a Local Wildlife Site, mitigation provided through the Leshould ensure that there will be no significant negative effects; potent residual neutral effect. Development at the site could result in the loss infrastructure within the Green Network. The site has not been assessed Landscape Sensitivity Study Update (2014); however the site is greenfil within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development of the require sensitive and responsive design, mitigation provided through the Plan should ensure that there will be no significant negative effects; potential residual neutral effect.					ces. The chment is being ce to ithin vices and cycle creational The site is Local Plan itial for a sed in the field land on would the Local		
Estimated	Yield	Density The dens local scho	40 DpH sity is jus ools and igher ne	Site Size tified for 590 yard t site are	7.523 ha this site ds away a due to	from a loo it having	al centre.	Approximate Yield yards away fro However, it couraints of the gree	ıld not be

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					
Carried forward to the strategic fit stage	site being part of providing green s present on this si	proximity to existing facilties and existing residential areas. Due to a lot of the site being part of the green network the site should compensate for this lose by providing green space on it .The sites major constraint is the mines that are present on this site, remediation and stability issues will take up the addressed before development takes place will require time.					

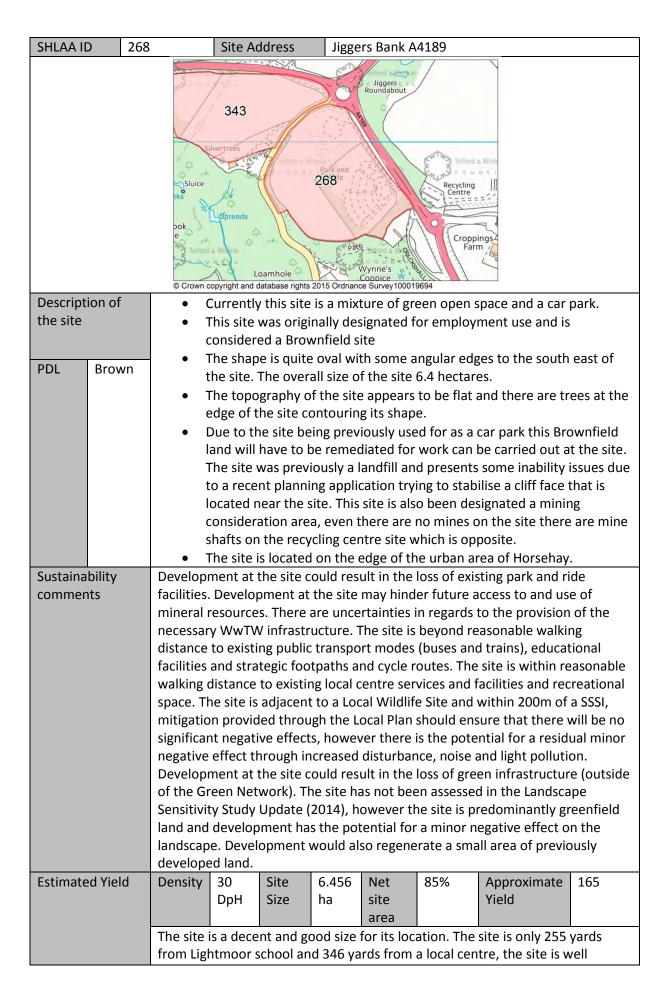
SHLAA ID) 260)	Site Address	North	Rough F	Park Way		
		Mard a Wret	Tellore and FB	260	a Wrekin u N C J L	Rough P	ark	
Descripti	ion of		Currently the site				ust vacant gree	n space.
the site		• T	his site does not lesignated as a G	having a	ny histor	-	_	-
			he site appears t			ind has a re	ectangular shan	e to it.
PDL	Green	• T	he topography o	of the site				
	l		of the site being u This site presents		constrair	nt with it he	aing located wit	hin the
	ĺ		reen network an				_	
	ĺ	_	hat this site pres				-	
	İ		rea.		•			
	İ	• T	he site is located	d on the e	dge of L	ightmoor. 1	The site has a m	ninor
	İ	С	onstraint of ther	e being li	mited ac	cess on to	the site which o	could be
			ostly to impleme					
Sustainal	•	site is loc area whice very high existing t reasonab facilities, and recre mitigation significan effect thr could res site has n however a minor r Zone 2, d	nent may hinder ated within the Coch has been identify constrained. Train services and ale walking distants secondary educational space. The provided through increased coult in the loss of the site is greenforegative effect or levelopment would plan and NPPF.	Coalport Natified with the site is primary note to exist the site is sight the Loss, howeved disturbaning reen infield landin townsca	Waste Whin the Veryond education sting bus cilities, so within 20 ocal Planer there ce, noise rastructuandscape within teape. The	Vater Treatr Vater Cycle reasonable onal facilitie s services, le trategic foc 00m of a Lo should ens is still pote e and light p ure within t e Sensitivity he urban an site lies pa	ment Works cate Study (2014) as walking distances. The site is wocal centre servotpaths and cyclocal Wildlife Site sure that there ential for a minocollution. Develohe Green Networks Study Update rea with the portially within Flores.	cchment as being ace to aithin vices and ale routes ace, will be no ar negative alopment vork. The (2014); tential for
Estimate	d Yield	Density	30 Site	1.621	Net	90%	Approximate	51
			DpH Size	ha	site		Yield	
		away fron	is located near ex m Madeley Acado 95 yards away.	_		-		-

	The site has a few constraints which justifies the low net site area as the site is							
	located next to a	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							
Not suitable	developed. I would suggest that this site should not be considered a first choice							
	for development							

SHLAA II)	264	Site A	ddress	West	of Camp	us, Shifnal	Road, Priorslee		
		Prio Ado Adabase rights	Priorslee Ha Resi							
Descript	ion of		•		•	-) and is currentl	•	
the site						-	•	ar, narrows to a	•	
				•		-		orway. Topogra		
PDL	Greer	. /			•			access arrangelocated within		
	Brow	. Illay all	rea and i		•	•		s located within	i tile	
		ar barre	ca arra r	3 0.030 10	tire room		Control			
Sustaina	hility	Develo	nment at	the site r	nav hinde	er future	access to a	and use of mine	ral	
commer			Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment							
Estimate	ed Yield	(2014) distance facilitie to local space. pollutio and ava not be against green i assesse develop	as being very to exist and stragger of the site is an effects and signification of the Lorentz o	very highling public ategic foo ervices ar adjacent howeve the proje icant neg tive 13. E ture parti andscape uld result	y constra transpont tpaths. T and facilitie to the M r given th ct level, i cative effe Developm ally withi e Sensitiv	ined. The rt modes he site is es, strate of the mitigate necluding ects; pote ent at the greaty Study ss of grees.	e site is bey (buses and within rea gic cycle ro the potent cion provid an appropential for a e site coulen networ Update (2)	in the Water Cy yond reasonable trains), educates on able walking outes and recreatial for disturbared through the residual neutraderesult in the look. The site has rough, howeverd within the urb	e walking cional g distance ational ce and Local Plan ere should l effect oss of not been	
Estimated Yield			Density 40 Site 0.59 Net 70% Approximate 16 DpH Size ha site area Yield As the site is in close proximity to a centre, a density of 40 DpH is justified. The							
				•	•	-	•	to a net site ar		
			ed at 70%			, J · P				
Phasing		10-15 y	ears	take ac develor develor develor	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
Not suitable	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.

SHLAA II	265	<u> </u>	Site Ad	ldress Land south of Redhill Way						
					265 2015 Ordnance		9694	The Winding		
Descript	ion of			•	•	•	•	as such has a la	•	
the site		This is a	recent u	se on the	site and	it has pro	eviously be	d the storage of een an agricultu	ral farm.	
DDI	6							of the fields rer		
PDL	Green/		•			•		fe site on the ea		
	Brown	_						al Nature Reserv		
				_		Redhill	Way. The s	site is currently	within but	
		on the e								
Sustaina	•							s to and use of		
resources. There are uncertainties in regards to the provision of the nec WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. The site is adjacent existing recreational area. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will significant negative effects, however there is still the potential for a resiminor negative effect through increased disturbance, light and noise po Development at the site could result in the loss of green infrastructure with green network. The site is identified in the Landscape Sensitivity Stu Update (2014) as of medium sensitivity to housing development. Development also result in the permanent loss of best and most versatile agriculand (the site contains Grades 3a and 3b agricultural land).					e to es and ng djacent to ite, will be no esidual pollution. e within study elopment					
Estimated Yield								Approximate Yield n close proximit		
								set to enable		
Dh								llary spaces.	h a.al	
Phasing		10-15 Years As the site is currently in use as a composting facility a therefore there maybe significant remediation needed bring the site forward for development.						ded to		
Recomm	nendation							efore any deve		
		could come forward on the site which would affect the viability of the site								
Carried forward coming forward, however due to the size of the site and the fact it could be										
to the st	rategic			th adjoin	ing sites,	the site	is consider	ed to have pote	ential for	
fit stage development.										



Phasing	density is not as which presents corecent application	offer plenty of space for houses to be developed on. The sites high as it should be because the site used to be a landfill site onstraints in regards to remediation and instability. Due to the n which presented instability issues this suggests that the site ssues in the future and may present a risk to any new homes ed nearby. 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				
Not Suitable	-	park and ride facility developed on the site which suggests a use and is designated for employment rather than housing.			

SHLAA ID	269)	Site Ad	ddress	Land	west of S	Silkin Way			
Vallows Farm Stinchley PW Crown copyright and database rights 2015 Ordnance Survey100019694										
Descripti	ion of						•	oed, functions a		
the site		_				•		een developed.		
				_	•		•	fe Site. Multiple from the site, bu		
PDL	Green						•	of the site is wit		
				_			-	a Mining Consid		
Sustainability comments Development may hinder the future access to and use of mineral resour The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local cent 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 Local Nature Reserve and Key Wildlife Site, mitigation provided through Local Plan should ensure that there are no significant negative effects, he there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result he loss of green infrastructure within the Green Network. The site has reported been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban potential for a minor negative effect.						ordy (2014) Ing entre thin egic Int to a Ingh the Is, however reased result in Inges not				
to be delivered. A					Site 3.307 Net 75% Approximate 27 Size ha site area Yield in close proximity to a centre a density of 35 DpH is expected As there are no major constraints and the site is well site area of 75% is justified for a site of this size.					
Phasing		5-10		As this	is a medi	um-sized	d Greenfiel	d site is expecte	ed to come	
Recommendation Carried forward to the strategic fit stage forward in the medium-long term. Although the site is Greenfield and not in close proximity to a centre are to no major constraints for this site to not be developed. Consequently, the strategic considered to have potential for development.										

SHLAA II	272		Site Ad	ddress Supermarket at Bridge Road						
		sks /el		QUEEN S QUEEN S 1272						
Descript	ion of	• 9	Site is cu	rrently a	car park	for Aldi s	supermarke	et		
the site		• 9	Site is bro	ownfield	land and	level				
		• 9	Site is irr	egular.						
PDL	Brown			•		impact	(i.e. noise,	delivery), adjace	ent train	
				act on jui		امن مسمد ما		المام المام المام المام المام المام المام المام المام المام المام المام المام المام المام المام المام المام ا		
			-		iia need t	o provid	ie aiternati	ve parking/deliv	ery	
			arrangen Sita is loc		Mallingto	n Marko	t Town ne	ar to schools an	d nublic	
			ransport		veningto	ii iviai ke	t TOWII, HE	ai to scrioois ari	a public	
Sustaina	bility				future ac	ccess to a	and use of	mineral resourc	es. The	
Sustainability comments Development may hinder future access to and use site is located within the Rushmoor Waste Water area which has been identified within the Water of moderately to highly constrained. The site is beyone distance to existing primary educational facilities site is within reasonable walking distance to exist (buses and trains), market town centre services a routes and recreational space. The site has not be Sensitivity Study Update (2014); the site is previous the urban area with the potential for minor positi potential to improve green infrastructure connections.					Water Cycle is beyond r cilities and o existing p vices and fa not been a previously r positive e	e Study (2014) a easonable walk strategic footpa public transport acilities, strategi assessed in the L developed land ffects on towns	s being ing iths. The modes ic cycle andscape within			
Estimate	d Yield	Density	40	Site	1.217	Net	85%	Approximate	41	
			DpH	Size	ha	site		Yield		
		A doncity	, of 40 D	nH is just	ified as t	area	well lecat	l ed. Net site area	a hac boon	
		decrease					s well locat	eu. Net Site area	a iias beeii	
Phasing		0-5 years					rability – h	owever may ne	ed to find	
Triusing		o 5 years	,	No issues to delay deliverability – however may need to find alternative parking						
Recommendation Due to limited co for development.					evident	on the s	ite it is con	sidered to have	potential	
Carried f	orward									
to the st	rategic									
fit stage										
		1								

SHLAA IC) 27	7	Site Address Land west of Rosthwaite								
		lot dns	ROSE	107m S	277 512 2015 Ordnano	ROSTHWAITE	POSE OF THE PROPERTY OF THE PR				
Descripti	on of	• 9	ite is Gr	eenfield.							
the site				•	•			ightly in parts			
							k and conta				
PDL	Green				-		-	(around north	and east)		
				-		Ū	o the west	on Market Tow	n and		
						-	lking and c		II allu		
Sustaina	hility							-	·ks		
commen	•		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 reasonab walking distance to existing public transport modes (buses and trains) town centre services and facilities, educational facilities and strategic and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure within the Network. The site has not been assessed in the Landscape Sensitivity Supdate (2014); however the site is greenfield land within an urban are development has the potential for a minor negative effect on townscastie is adjacent to a Listed Building and development would require seand responsive design, mitigation provided through the Local Plan shown ensure that there will be no significant negative effects, potential for a neutral effect with an element of uncertainty until site level details ari), market footpaths e Green Study ea, ape. The ensitive ould a residual					
Estimate	u rieiu	Density	40 DpH	Site Size	1.05 ha	Net site	85%	Approximate Yield	33		
			•			area					
A density of 40 DpH is justified as the site is located in the address difference in character along Holyhead Road and the west. Net site area has been decreased to accommodate distand dwellings, site level and shape and protected trees.						and the Listed B	Building to				
Phasing		0-5 years					ay deliverat	oility.			
							•				
	endation				nave pote	ential for	developm	ent as there are	no major		
Carried f to the st		constrair	its evide	nt.							
fit stage	alegic										
iit stuge											

SHLAA II	306		Site Ac	ldress	Centr	al car pa	rk Stafford	Road, Oakenga	tes	
		© Crown co	appyright and d	STREET	NEY 306	TH	V PO	Bu		
Descript	ion of			-		-		had several pre		
the site			_			-		on the site. The		
			-	-				t to the west. T ge of Oakengat		
PDL	Brown	aajacent	to the F	idee ille	aci C alla (as sucir is	on the eu	be of Oukerigat	es centre.	
Sustaina	•							of mineral reso		
commer	nts							Treatment Wor		
			catchment area which has been identified within the Water Cycle Study (2014)							
			being moderately to highly constrained. The site is within reasonable							
		_		ince to existing public transport (buses and trains), strategic cycle						
				ntre services and facilities, educational facilities and						
			-	ce. The site is beyond reasonable walking distance to existing						
		_	•	eths. Development would regenerate previously developed land efficient use of land, with the potential to also enhance green						
		l .	_	•						
				onnections. 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							
		_	-		-	-				
				Iffic as a result of development may negatively affect traffic long the A442.						
Estimate	ed Yield	Density	35	Site	0.85	Net	70%	Approximate	20	
			DpH	Size	ha	site		Yield		
						area				
		The site is	s curren	tly a well	l used car	park, ac	ljacent to t	he centre. Altei	rnative	
		land or ar	n innova	tive desi	gn would	l be requ	ired to be	able to mitigate	the loss	
								te would be suit		
		•	•	•		•	• .	rtments. The ne		
				ddress th	ne loss of	spaces a	and to bring	g in other uses s	such as	
		green spa								
Phasing		5-10 year	S					, the loss of par	_	
				-				d to be address		
						-		and therefore if		
				assumed the earliest the site could come forward is midway through the plan.						
Docomo	andation	The cite o	ould be	_	-		mont and	ogonoration	thin the	
Recomm	nendation					•		regeneration wi		
		Lentre. Co	บกรเกลเท	is such a	is the loss	oi car p	arking and	with regards to) ILS	

Carried forward	previous uses will need addressing before development is delivered on the site.
to the strategic	
fit stage	

SHLAA II	307	,	Site Ac	ldress	Open	space at	Athol Driv	e			
		(di	ings	CAMONGA	307 2015 Ordnance	a Survey10001	ON CRESCENT 19694	THE THE LE			
Descript	ion of	The site i	s curren	tly an op	en grasse	ed site th	nat has prev	viously been use	ed for		
the site		mining. 1	here are	eseveral	historic r	nineshaf	ts that cov	er the site. The	site has a		
		frontage	onto Ath	nol Drive	at the no	orth of th	ne site and	residential deve	elopment		
DDI	Duarra							mature woodla	nd and		
PDL	Brown		he site falls away towards Canongate. The site is under 800m from Dakengates Centre								
Sustaina	bility	Develop	nent at t	the site may hinder the future access to and use of mineral							
commen		Works ca (2014) as walking of centre se cycle rou loss of gr assessed developr potential developr	atchment s being m distance ervices ar ites and i een infra in the La ment cou I for a mi ment ma	s. The site is located within the Rushmoor Waste Water Treatment tchment area which has been identified within the Water Cycle Study being moderately to highly constrained. The site is within reasonable istance to existing public transport modes (buses and trains), local rvices and facilities, educational facilities, strategic footpaths and tes and recreational space. Development at the site could result in the een infrastructure within the green network. The site has not been in the Landscape Sensitivity Study Update (2014), however nent could result in the loss of greenfield land within the urban area; for a minor negative effect. Any increased traffic as a result of nent may negatively affect traffic constraints along the A442.							
Estimate	d Yield	Density	35 dph	Site Size	0.502 ha	Net site area	70%	Approximate Yield	12		
		and there historic r mitigatin	efore wo nineshaf g, a lowe	ould be co ts on the er net site	onsidered site and e area is	d for a hi includes assumed	gher densits a loss of o	se to Oakengate ty. As the site ha pen space that	as several may need		
Phasing		5-10 yea	rs	The site	is curre	ntly gree	n open spa	ice with a relativ	vely good		
				minesh	access, it will however have to mitigate against the former mineshafts on the site and therefore is not deliverable until midway through the plan.						
Recomm	nendation	As a sma has pote		field site	within th			onsidered that	the site		
Carried f	orward	1									
to the st											
fit stage	_										

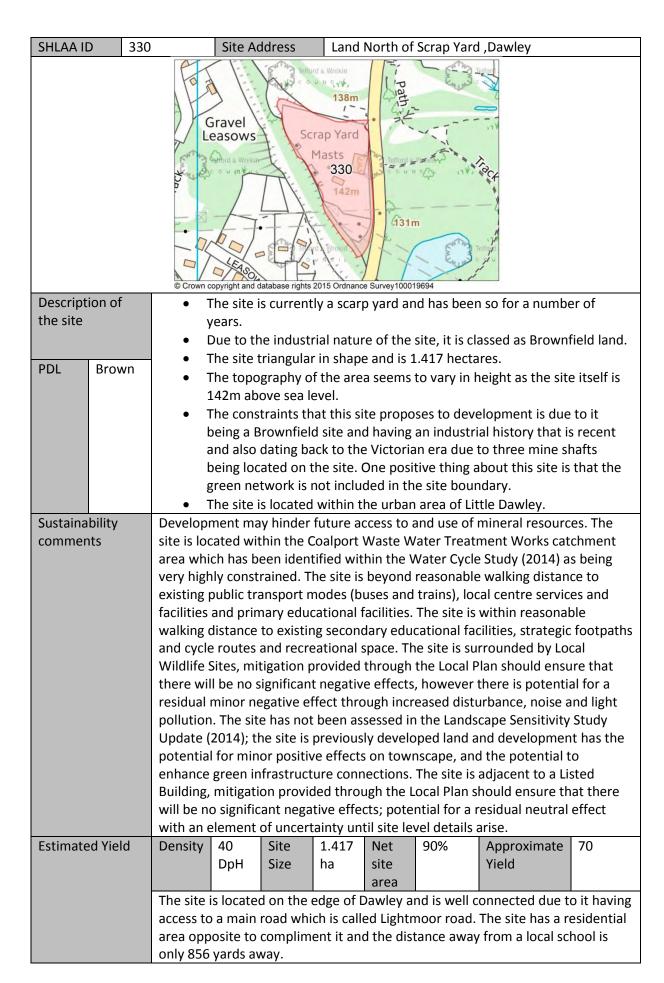
SHLAA ID	323	}	Site Ad	ddress	Old Pa	ark 1, Old	d Park Way	'	
		671	62 Old Park Rbt	B8072	323 TEL	FOR	ord lool		
Description	of			_			_	cultural land an	
the site		mining. 1	he site i	is fairly le	vel and v	vithin clo	se proximi	used for open ty to Telford To is in the Urban	wn Centre
PDL B	rown		Apart fro	_	-			sideration Area	
Sustainability comments Development at the site resources. The site is loc Works catchment area w (2014) as being very high distance to existing publ services and facilities, an walking distance to exist recreational space. Deve (outside of the Green New Yorks)					ted withi nich has by y constra transpoil education opment co	n the Coa been ider ined. The t modes onal facil gic footpa ould resa ne site ha	alport Was ntified with e site is bey (buses and ities. The saths and cyult in the los not been	te Water Treati in the Water Co yond reasonabled trains), local co ite is within rea ycle routes and oss of green infr	ment ycle Study e walking eentre sonable
Estimated '	Yield	Density	35 DpH	Site Size	10.79 ha	Net site area	75%	Approximate Yield	283
		expected	l to be d	elivered.	As there	are no n	najor const	density of 35 Dp raints and the soft this size.	
Phasing		10-15		As this	is large si	te it is lil	cely to be c	lelivered in the	long term.
Recommer		There are developr	-	jor constr	aints and	the site	has theref	fore potential fo	or
Carried for to the strat fit stage									

SHLAA ID	324		Site Ac	ddress	Town	Centre 7	7, Southwa	ter Way			
Description	on of	© Crown c		atabase rights	2015 Ordnance	a Survey10001	V-1	d, fairly level ar	nd located		
the site	011 01	on the ed	dge of Te	elford Tov and and t	wn Centr trees. No	e. The curth and e	urrent use of the	of the site is ope site are offices	en space, and to the		
PDL	Green	the west	ontaining grassland and trees. North and east of the site are offices and to the outh 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 lining Consideration Area and locates two mineshafts in the south of the site.								
Sustainability comments Development could result in the loss of existing employment large Development could hinder the future access to and use of miner The site is located within the Coalport Waste Water Treatment catchment area which has been identified within the Water Cycle as being very highly constrained. The site is beyond reasonable distance to existing train services, educational facilities and strates The site is within reasonable walking distance to existing bus se centre services and facilities, strategic cycle routes and recreating Development could result in the loss of green infrastructure paragrees. The site has not been assessed in the Landscap Study Update (2014), development could regenerate an area of developed land; however as the site is predominantly greenfield an urban area it is considered to have the potential for a minor on the townscape. Any increased traffic as a result of development.						reatment Work Water Cycle Stu easonable walkin es and strategic ing bus services d recreational s ucture partially Landscape Sen an area of previ greenfield land or a minor negat	sources. s ldy (2014) ng footpaths. , town pace. within the sitivity ously within in ive effect				
Estimated Yield Density 50 DpH As the site is in expected to be				elivered a	as a mini	mum. As	there are	Approximate Yield density of 50 Dp an existing structures	cture and		
Phasing		5-10 As mitigation measures have to take place the site is expected to come forward in the medium long term									
Recomm	endation			-			on the site t developme	that cannot be i ent.	mitigated		
Carried for to the str											

SHLAA ID	325	<u> </u>	Site Ac	ldress	Ramp	art Way			
Description		Junc 5 80 Court	College popyright and d	325 RAMPART atabase rights	MAY A5 105 Hotel v TERS WAY 2015 Ordnance	46 3 Survey10001		Town Centre, n	orth of a
the site		hotel and	l office b	uildings	and dired	tly soutl	h of the M	54. The site has	a narrow
			•					in close proximi levelopment in	•
PDL	Green	proximity	. The sit	e falls pa	rtly with	in the 25	0m buffer	of a landfill site	
The site could deliver employment growth within a strategic employment as identified in the Proposed Housing and Employment Sites Document (20 Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchme area which has been identified within the Water Cycle Study (2014) as bein 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 Lo Plan and available at the project level, including an appropriate buffer, sho ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure (out 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							ent (2014). ees. The echment s being ce to n s and d cycle the Local r, should re (outside ape urban ne tively		
affect traffic constraints within the Town Centre. Estimated Yield Density 45 Site 2.019 Net 60% Approximate 7 Yield As the site is in close proximity to the Town Centre a density of 45 DpH 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	e are no	major co	nstraints tl	his site could co	me
Pacamm	andation	As there	are no m		d in the s			is sita is conside	ared to
Carried for to the str fit stage	orward			-			•	is site is conside portion of the si	

SHLAA ID	326		Site Ad	ddress	West	Southwa	ater, Telfor	d Centre		
Description the site	of	The site office bu	opyright and coof almost ildings, a	atabase rights t 9 ha is I	2015 Ordnano ocated ir	n Telford nd car pa	Town Centrking areas	tre and currentl	regular	
		shape, ar	-		Telford S	hopping	Centre. Th	e site is in a mir	ning	
PDL Bro	own	Consider	ation dit	a.						
Sustainability comments Development at (council offices). use of mineral reasonable walk strategic footpar walking distance strategic cycle reasonable walk peen assessed in predominantly period minor positive endowners.				Developr sources. s catchmon 4) as bein ng distan hs and re to existir utes. Deve frastructor the Land reviously fects on the	ment at the site in the site i	he site consisted and space. It at the ide of the instituty at the scape. At traffic of the scape. At traffic of the ide scape. At traffic of the ide of the scape. At traffic of the ide of the scape. At traffic of the ide of the id	ould hinder d within the as been ide strained. T in services, The site is own centre site could r e Green Ne Study Upd developmen ny increase constraints	r the future access to Coalport Wast ntified within the site is beyon educational factorial within reasonal services and factorial in the loss etwork). The site ate (2014), as the thas the potential within the Tow	ess to and te Water d cilities, ble cilities and s of small e has not ne site is ntial for sult of n Centre.	
Estimated Yi	eld						•	Approximate Yield DpH is expecte net site area of		
		expected		ımınunı. L	oue io ill	C SIZE UI	tile site, d	net site di ed Ul	7 3 /0 13	
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.						
Recommend Carried forw		As there have pot		-		or devel	opment th	is site is conside	ered to	
to the strate										
fit stage										

SHLAA ID	329		Site Ac	ddress	Land	of West	of Wellingt	on Road, Churc	h Aston
Descripti the site	ion of	The site	is greenf (TWC/2	atabase rights ield land		on the so	outh wester	rn fringe of New	•
PDL	Green								
Sustainal	•	are unce infrastru services, and recreexisting result in site is ide medium Buildings provided negative uncertain	rtainties cture. The local cere eational ous servi the loss entified i sensitiviti s, develo through effects, enty until	in regard ne site is ntre serv space. The ces and co of green n the Lar ty to hou pment we n the Loca potentia site leve	ds to the beyond rices and for site is reducation infrastrundscape Sasing development of the site of t	provision easonab facilities, within re hal facilit cture (ou ensitivit elopmen e sensitivit ould ensitivit ould ensitivitse. Dev	n of the nealle walking of strategic for easonable wies. Develoutside of the y Study Upot. The site we and responsure that the utral effect	mineral resource cessary WwTW distance to exist cotpaths and cyvalking distance pment at the site Green Netwodate (2014) as costa adjacent to Literative design; received be no site with an element at the site could rade 2).	ting train vale routes to te could rk). The of high / sted mitigation ignificant nt of
Estimate	d Yield	Density	25 DpH	Site Size	1.2 ha	Net site area	85%	Approximate Yield	25
		Site capa	city has	now bee	n establi	shed thro	ough the ap	oproval for 26 d	wellings.
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				on, the s	ite is con	sidered 1	to have pot	ential for devel	opment.
Carried for to the student fit stage									

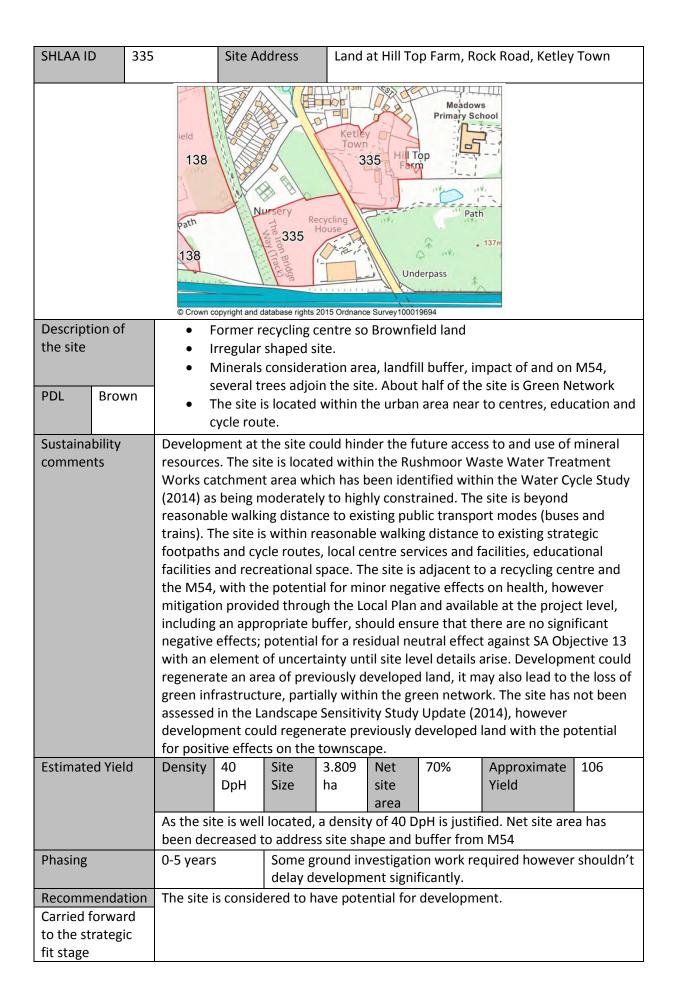


Phasing	5-10 years	The site has three mine shafts on it which could possibly present instability issues on the site. Due to the site having a variety of industry on it the site will require remediation.
Recommendation		ered to have potential for development. Housing on the site ut of place in the landscape due to residences being located
Carried forward	nearby.	
to the strategic		
fit stage		

SHLAA ID	331	-	Site Ad	ddress	dress Area north west of Sugar Beet Factory								
Descripti	ion of			database rights	2015 Ordnance			poses and is bro	ownfield				
the site	1011 01				ular shap	-	-	poses and is bit	JWIIIIEIU				
				_				nd a mining con	sideration				
DDI	Dans		irea.					J					
PDL	Brown				ely locate / (SHLAA			out adjacent to t	the former				
Sustaina	bility	Develop	nent at	the site c	ould resu	ılt in the	loss of exis	ting employme	nt land				
WwTW infrastructurexisting public transfacilities, education reasonable walking space. The site is lot the Local Plan show however there is stance increased disturbations result in the loss of site has not been a the site is predomination.				are unce cture. The ansport r onal facil ng distan located ould ensi still pote bance, no of green assessed minantly fect on the	are uncertainties in regards to the provision of the necessary sture. The site is beyond reasonable walking distance to insport modes (buses and trains), local centre services and conal facilities and strategic footpaths. The site is within ng distance to existing strategic cycle routes and recreational located within 200m of a SSSI, mitigation provided through ould ensure that there will be no significant negative effects; still potential for a residual minor negative effect through ance, noise and light pollution. Development at the site could of green infrastructure (outside of the Green Network). The assessed in the Landscape Sensitivity Study Update (2014); ninantly previously developed land with the potential for a fect on the landscape.								
Estimated Yield Density Density Size Density Size Density Size Approximate Yield Site density has been determined by the remote rural location of the the lack of access to services and facilities and the lack of public trans opportunities. The net site area has been determined due to the size of the site and to provide on site facilities given the remote rural location of the site.							the need						
Phasing		5-10		conside beet sit	eration of e to prov	any new	v developm	d to be deliverent at the Allsc the provision of the site.	ott sugar				
Recomm	endation			rural loc	ation if th	ne site w	-	forward on its	own it				
Not suita	able] would fit	or ne sui	table IUI	uevelupi	iiciit as I	esidelitidi i	anu.					
		l											

SHLAA II) 33	32	Site Ad	ddress				and Blue House	e Barns,		
		BI	11			vynd Roa	ad, Newpor	t			
Blue House Farm 332 Beechhill Beechhill Crown copyright and database rights 2015 Ordnance Survey100019694 The site is located on the north western fringe of Newport, outside the existing											
Descript	ion of	The site	s locate	d on the	north we	stern fri	nge of New	port, outside th	ne existing		
the site								ile of the town			
				-				ut the northern			
		line is for	med by	a woode	n fence a	nd abut	s a number	of buildings. Th	ne		
PDL	Green			•	-	_	•	s, The site is re	-		
		shape an	shape and flat. An outline planning application (TWC2014/0115) for 19								
		dwelling	s was red	cently ap	proved o	n the sit	e. The site	currently has lir	nited		
		access.									
Sustaina	bility	Develop	ment ma	y hinder	future a	ccess to a	and use of i	mineral resourc	es. The		
Estimate		area whi very high existing p facilities to existin strategic result in site is ide medium Buildings provided negative uncertain	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.								
Estimate	ea vieia	Density	DpH	Site Size	1.1 ha	Net site area	90%	Approximate Yield	20		
		developr a relative the chara The site i appear to Some allo	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. 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								
			_			-		ome reduction in oeen applied.	1 		

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 II	339		Site Ad	ddress Land adj to Cemetery, Waters Upton							
		The Old Rectory 339 Cemetery 634 atabase rights 2015 Ordnance Survey100019694									
Descript	ion of					e garden:	s for the ch	nurch rectory			
the site				s greenfi							
				_	ir and na	rrows to	wards the	southern end			
PDL	Green		The site i		om ration .	ardar an	tha adaa a	of the site			
			 The is a tree preservation order on the edge of the site 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 Sustainability Development may hinder future access to and use of mineral resources. The											
commen	•	•		•							
		site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014)									
								easonable walkir			
					-			d trains), local c	entre		
							_	footpaths and			
			•					ing distance to e	•		
		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.								
Estimate	ed Yield	Density	30	Site	0.689	Net	80%	Approximate	17		
			DpH	Size	ha	site		Yield			
						area					
			-			•	cess to ser	vices such as sh	op,		
		school, p			•						
Dhasin								shape of the sit			
Phasing		0-5 years	•				site and th viability of	e lack of physica	1 1		
				CONSULA	iiita iiiibi	ove the	νιαυπιτή ΟΙ	the site.			
Recommendation The site is located centrally in the village of Waters Upton and has access to							cess to				
					•	_					
carried forward services and facilities. Consequently, the site is consequently.						- 1	 - -	-			
to the st		,									
fit stage	0.0										

SHLAA ID	342	Site A	ddress	Land a	t Chartl	ey, Newpo	rt		
Descriptio	n of the	© Crown copyright and The site is locate	database rights 2	2015 Ordnance Southern	Survey10001 fringe o	448 75 Appg Sta P9694 f Newport,			
site		development bo			_		•		
PDL	Green	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 Littlehales Road. The site was identified in the Proposed Housing and Employment Sites Document 2014, for residential use.							
Sustainabi	S	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 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 w			e little or n lopment.	o constraints o	n bringing	

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
Carried forward to the strategic fit stage	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.

SHLAA II	343	<u> </u>	Site Ad	ldress	Land	West of J	liggers rou	ndabout			
Descript the site	ion of	• (Currently	Sluice nks atabase rights	343 vertrees 2015 Ordnance does not	271 271 DAITH - 0 U		considered to be	e open		
the site			pace. The site is	s conside	red Brov	vnfield d	ue to it bei	ng in a mining a	and		
PDL	Brown	• T	 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. 								
Sustainability comments Development may hinder future access to a are uncertainties in regards to the provision infrastructure. The site is beyond reasonable transport modes (buses and trains), local ce educational facilities, strategic footpaths an space. The site is adjacent to a SSSI and a Loprovided through the Local Plan should ensunegative effects; however there is still potentiate effect through increased disturbance, noise at the site could result in the loss of green in Network). The site is identified in the Landse (2014) as of high / medium sensitivity to hor greenfield land.					and use of the neal walking of the service of cycle round cycle round cycle round cycle round that the state of the service of	mineral resourcessary WwTW distance to existes and facilities and recreate Site, mitigation are will be no stressidual minor apollution. Develore (outside of the lopment, and the lopment, and the cessidual minor apollution.	ting public s, tional on dignificant negative lopment the Green date he site is				
Estimate	ed Yield	the main considera delay dev on this si isolated a on to this This site site, it is	constrai ation are velopmente. A con as currents site cou has some located r	ints for the a with ent and linustraint is atly there all did be contacted by the contacted	nis site is vidence on the author of the aut	that it is of mine I mount of site is we cass on the swhich canool (Light	located in peing on sit f dwellings within 250m he site, to could possintmooor Vi	d shape of it, he a mining and me te which can be de a landfill buffer. install access ar bly made it an a sillage Primary Se site is 0.8km a	ninerals essibly veloped The site is nd utilities ettractive chool)		

	A4169 which can	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	g the road.						
Phasing	Over 5 years The development for this site should up to and possibly ove							
	5 years to develop due to the constraints that are imposed on this site.							
-								
Recommendation	This site is situate	ed relatively close to existing local services, and it has excellent						
	transport connec	tions and it being close to education facilities. However, the						
Not Suitable	site is located in	a mining and mineral considerations area with mineshafts on						
	site. Another con	sideration that needs to be considered is that the site is						
	located with in 2	50km buffer for landfill. Another issue associated with this site						
	is that could poss	sible appear isolated is there is no existing residential						
	properties near t	he site so it will be costly to install utilities and access on to						
	the site.							

SHLAA II)	344	Site A	ddress	Land	at Wellin	igton Road	l, Lightmoor.			
To To To To To To To To To To To To To T											
Descript	ion of	• (Currently	the land	d does no	ot have a	use and it	is just a large sp	ace of		
the site			pen lan		c		2 .				
								s being places or ellington Road.	i the site.		
PDL	Brown				_		_	neven parts of la	and due to		
					on the		•	·			
					•			e are the 3 land			
								delays in develone is located with	•		
								ted directly opp			
								pear to have mir			
								ed as a mineral			
			_		tion area						
Constains	la ilita						of Horsel	•			
Sustaina	•	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								
								of green infrast intified in the La			
		1 -			-			ensitivity to hou	•		
			-	-				vithin the urban	_		
				-			_	effect on lands	-		
site contains agricultural land, although this is not classified as best and versatile (the site contains Grade 3b and 4).								nd most			
Estimate	d Yield	Density	30	Site	3.555	Net	75%	Approximate	79		
Littlate	.a ricia	Density	DpH	Size	ha	site	, 5/0	Yield	, ,		
			•			area					
								nay and would r			
		blend int	o the ur	ban land	scape if t	the site w	as develop	oed. The site is I	ocated		

	north of the site would complete I have chosen a k consideration de	ad which would suggest that it has good transport links. At the there is already housing and developing the land further these existing dwellings. Ower net site area for the site due to the mining and mineral signation the site holds and the 3 mines located on the site strain development on the site.
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	located nearby o	evious planning history of this site planning applications r on this site have been granted, which suggests the area is
Carried forward		ing. Consequently, the site is considered to have potential for
to the strategic	development.	
fit stage		

SHLAA ID 3	345	Site Address	Land off	Barracks Lane,	Lilleshall	
	© Crown cop	yright and database right	345 s 2015 Ordnance Sur	Shaft (dis)	Fā	
Description of				•	of Lilleshall and	
the site		_			ear to be greenf	
		•		• .	rough the site fr	
PDL Green					e, and access wo	ould be via
Sustainability	a Hallow i	ane from the n		-	mineral resource	oc Tho
Estimated Yield	area which moderate distance to education walking di routes. The through the effects; he through in site could Network). Update (2 potential formation of the county of th	h has been ider ly to highly con o existing train al facilities and stance to existi e site is located ne Local Plan sh owever there is acreased distur- result in the los The site has no 014); the site is	strained. The services, tow recreational ng bus service dadjacent to sould ensure still potential bance, noise so of green in the been assess greenfield laget and the service of the service of green in the service of green	the Water Cycles site is beyond on / local centre space. The site es and strategical Local Wildlife that there will land light pollut frastructure (or sed in the Land and adjacent to on the landscap	atment Works ce Study (2014) a reasonable walker services and fact is within reason compaths and estite, mitigation be no significant minor negative education. Developments of the Great Scape Sensitivity the urban area of the Great Approximate	s being cilities, able cycle provided negative effect at the een y Study
Estimated field		DpH Size	si ar	ea	Yield	
	developm a relatively the charace The site is appear to Some alloy retained i.	ent (predomina y lower density cter of the surro fairly regular in exist on site, so wance may be the hedgerows a	antly low der would ensurbundings. In shape and to subject to reso needed to ta nd trees that	sity housing and re development opography. No oliving the curre ke account of a may result in s	e surrounding red open agricultude would be in keet other permaner other permaner nt access constrainty features that ome reduction in erefore been ap	ral land), eping with nt features aint. should be
Phasing	10+ years.	Isolate	d greenfield	site that would	require a signific d as a viable deve	cant

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

SHLAA ID 346	Site Address Land at Longwithy Lane, Edgmond		
Description of	Edgmond SHREWSBURY ROAD	the site	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
PDL Green	predominantly flat. No obvious physical constraints based on available evidence.		
Sustainability comments Estimated Viold	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 Site DpH Size 5.0 ha Net site area 75% Approximate 90 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		
Not suitable	village of Edgmond, thus creating a new housing estate within the countryside.		

SHLAA ID	347	Site Address Site 148, The Old Manor Cottage, Longdon						
		3 .557 (aa. 555	Tern	,		2011480, 2011841		
	Traci	The Old Manor	347	Survey10001	9694			
Description of		The site is curren				oses		
the site		The site is greenf	•	· ·				
		The site is regula	r shape					
PDL Gree	n	The site is flat	_					
		There are no con		-			.	
Sustainability		The site is remot						
comments								
Estimated Yiel	d Density	25 Site DpH Size	4.039 ha	Net site	75%	Approximate Yield	76	
		Dpn Size	l IIa	area		rielu		
	transpor Net site a	density has beer t opportunities a area has been de services and facil	and the rer etermined	ed by th mote loc by the s	ation of the s	e site. site and the nee		
Phasing	10-15	The lac	ck of servi	ces and f vices cu	facilities wo	ould need to be ilable will affect	•	
Recommenda	tion The site i	is remotely locat	ed being s	ituated	in the oper	n countryside.		
Not suitable								

SHLAA ID	349		Site Ac	ldress	Site 5	, Shephe	rds Lane, R	ted Lake	
		© Crown co	LANE LANE Dopyright and d	STATE OF THE PARTY	349 371 2015 Ordnance	AN 168	Bm	Path	
Description o		he site o	of 0.6 ha	is locate	d within	Telford l	Jrban Area	and currently fees. The Green	
	is	s fairly le	evel and	is well co	nnected	to the ro	oad networ	rk. It is not with ation Area and p	in close
PDL Gre	en w	vithin a	350m bu		landfill si		-	preservation o	•
Sustainability comments	re V (2 re tr w re w S	esource: Vorks ca 2014) as easonab rains), lo vithin re ecreatio vithin th ensitivit	s. The sit tchmen being m le walki ocal cent asonable nal spac e green y Study ield land	te is locate tarea who derate ng distan re service walking e. Develonetwork. Update (ted within the high ce to exist and factions of the control of the	n the Ruspeen ider ider ider ider ider ider ider ider	shmoor Wantified with rained. The olic transpond education egic footpad to the los been asses evelopmer otential for	is to and use of aste Water Trea in the Water Cy site is beyond ort modes (buse onal facilities. The arms and cycle resoft in the Landart could result in a minor negation.	stment ycle Study s and he site is outes and structure scape n the loss
Estimated Yie		ensity as the no	40 DpH ot in clos	Site Size e proxim	0.597 ha ity to a c	Net site area entre, a	95% density of 3	Approximate Yield 35 DpH is justifi	22 ed. Due to
Phasing		As the not in close proximity to a centre, a density of 35 DpH is justified. Due the size and regular shape of the site, a net site area of 95% is expected. O-5 years Due to the minimal nature of constraints and small size of the site, it could be delivered in the short term.							
Carried forwato the strateg	ard p	uitable t	o come	-	Consequ		•	ne site is considensidensidered to hav	

SHLAA ID	352	Site Address	Site 3	4, Edgmo	ond Road, I	Newport			
	leside	3:	52 ava478a	Beech Lod	Hillinge B8062				
Description of	The site I	nas the benefit o	of planning	gpermiss	sion for 85	dwellings , gran	ited in		
the site		d is now awaitin d by Bovis Home	_			ters application	l		
PDL Gree	en								
Sustainability comments	located w been iden The site is (buses and routes. The and facilit could resu	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							
Estimated Yiel	d Density	n/a Site Size	n/a	Net site area	n/a	Approximate Yield	n//a		
	n/a								
Phasing	n/a	n/a							
Recommenda	tion n/a								

SHLAA ID	353		Site Ac	ldress	Site 1	14, Rodii	ngton	_	
Description of the site		• 7	opyright and diffee site i	Cer latabase rights s current	353 353 2015 Ordnance	a Survey10001 or agricu	PH 19694 Ilture and is	s greenfield	
PDL Gree	en	 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.)	
Sustainability comments Development may hir site is located within tarea which has been i low constraint. The site public transport mode educational facilities a walking distance to expense.					215 under planning permission TWC/2014/0484. Thinder future access to and use of mineral resources. The nin the Monkmoor Waste Water Treatment Works catchment en identified within the Water Cycle Study (2014) as having e site is beyond reasonable walking distance to existing nodes (buses and trains), local centre services and facilities, ies and strategic footpaths. The site is within reasonable o existing strategic cycle routes and recreational space. The site could result in the loss of green infrastructure (outside)				
Estimated Yie	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 resp design; mitigation provided through the Local Plan should ensure that the 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 Site 1.122 Net 70% Approximate 15						opment te is responsive t there		
The site density is determined by the location of the site within the village Roddington which provides access to recreational facilities and local public Net site area has been determined by the site and shape of the site and lack of constraints on development but the need to supply services.						pub. nd the			
Phasing	5	5-10		need to	be mitig	gated inc	luding the j	highway netwo junction capacit aches to the villa	ty and
Recommenda Carried forwa to the strateg fit stage	rd v	route enhancements on the approaches to the village. 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.							

CHIAAID	250	•	Ci+o Ao	ddrocc	Due D	Namat Vii	aayard Daa	d Oakongatas	
SHLAA ID	356		Site Ad	acress	Bus L	epot, VII	neyard Roa	d, Oakengates	
Descripti the site	ion of	QUE © Crown o	Site is ex	TREET atabase rights isting bus	2015 Ordnands depot –	- brownfi	eld land		ted for
		l I	nousing (ongoing	discussion	ons abou	t design)		
PDL	Brown	• !	 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, ne education and public transport 						
Sustainal	bility	Develop	ment cou	uld result	in the lo	ss of exi	sting emplo	oyment land. Th	e site is
Development could result in the loss of existing employment land. located within the Rushmoor Waste Water Treatment Works catch which has been identified within the Water Cycle Study (2014) as a moderately to highly constrained. The site is beyond reasonable will distance to existing primary educational facilities and strategic fool site is within reasonable walking distance to existing public transport (buses and trains), market town centre services and facilities, second educational facilities, strategic cycle routes and recreational space not been assessed in the Landscape Sensitivity Study Update (2014) previously developed land within the urban area with the potential positive effects on townscape and potential to improve green infraconnections. The site is adjacent to Listed Buildings and a Conservate development would require sensitive and responsive design, mitigate provided through the Local Plan should ensure that there will be not negative effects, potential for a residual neutral effect with an element uncertainty until site level details arise.						dy (2014) as being reasonable walk strategic footpart oublic transport acilities, second ational space. The potential force green infrastind a Conservational being with an element of the with an element of the with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be no set with an element of the potential force will be not set with an element of the potential force will be not set with an element of the potential force will be not set with an element of the potential force will be not set with an element of the potential force will be not set will be not set with an element of the potential force will be not set will be not	ng ing aths. The modes ary ne site has the site is or minor ructure on Area, on ignificant nt of		
Estimated Yield Density 45 Site 0.58 Net site Yield A density of 45DpH is justified as a mix of flats and houses is expect has been decreased to address design/heritage assets and shape of as local street character layout						uses is expected			
Phasing		0-5 years			•	sues to d	lelay delive	rability.	
Recomm Carried for to the stri fit stage		Site is su consider						sequently, the s	ite is

SHLAA ID	357		Site Ac	ddress	Hadle	y Quarry	/		
		© Crown co	pyright and d	atabase rights	Suff (sign)	357 Survey10001	Isones	96	
Descripti	on of	The site i	s a large	operation	onal quari	y. The si	ite is curre	ntly accessed vi	a the brick
the site								oss the middle o	
								h west of the si	
PDL	Brown	_			•			f the site there	
	2.01	_			-	-		merly been mir part of this wo	
								rt of the site wa	_
		-					-	development h	_
		come for					,	P	, , ,
Sustaina	bility	Given its	size, the	site has	the pote	ntial to c	leliver a lar	ge amount of h	ousing.
Estimate		The site is catchmer as being walking of schools a to existin facilities a which is of SSSI and there will effect. Deficitly contained the loss in the loss	s located and area was moderated in the stratege and recrete in the sevelopm of the gray increase of gree and increase of gree and increase in the sevelopm of the gray increase in the gray increase in the gray increase in the gray in	d within to which has tely to his to existing egic cycle eational ed for gens exposions a significant at the een netwivity Studen space ased traff	the Rushr is been ide ghly consing public in paths. The routes, a space. The eological fure of the ant negative site couvork). The dy Update in an urbafic as a resident and the site courant of the eological for a site courant and the	noor Wa entified water cranspore e site is was seconda e site co eatures. geologic ive effect ive effect di result e site has (2014), an area;	within the Name of the site is to modes (bout the site is to modes (bout the site is to mode), it is to mode of the site is to the site is the site is to the site is the site	Treatment Work Water Cycle Stubeyond reasona uses and trains conable walking ocal centre serv Hadley Brickpi development av sit is considered of green infras assessed in the levelopment wo or a minor negat t may negativel	ks dy (2014) able a, primary distance vices and t SSSI oids the d that neutral tructure ould result ative
Estimate	d Yield	Density	35 DpH	Site Size	32.777 ha	Net site	50%	Approximate Yield	573
			ρμι	Size	IIId	area		rieiu	
		delivered be delive	l. With the red acro the need	his in mir ss the sit I to pote	nd it is co te. Due to ntially del	assume nsidered the larg	that an av e amount	of properties wo erage density o of physical cons I open space on	f 35 could traints on

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	Whilst some of the site is suitable and has the benefit of planning permission, a						
	large amount of t	large amount of the site is constrained and still worked. Therefore the site is						
Not suitable	not considered suitable for allocation at this time.							

SHLAA ID	361	Site Address	Off Wappenshall Hadley extension					
Description o	500 © Crown	support the Woold Moore State of State	361 611 614 hts 2015 Ordnand ith a small	609 Dee Survey10001 area of b	7117 99694 prownfield	712 08 waste land – Wappen		
the site	are singl	nall cluster of ho e track/narrow	bound eitl	ner side w	vith hedges	s. Hurley Brook	runs	
PDL Gre	area, aw consider	the site. Potent ray from local se The site is curi nain road (A442	ervices and ently land	l facilities locked, w	. Existing p vith no acce	roperties and t ess potential or	rees to	
Sustainability comments	may hind within the has been highly compublic to public to primary site is with facilities over 5 had in the lower in the	der future accessive Rushmoor Win identified with constrained. The ansport modes educational faction reasonable and strategic cylonographic for a relevel details are atively affect trace and NPPF.	is to and u aste Wate in the Wa site is beyon (buses and ilities, strate walking do yole routes and within astructure ape Sensities esensitive hould ensies desidual ne ise. Any in affic constes partially uire Seque	se of min r Treatme ter Cycle ond reasond trains), I tegic foot istance to be the Weal (outside ovity Study t. The site and respure that tutral effectives alowithin Flential and	eral resourent Works of Study (201 onable walk local centre transfer and to existing soment could Moors. It is contains to consive despite with an existing as a ring the A44 ood Risk Zol Exception	rces. The site is catchment area (4) as being mode (4) as being mode (5) as ervices and for the condary education of the condary education (5) as of high Listed Buildings (5) as of high Listed Buildings (5) and at Leego (5) and at Leego (5) are 2 and 3, Tests in line with the catch (5) as of high Listed Buildings (5) and at Leego (5) and at Leego (5) are 2 and 3, Tests in line with the catch (5) as the catch (6) are the ca	located which derately to existing acilities, ace. The ational oss of ould result e site is provided negative ertainty pment mery th the	
Estimated Yie	The site has been	25 Site DpH Size is located in the		-		-		
Phasing		existing brook. 10+ years By reason of the number of houses and rate of selling as we 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
Carried forward to the strategic fit stage	direct access onto a suitable adjacent highway and is isolated from the urban area.

SHLAA ID	364		Site Addr	ess	White	house Fa	arm, Rodei	n	
			MAR	Track	364 Rod	Sewage Works en	Track Whitehous 819		
Descriptio the site	he site is couldings to the site is Gine is the site is a	the east Greenfield	t of the d and b	site.		oses and has fa	rm		
	Green/ Brown	• T	he site is fl he site is ir he site loca	n a miner				en	
Sustainabi		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 Site 6.094 Net 75% Approximate 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							on		
Recomme Carried fo to the stra fit stage	rward	The unce		arding th	ne provi	sion of \		unity for comm rastructure cou	

SHLAA ID	366		Site Ac	ddress	Land	adjacent	to Hollies	Farm, Tibberto	n
Description of	f Т	© Crown c		77 Jatabase rights	574 62 2015 Ordnance	2 e Survey1000	19694	509 on village, betw	veen
the site						•		rently used for	
		•				•	•	predominantly	flat. A
PDL Gree	en n	orthern	portion	of the s	ite is affe	cted by	Flood risk.		
Sustainability comments	y hinder future access to and use of mineral resources. There in regards to the provision of the necessary WwTW he site is beyond reasonable walking distance to existing public (buses and trains), local centre services and facilities, ties and strategic footpaths. The site is within reasonable to existing strategic cycle routes and recreational space. The site could result in the loss of green infrastructure (outside work). The site has not been assessed in the Landscape Update (2014); the site is greenfield land adjacent to the the potential for a minor negative effect on the landscape. The within Flood Risk Zones 2 and 3, development would require exception Tests in line with the Local Plan and NPPF.								
Estimated Yie	ld C	Density		Site Size		Net	1.8 ha	Approximate Yield	36
			DpH	Size	ha	site area		rieiu	
	Given the peripheral location and the character of the locality (open land/lor 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 feature 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 an 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.							nt would nt features potential nt of any esult in ay also be	
Phasing)-5 years	.	this site	e forward a flood zo	for deve one how	elopment.	no constraints to Part of the site arge site this co scheme.	falls

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
Not suitable	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.

SHLAA ID	367		Site Ac	ldress	Plot -	Churchil	l Drive, Gre	eyhound Hill, Ke	tlev Bank	
		TO PARTY OF THE PA			367	GR	EY HOUN	4	,	
Description the site	on of	mining ar	nd has fo	rmer mi	neshafts	on the s	ite. The site	reviously been has current ac eyhound Hill to	cess onto	
PDL	Brown		Churchill Drive is relatively narrow. To the North and East there is mature woodland. The site has planning permission for 14 dwellings.							
Sustainal commen	ts	resources Works ca (2014) as reasonab strategic public tra secondar Developn within the Sensitivit	s. The sit tchment being m le walkin footpath insport r y educat nent at t e green y Study	te is locate area who derate and distants. The simodes (but ion facilithe site conetwork.	ted within the high to high to exist the is with the sand tities, straudd result and the site 2014), he ban area;	n the Ruseen ider ly constricting print in reaso trains), tegic cycult in the has not owever d	shmoor Wa ntified with rained. The mary educa nable walk town centr le routes a loss of gre- been asses evelopmer al for a mir	es to and use of este Water Trea in the Water Cy site is beyond ational facilities ing distance to be services and fad recreational en infrastructures in the Land at could result in the cornegative efforces.	and existing facilities, space. re partially scape n the loss	
Estimated Yield Density 30 DpH As the site is wit constraints arou				Site 0.54 Net 90% Approximate 14 Yield nin the urban area but not in close proximity to a centre, with and the access and mineshafts, a net site area of 90% is ensity of 30 to take account of the loss of some green space.						
Phasing O-5 years The site already benefits from having planning and a scheme that will address the constraints. Therefore it is considered that the site could d the plan period.						constraints on t	he site.			
Carried for to the str fit stage		is conside	ered to b permiss	the urba e suitab	n area ar le for allo	cation a	nd as such	nts, and therefo already benefit ered to have pot	s from	

SHLAA ID) 37	0	Site Add	dress Daisy Bank Drive, St Georges, Donnington						
			pyright and date	7	370	Survey10001	CRATE STATE OF THE			
Descripti	ion of			-			•	that were with		
the site				_				isy Bank Drive l	•	
						•		ne south. At the Ihill Way. The n		
PDL	Brown	end of th Daisy Bar has an ex	e site is co nk Drive. T	overed by The site h y area in	y vegeta las seve the sou	ation and ral Wildl th easte	d has a sign ife sites in	ifficant slope do close proximity The site benefit	wn to . The site	
Sustainal	bility	Developn	nent at th	e site ma	ay hinde	r future	access to a	ind use of mine	ral	
Development at the site may hinder future access to and use of mir resources. The site is located within the Rushmoor Waste Water Tru Works catchment area which has been identified within the Water (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, locaterices and facilities and educational facilities. The site is within rewalking distance to existing strategic footpaths and cycle routes and recreational space. The site (and adjoining cluster of homes) are sur Local Wildlife Sites, mitigation provided through the Local Plan shouthat there will be no significant negative effects, however there is suppotential for a minor residual negative effect through increased distinction of the green infrastructure (outside of the green network). The site has not assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of green space within the urbate potential for a minor negative effect.						in the Water Cy site is beyond rt modes, local te is within reas cle routes and omes)are surro ocal Plan should ever there is still increased distu ld result in the he site has not 014), however	centre conable cunded by densure I the rbance, loss of been			
Estimated Yield Density 30 Site 1.808 Net 70% Approximate Yield The site is within the urban are but is not in close proximity to therefore a density of 30 has been assumed appropriate for the also help address a loss of green space. The net site area is set accommodate the difference in site levels, constraints due to find the site area is set accommodate.						Yield cimity to a centure the for the site. The a is set as 70 to	re, This will			
				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
Carried forward to the strategic fit stage	from planning permission. Consequently, the site is considered to have potential for development.

SHLAA II	371	1	Site Address Site 5, Shepherds Lane, Red Lake								
JIILAA IL	502		Site Address	Land at Mossey Green							
371 The Rock Crown copyright and database rights 2015 Ordnance Survey100019694											
Descript	ion of	The two s	sites together cove	er just under 1.7 ha and are located within Telford							
the site				154. They currently function as builder's storage and							
			•	eld. The sites have a regular shape, and are							
PDL	Brown /			work. The closest local centre is located in							
	Green approximately 900m from the sites. The sites are in a mining consideration area and there is a mineshaft on site 502.										
Sustaina	bility	371: Deve	elopment at the si	te could hinder the future access to and use of							
commen		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									
			-	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									
				d within the urban area; potential for a minor							
			-	ent at the site could regenerate a small area of							
		previous	y developed land	promoting the efficient use of land.							
			•	te could hinder the future access to and use of							
			mineral resources. The site is located within the Rushmoor Waste Water								
				nt area which has been identified within the Water							
			-	moderately to highly constrained. The site is							
			_	g 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									
			•	available at the project level, including an							
		_		ensure that there will be no significant negative							
				opment at the site could result in the loss of green							
				nin the green network. The site has not been							
				Sensitivity Study Update (2014), it contains areas of							
		previous	previously developed land.								

Estimated Yield	Density	35	Site	1.659	Net	90%	Approximate	52	
		DpH	Size	ha	site		Yield		
					area				
	As the si	tes are n	ot in clos	e proxim	nity to a d	centre, a de	ensity of 35 DpF	l is	
	justified.	Due to t	the mine	shaft on	the site,	a net site a	rea of 90% is ex	pected.	
Phasing	5-10		As the s	sites are	currently	used they	could come for	ward in	
			the me	dium-lon	g term				
Recommendation	As there	are no n	najor con	straints	that coul	d not be m	itigated, the sit	es are	
	consider	ed to ha	ve poten	tial for d	evelopm	ent.			
Carried forward									
to the strategic									
fit stage									

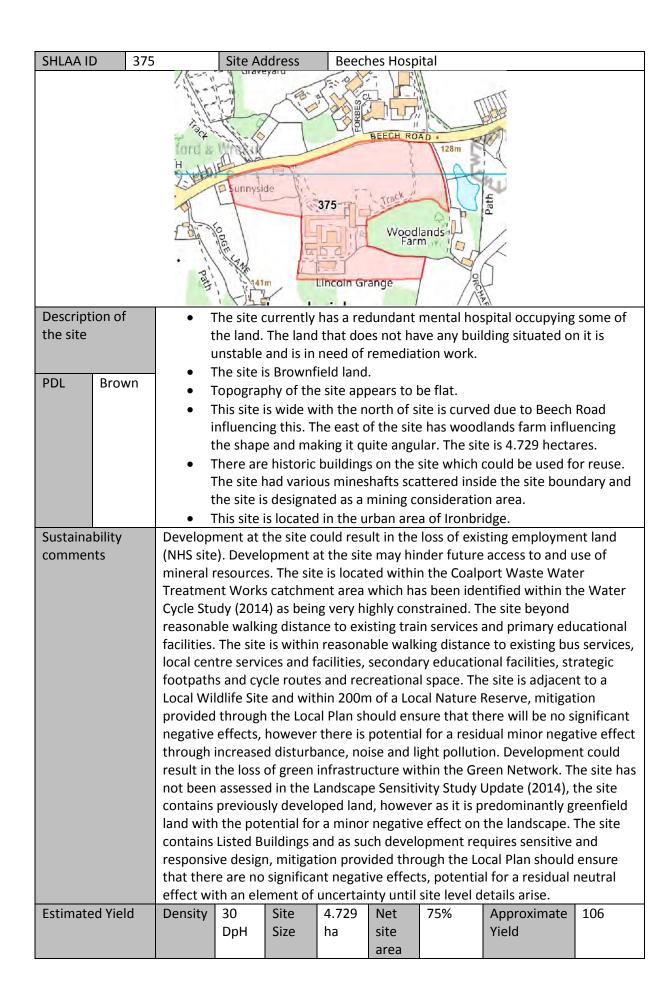
SHLAA ID	372		Site Ad	dress Plot D, Pool Hill Road ,Dawley						
		491		687	776	66	136 Vickii 7			
Description	of	• C	Currently	this site	does no	t have ar	ny use and a	appears to be g	reen open	
the site			pace.	- desi=	+od P	ا - ا	مناحما الم	to the source	inoc that	
			re locate	_		rownfiei	a land due	to the seven m	ines that	
PDL Bi	rown					ite angul	lar and nari	rows towards t	he south	
			•			_		by how Dosele		
							n angular p			
								ping possibly to	o the	
			_	-		-	sant on thi	s site. t it is in a minin	σ	
						•		shafts located o	_	
		_								
Sustainabili		site is loc area whice very high existing productions facilities. services a cycle rour loss of greassessed greenfield effect on provided negative uncertain	ated with the has be ly constructed to the site and facilities and reen infration the Ladiand withous towns cathrough effects; party until s	hin the Comment of the comment of th	coalport vified with ne site is nodes (but ne sonate the secondary earth in Sensitive urban are site is additional plan shor a rest details a	Waste Whin the Volumes and ble walk ducation e. Develot the Greetity Study rea with jacent to ould ensidual neurise.	Vater Treatr Vater Cycle reasonable trains) and ing distance al facilities opment at the Poment at the Update (2) the potention of a Listed Besture that the utral effect	mineral resourd ment Works can e Study (2014) a e walking distan d primary educa e to existing loo , strategic foot the site could re the site has n 014); however ial for a minor re uilding, mitigat the will be no se the with an eleme	tchment as being ace to ational cal centre caths and esult in the ot been the site is negative ion significant	
Estimated \	rield	Density	30 DnH	Site Size	2.249 ha	Net	60%	Approximate Yield	40	
	DpH					site area		rieid		
		The site is	s located	in the u	rban are		ose proxim	ity to commun	ity	
		facilities a					•	•	•	
Due to the mineshafts being located on the site and the								n area		
								educed 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 shall located on the site. This is considered likely to impact of							ne shafts			

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

SHLAA II	373	3	Site Address	Land New		Islington (d	old showground	1),	
Descripti the site	ion of	© Crown co	and Paul ary School apyright and database right is located on the the existing bu	373 ats 2015 Ordnande northerrillt-up area	orts Ground Grove e Survey1000 or fringe or and the	19694 f Newport. playing fie	It is a piece of olds further nort	h (rugby	
			•			_	s site-specific co		
PDL	Green	exist, bas	ed on available	evidence	•				
Sustaina	its	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.							
Estimate	ed Yield	Density Given the	20 Site DpH Size	0.8 ha	Net site area the chara	95% acter of the	Approximate Yield esurrounding re	15 esidential	
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 featur 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.						a Joing with Int features Joint aint. Should be In the should be Joint aint aint aint aint aint aint aint a			
Phasing		0-5 years	There	would ap	pear to b	e little or r	no constraints to	•	
Recomm Not suita	nendation able	outside tl	this site forward for development. 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.						

SHLAA ID	374		Site Ad	ldress	Land t	o South	of Plough	Lane, Newport		
			Pion Walter	Drain Drain		Survey100015	Moss Pool Bridge	Mero Fa		
Description	of			_				veen the existin	_	
the site								development w		
				_	-			south. At the so		
PDL G	reen	There are	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.							
Sustainabil		Development may hinder future access to and use of mineral site is located within the Newport Waste Water Treatment Warea which has been identified within the Water Cycle Study very highly constrained. The site is beyond reasonable walkin existing public transport modes (buses and trains), town cent facilities, primary educational facilities and strategic footpath within reasonable walking distance to existing secondary faci cycle routes and recreational space. The site is adjacent to a provided through the Local Plan should ensure that there will negative effects, however there is the potential for a residual effect through increased disturbance, noise and light pollution could result in the loss of green infrastructure (outside of the The site is identified in the Landscape Sensitivity Study Update high / medium sensitivity to housing development.						ment Works cat Study (2014) as walking distand vn centre service ootpaths. The sit ary facilities, str nt to a SSSI, miti ere will be no sit esidual minor no collution. Develope of the Green Novelope v Update (2014)	chment s being ce to es and te is ategic gation gnificant egative opment letwork). as of	
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 yea	rs		issues around site constraints and access it is ed the site would be available from midway through period					
Recommen	dation	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	importance of this green sace is reflected in its proposed designation as green
to the strategic	network in the Telford & Wrekin Local Plan. On the edge of the urban area, the
fit stage	site could potential be developable.



	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. 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.						
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	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						
Carried forward to the strategic fit stage		twork running by it and there is already access on the site. The ar a local centre and schools which already serves the existing					

SHLAA ID	377		Site Ac	ldress	Land	at Adma	ston, Welli	ngton		
Descripti	ion of	l	opyright and d	dmastor	377 Homeon	563		PAY		
the site	1011 01			s current s greenfi	-	usea for	agriculture			
the site				J		ane whic	ch wrans ar	ound existing		
			levelopn	_	Galai E 311	ape wine	ii wraps ar	ourid existing		
PDL	Green		he site i							
		• 7	here are	no signi	ficant co	nstraints	to develop	oment		
		• 7	he site i	s located	to the n	orth of A	dmaston w	ithin close pro	ximity to	
								ecreational spa		
Sustaina				•				mineral resourd		
	are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing pub 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 (outsic of the Green Network). The site is identified in the Landscape Sensitivity Stud Update (2014) as of medium sensitivity to housing development, and the site greenfield land. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).						ting public ic ocal space. re (outside vity Study I the site is est and			
Estimate	d Yield	Density	30 DpH	Site Size	5.41 ha	Net site area	75%	Approximate Yield	122	
		access to Net site a	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.							
Phasing		0-5			-	•		ts other than th	ne	
		potential need to improve highway arrangements lo to the constrained nature of the local network.								
Recomm	nendation	However	, the site	is withir	n walking	distance	e of a good	ransport oppor	services	
Carried f	orward			_		_		nsequently, the	site is	
to the st	rategic	consider	ed to hav	ve poten	tial for de	evelopm	ent.			
fit stage										

SHLAA ID	378		Site Ad	ddress	West	of OA Be	ech Road		
			Path Gastle Grave	Path 1	378	230	Allot Gdns		
Description of	f	• 7	he site i	s an oper	CONTRACTOR OF SCIENCE	TOUR PORT OF THE PARTY OF THE P	0.017.00	tly being used f	or grazing
the site		• 7		appears to			lustrial rela	ted history so i	t can be
PDL Gree	en	• 7					t rectangu	lar in shape and	l measure
				appears to					
					-		mining are		
				_			es the site. velopment	as part of the N	Madelev
						_	•	•	
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.							cchment as being ace to o existing a cycle allife Site, ded a negative ace could be a with the d close to would a the Local potential
Estimated Yie	ld	Density	40 DpH	Site Size	4.221 ha	Net site	85%	Approximate Yield	143
			υμπ	3126	ııa	area		rielu	
								ed 874 yard aw	
			-					a leisure centre of the Madeley	
								development o	

	and reflects a mu	ich 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					
Carried forward to the strategic fit stage	•	t it is next to and will continue the housing in the site instead ding in a cul –de-sac.				

SHLAA IC	379		Site Add	dress	Nedg	e Hill Far	m			
		112	Path	Nedge Hill Nedge Farm Nedge Farm NA Poc Car Park Picnic Area 379 158m NA Picnic Area						
Descripti	ion of							rrently functior		
the site		_		_		_		been previousl nd fairly level. It	•	
						_	•	n close proximi		
PDL	Green /	-		-		•		the site, is a Bui	•	
	Brown	Local Inte								
Sustaina	bility	Developn	nent at th	he site c	ould resu	It in the	loss of exis	ting employme	nt land	
Estimate		(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 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 mitigation provided through the Local Plan should ensure that there are resignificant negative effects; potential for a residual neutral effect. Develo 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 (as of medium sensitivity to housing development. Development at the site could regenerate a small area of previously developed land.					ne Water d rvices and te is y o an dlife Site, are no velopment reen ate (2014)			
		,		Size	ha	site		Yield		
		As the site is not in close proximity to a centre, a density of 30 DpH is justifi As there are no major constraints, a net site are of 75% is expected.							justified.	
Phasing		10-15 years As it is a large site with an existing use, it is expected to delivered in the long term.						ed to be		
	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									
Not suita	able	recommended suitable to come forward.								

SHLAA II	380		Site Ac	ddress	Land '	West of	Brandon A	venue			
		487		Sha	W380 WBRCh 2015 Ordnance		381 381 9694	THE PLANT OF THE PARTY OF THE P			
Descript	ion of				ly green	open spa	ace				
the site				s Greenf							
				_	ted wider	ning in th	ne eastern	portion			
PDL	Green		he site i								
					straints to	•		the Admaston	a .a d		
								the Admaston the site and Sha			
						•	of the site.	the site and sin	avvoircii		
Sustaina	bility							mineral resour	ces. There		
commen				•	in regards to the provision of the necessary WwTW						
				The site is beyond reasonable walking distance to existing public							
				(buses and trains). The site is within reasonable walking							
				ng local centre services and facilities, educational facilities,							
		_		ns and cycle routes and recreational space. Development at							
				sult in the loss of green infrastructure within the Green e has not been assessed in the Landscape Sensitivity Study							
								rban area, deve	-		
					_		t on the la		'		
Estimate	ed Yield	Density	35	Site	1.59	Net	90%	Approximate	50		
			DpH	Size		site	(1.43)	Yield			
						area			L		
			•			•		ne site towards	_		
				•		•	•	t opportunities, pps and schools			
								o development			
		well as ti			-	iden er e		o development	on site as		
Phasing		0-5				nfield and	d has no m	ajor constraints	s to		
				develop	oment.						
Recomm	nendation							t has no develo			
_								caccess to mor	·		
Carried f		-	-					as Wellington a	ind		
to the st	rategic							ton Bypass – ven should othe	er local		
fit stage							_	ally urban exter			
		22.2.0pi			54 50111	J. Wai	copecit	, a. barrence			

SHLAA ID	381		Site Addres	s Land	South Fa	est of Squir	rel Meadow	
SILANID	30.	487	School	CROWDALE ROA	CONS A BUE OF THE PROPERTY OF	LEWIS CONTROL OF THE PARTY OF T	8439 8439	
Description the site	on of Green	• T tl	he site is cur ne major poo he site is an hawbirch Rd he portion o emainder of he longer no rrough it and ccess will be quirrel Mead he site is loc	rently green tion of the seenfield irregular shawith a section f the site to the site falliorth / south d is affected a major cordow which is	open spanite from the southing in on become of the mastraint was shared was traint was shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared was traint was the shared w	ace with a long south from the south from the sides to the sides to the side t	om Crowdale R ds Brandon Ave school is flat w owards the bro as a brook runn flood zones 2 a	d to enue. vith the ok ing and 3. Site ole through
Sustainab		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						atchment as being cing condary o existing strategic existing within structure dscape urban ne elopment
Estimated	d Yield	edge of u Net site a within flo	rban area ar rea has beei	een determind the poor on determine	opportuni d by the r	ities to pub najority of	Approximate Yield of the site towalic transport. the site being loogh the middle	ocated

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					
Carried forward	development. An	development. Any development would require mitigation of the flood zones.					
to the strategic							
fit stage							

SHLAA II	382		Site Ad	ddress	Hadle	y Park W	/est, Oakha	mpton Road				
		611 Weir	Leegomery Roundabout A442 Weir weir copyright and co	atabase rights	38 39		Hadleypark Bridge	ueen sines 25				
Descript	ion of	• 9	Site is gre	eenfield								
the site				riangular	•							
								gs (TWC/2013/:				
PDL	Green						•	neighbouring h en Network	iousing,			
				_	•	-		ting services an	d			
				Located			•	enig services un	<u>.</u>			
Sustaina	bility	Develop	ment at	the side r	nay hind	er the fu	ture access	to and use of r	nineral			
commen	nts	-			-			ructure partially				
		_		k. There are uncertainties in regards to the provision of the								
			•	I infrastructure. The site is beyond reasonable walking ng public transport modes (buses and trains), educational								
					eational space. The site is within reasonable walking distance							
				gic footpaths and cycle routes and local centre services and								
			•	•		•		od risk, mitigatio				
					-			ere will be no s				
		negative	effects,	potential	l for a res	idual ne	utral effect	with an eleme	nt of			
								e been carried				
						•	•	udy Update (20	-			
				•			_	pment, as the s or a minor nega				
		-					•	lopment may n				
			-	-				nery Roundabo	-			
Estimate	ed Yield	Density	40	Site	6.967	Net	70%	Approximate	195			
			DpH	Size	ha	site		Yield				
		Δ .1	(40 5	-11.	_:_! · · · !	area		Alata at a 11				
		the urba	n area. T	he net si	te area is	reduced	d to mitigat	this size and lo e constraints.	cation in			
Phasing		0-5 years	S	Existing	constrai	nts won'	't delay dev	velopment				
Recomm	nendation	The site	is consid	ered to h	ave pote	ntial for	developme	ent, and has the	e benefit			
		of planni					•	•				
Carried f	forward											
to the st	_											
fit stage												

SHLAA ID	385	Site Address	Land East of Lightmoor Road
	Or 571	No. 129 803 Lightmore View copyright and database rights 20:	V Ard a Winkin
Description of	•	Currently the site is	an open green pace with trees situated on the

the site

Brown

PDL

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.

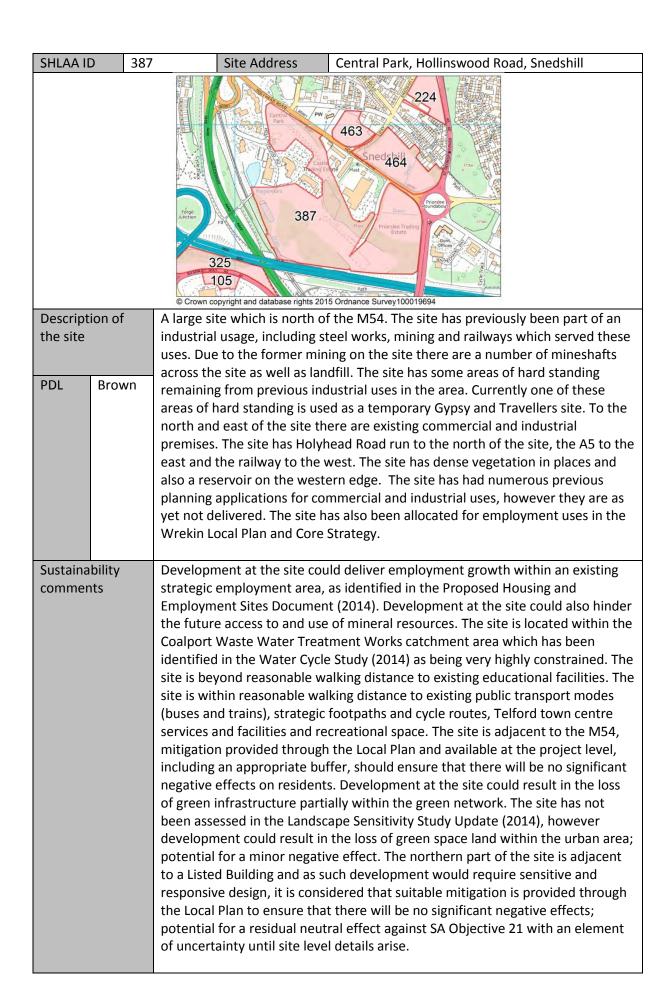
Sustainability comments

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, pollution. Development at the site could result in the loss of green 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

Estimated Yield	Density	35	Site	2.677	Net	85%	Approximate	80			
		DpH	Size	ha	site		Yield				
					area						
	The site	The site is situated in an industrial area with a number of constraints such as									
	flooding,	looding, a wildlife site and an 'other monument' designation which justifies									
	the high	net site	area for	the site.							
	The site	The site is very isolated and does not have many residential areas located									
	nearby to	nearby to compliment it and the site is already designated as employment land									
	which is	the reas	on for th	e low de	nsity.						
Phasing	Over 10	years	Due to	the natu	re of the	site the yie	eld for housing v	will be			
			very sm	nall due t	o the cor	nstraints im	nposed on it and	d how			
			they ha	ve to be	mitigate	d for.					
Recommendation	The site	is has nu	mber of	constrair	nts which	make dev	elopment diffici	ult to be			
	achieved	on this	site. Due	to where	e it is situ	ıated if hοι	using was devel	oped it			
Not suitable	will appe	will appear isolated due to the sites around it are employment sites. The noise									
	and sme	and smells from the neighbouring sites will not create pleasant environment									
	for peop	le to resi	de in.								

SHLAA II	386	j	Site Ad	dress	Land	adjacent	to Ivydale,	High Street, Co	palport
		24	658	11	3		- Char		
		104 264	opyright and d		386 2015 Ordnance		9694		
Descript	ion of			_			-	gricultural land	
the site					•	•	-	ntre in the wes	
						_		y level and adja	
PDL	Green							e is in close pro	•
. 52	C reen							ion Area and it	
								e south of the s	
					of the sit	-	illity to a 3	cheduled Ancie	TIL
Sustaina	hility						nt usos (Th	e Woodhouse)	that could
commen	•						-	ould deliver a la	
Commen	11.3							oort Waste Wat	
				_				ntified within th	
								ne site is beyon	
		1 1		-				educational fac	
				_		_		ng distance to	
		_	•					gic cycle routes	_
								life Site, mitigat	
			•		-			ere are no nega	
		1	_					r negative effec	
		increased	d disturb	ance, no	ise and li	ht pollu	tion. Devel	opment at the	site could
								e green networ	
		site is ide	entified in	n the Lar	ndscape S	ensitivity	Study Upo	date (2014) as c	of high /
		medium	sensitivit	y to hou	ising deve	lopment	t. The soutl	nern tip of the s	site lies
		within a	Flood Ris	k Zone 2	area, giv	en the sr	mall size of	this area, and i	ts
			_					irecting develo	oment
		-	-		-			neutral effect.	
					ould resu (Grades 2		•	loss of best an	d most
Estimate	d Yield	Density	30	Site	61.424	Net	60%	Approximate	1100
Localitate	.a ricia	Density	DpH	Size	ha	site	3070	Yield	1100
			2611	5.20	110	area		icia	
		As it is a	large site	in the f	ringe of T		density of	30 DpH is justif	ied.
			_		_		-	ght be remaine	
					_			e net site area i	
		to 60%.		13 Pi		,	2. 1.000, 611		
		10 00/01							

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 n	najor constraints that cannot be mitigated, it is considered to
	have potential fo	r development.
Carried forward		
to the strategic		
fit stage		



Estimated Yield	Density	35	Site	17.031	Net	60%	Approximate	357
		DpH	Size	ha	site		Yield	
					area			
	As a larg	e accessi	ble site i	n central	Telford a	density of	f 35 is considere	ed to be
	appropri	ate for t	he site. T	here is nu	umerous	physical co	onstraints on th	e site that
	will need	l mitigati	ing befor	e any dev	elopmer/	nt comes fo	orward, this mit	igation
	means a	lower ne	et site ar	ea. This w	ill also le	ave space	for open space	
	provision	ıs.						
Phasing	10-15 Ye	ars	Due to	issues ove	er physic	al constrai	nts on the site,	it is
			conside	ered the s	ite would	d not be ab	le to come forv	vard until
			later in	the plan	due to it:	s viability.		
Recommendation	Due to vi	ability is	sues, it is	s conside	red that t	the site wo	uld not be suita	ble for
	allocation for residential uses. Due to the size and position of the site, it could							
Not suitable	still be appropriate for employment uses.							

SHLAA ID 388	Site	Site Address Horton Farm								
	705 707 700 Sta		388 Horton Farm Farm White Row 151							
Description of	• Mostly	greenfield	with some	e brown	field					
the site		an irregular	shape							
		fairly level		_						
PDL Green		rtly lies wit fringe site	hin flood z	ones 2	and 3					
Sustainability comments The site could deliver employment growth within an exemployment area, as identified in the Proposed Housing Document (2014). The site is located within the Rushm Treatment Works catchment area which has been iden Cycle Study (2014) as being moderately to highly const beyond reasonable walking distance to existing public to and trains), local centre services and facilities, education strategic footpaths and cycle routes. The site is within a distance of existing recreational space. Development at the loss of green infrastructure (outside of the green not identified in the Landscape Sensitivity Study Update (20 sensitivity to housing development. The site contains a (Zones 2 and 3), development would require Sequential line with the Local Plan and NPPF. Development at this the permanent loss of best and most versatile agriculture.						ng and Employn noor Waste Wantified within the trained. The site transport mode onal facilities ar reasonable wal at the site could network). The si 2014) as of high an area of flood al and Exceptions s site would also	ment Sites ter le Water le is les (buses led king les result in te is / medium les risk n Tests in le result in			
Estimated Yield	Density 30 DpH	Site Size	17.487 ha	Net site area	70%	Yield	367			
	appropriate. Net site area h dwelling.	as reduced	to addres	s site sh	ape and ar	O DpH is consid				
Phasing	0-5 years	No reas	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 extention into the rural area and flooding would need mitigating. to the strategic fit stage										

SHLAA ID	389	l	Site Ac	ddress	Old P	ark Mou	nd		
323 R R Crown copyright and database rights 2015 Ordnance Survey100019694									
Description of	of							and currently f	unctions
the site	as green space, consisting of grassland and trees. The Brownfield site has a regular shape and includes a spoil mount in the eastern part of the site. It is adjacent to a retail park and within walking distance to Telford Town Centre.								te. It is
The site is in a Mining Consideration Area. 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 service 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).							nt (2014) es. The chment s being ce to onal s services, ment at en Study		
Estimated Yie	≱ld		-				•	Approximate Yield f 45 DpH is justi a of 75% is expe	
Phasing		10-15		As the s	•	res signi	ficant level	ling work, it is p	hased for
Recommendation As there are significant levelling measures required to make this site developable, t his site is not considered suitable due to viability reasons.									
Not suitable		developa	ble, t his	s site is n	ot consic	lered sui	table due t	o viability reasc	ons.

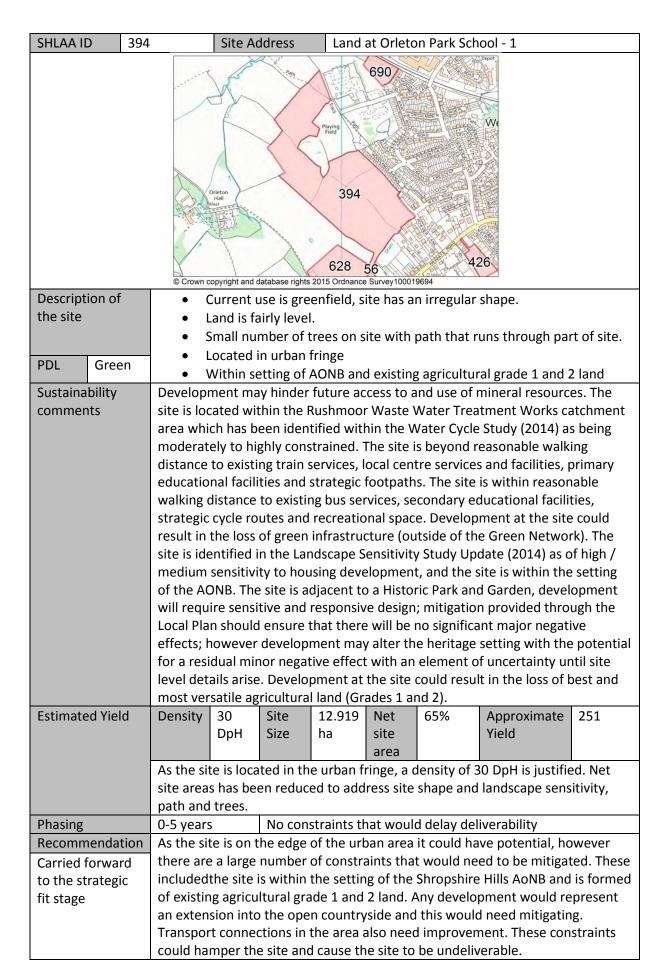
SHLAA ID	390	Site Address Land off St Peters Primary School, Edgmond						
Description of the site The site is situated on the edge of Edgmond village. The site predominant unimproved grassland with trees and hedgerows bounding part of the site.								
the site		_		_		• .		
PDL Gre	en access. T generally flanking	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.						
Sustainability	adjacent mineral Treatme Cycle Stu beyond and train and straid distance existing green in assessed greenfie minor ne Area, de provided negative uncertai	to the site. In resources. The Works can add (2014) as reasonable was), local centegic footpat to existing precreational frastructure in the Landed land withing ative effect welopment was through the effects, potenty until site.	Development he site is local tchment areas being mode valking distartre services at the and cycle orimary educarea. Develo (outside of the cape Sensition the urban at on the land will require see Local Plan sential for a relevel details	may hind ted within which had rately to ice to exist and faciliti routes. The ational fact prend at the Green wity Study area, devent scape. The insitive are hould ensistively area.	der future an the Edgmas been ide highly consisting publicies, second he site is woilities. The the site con Network). To Update (2 elopment he site lies word responsisure that the utral effect	access to and use access to and use access to and use and use and use access to and use and within the strained. The site transport modern ary educational ithin reasonable site is adjacent uld result in the The site has not 014); the site is as the potential within a Conserve design; mitigatere will be no site with an eleme	se of ter ne Water e is es (buses facilities e walking to an e loss of been for a ration gation ignificant nt of	
Estimated Yie	Given th conserva proposa The site Some all should b reductio required	ition area), a was in keep is somewhat owance may e retained i. n in develop	nd the charace relatively looking with the tirregular in some well be need to hedgerows able area. So the needs of rest	wer densi character shape but ded to tak and trees me additi	ity would a of the surn the topog se account s (TPOs) tha ional open	Approximate Yield pen land with a ssist in ensuring roundings. raphy is not a profice of any features at may result in space may also llowance (10%)	roblem. that some be	

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 availab	Based on available evidence, there are no obvious constraints that would						
	prevent developr	ment. However, the site is a significant piece of open land that						
Not suitable		e character and appearance of the village. A number of accerns have also been identified through the SA process.						

SHLAA ID	391	Site A	ddress	Priors	lee E Pha	ase III, Here	eford Road, Pric	rslee
		own copyright and	database rights		a Survey10001	131 9694	386 M	
Description			• .				ee, on the edge	
the site	adjac	ent existing	g develop	ment. Ā l	ocal Cen	tre is withi	ows the street p in walking dista iing Considerati	nce. The
Sustainabili	y There	are uncert	tainties in	regards	to the pr	ovision of t	the necessary W	/wTW
comments	trans strate vehic servic recre infras the Li housi	port modes gic footpate. The site es and faci ational spa tructure (o andscape S ng develop	s (buses a ths with the is within lities, prirece. Develon tutside of ensitivity ement, the	nd trains he poten reasonab mary edu opment a the gree Study Up), second tial to ind ole walkir cational of the site on networ odate (20 owever g	ary educat crease reliang distance facilities, ste could resuk). The site 14) as of m	distance to existional facilities a ince on the privito existing local trategic cycle roult in the loss of the has been identionally bedium / low seledium / low seledium capes.	and ate al centre outes and green tified in nsitivity to
Estimated Y			Site Size	1.519 ha	Net site area	90%	Approximate Yield	48
	locati		the regul	ar shape	and abse	•	n as appropriate straints a net si	
Phasing	0-5 ye	ears	_				dy in place whic n the short tern	
Recommend			-			-	onstraints this s	ite is
		dered to ha	ve poten	tial for de	evelopm	ent.		
Carried forv								
to the strate	egic							
fit stage								

SHLAA ID	392		Site Ad	ddress	Plot 9	Halesfie	ld			
Descripti	ion of		opyright and c	latabase rights is locate		e Survey10001		close proximity	to a	
the site		-			•		•	Telford Urban		
		_		_			_	ring developme		
PDL	Green			•	•			xisting residenti open space. Th		
		development. It is a Greenfield site, currently used as open space. The site i a Mining Consideration Area and has no other constraints.								
Sustainal	bility	-				-		nployment uses		
strategic employ Water Treatmen Water Cycle Stud reasonable walk facilities, primar within reasonab educational facil Development co Green Network) Study Update (2)				ment area. The site is located within the Coalport Waste t Works catchment area which has been identified within the dy (2014) as being very highly constrained. The site is beyond ing distance to existing train services, local centre services and y educational facilities and strategic footpaths. The site is e walking distance to existing bus services, secondary lities, strategic cycle routes and recreational space. Uld result in the loss of green infrastructure (outside of the The site has not been assessed in the Landscape Sensitivity 014); however the site is greenfield land with the potential for effect on the landscape.						
Estimate	a rieia	Density	35 DpH	Site Size	1.409 ha	Net site	90%	Approximate Yield	49	
		consider constrair	te is not ed appro	in close proximity to a centre, a density of 35 DpH is opriate for its size. Due to the regular shape and absence of a 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.						
Recomm	endation	_			-	_		al development equently, the sit		
Carried for to the strength fit stage		consider						, , , , , , , , , , , , , , , , , , , ,		

SHLAA ID 393	Site A	ddress	Site 1 - D. Sou	th Fast of G	Granville Rounda	ahout		
	THE GOVERNMALK STOUR WALK	393 database rights 20						
Description of the site PDL Brown	The site is a sma edge of the site access road runs	II patch of r has now be	ough grassland en developed a	on an indu nd has a ha	aulage yard on i			
Sustainability comments	The site could de as identified in t Development at resources. There with warm infrastrutexisting public trand facilities. The secondary educate recreational spaperovided through increased that development at within the green Sensitivity Study land, however it potential for a mereource.	the Proposed the site could are uncert acture. The stansport mode site is with ational facilities. The site h the Local however the disturbant at the site the site could network. The Update (20 is predomined)	d Housing and I uld hinder the f ainties in regar site is beyond re odes (buses and hin reasonable ities, strategic f is adjacent to C Plan should ens here is potentiance, noise and I e could enhance uld result in the the site has not 014), the site con antly greenfie	Employment uture accest ds to the present of the present of trains), and walking discorpaths are franville Cosure that the lafor a residight pollution access to loss of greater assess that and, device access antains area ld land, device access antains area ld land, device access to loss of greater assess antains area ld land, device access to land, device access antains area ld land, device access antains area ld land, device access to land, device access antains area land, device access to land, device access to land, device access to land, device access and land, device access to land, access to land, device access to land, device access to land, device access to land, access to land, access to land, device access to land,	at Sites Docume is to and use of rovision of the rovision of the rovalking distance d local centre settance to existing development of the routes and cycle routes about Park, mittere will be no sette Country Park, the Country Park is also received in the Land as of previously	nt (2014). mineral necessary e to ervices g and igation ignificant tive effect ognised rk. e partially scape developed		
Estimated Yield	Density 35 Site 4.9 Net 55% Approximate 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 sit industrial to resider	e is on an indus uses, it is assuntial developmentes neaning the site	strial estate med the sit ent and the	with surroundi e would not be refore this wou come forward u	attractive ld hamper		
Recommendation Not suitable	Due to its position not be suitable femployment allo	oning on an or allocatio	industrial estat					



SHLAA ID	395	Site Address Land west of Wellington Road							
		184	FB Wo	mmi /	395	* FE	overflow		
Description	of			open spa					
the site		• TI	he site is	Greenfiel	d				
							ith a portion	on jutting out to	owards
PDL Gr	een		ne south he site is	western p	art of th	ne site.			
					ed LNR	and acce	ess is high o	constrained due	to the
				cation of					
			he site is nd Shaw		ithin th	ne urban	areas bety	ween north Wel	llington
Sustainabilit	-							mineral resourc	
Comments	a a m d d e lo fo e w til si T (2 til w E	rea whice noderate istance to ducation ocal cent octpaths xisting revithin 80 in rough to frects, he arough in 2014); he poten vithin Flox xception	th has be ely to hig to existing al facility and cyc ecreation Om. The he Local owever to ncreased result in as not be owever a stial for resort Risk in	en identification ide	ied with ained. I ransporte is wit illties, so Develop however acent to ld ensue potential for greer sed in the first depth of 3, detthe Localine at localine to localine to localine to localine to localine to localine to localine to localine to localine to localine to localine definition at localine to lo	nin the V The site in the site in the modes thin reas secondar pment a per there of a Local re that the tial for a se and ling in infrastr ne Lands and with fects on velopment	Vater Cycle is beyond reconable was and enable was and enable was alternative will be residual maght pollution the urbattownscape ent would rend NPPF.	estudy (2014) a reasonable walk d trains) and prilising distance to anal facilities an ould result in the ve recreational te, mitigation pe no significant ninor negative e on. Development in the Green Nativity Study Uponan area development of the site lies perequire Sequent	s being ing mary o existing d strategic le loss of space rovided negative effect ent at the letwork. date oment has artially tial and
Estimated Yi	S p (g	Density 30 Site 5.16 Net 75% Approximate 116 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 shop (good) and primary schools (poor). Net site area has been determined by the lack of phycial constraints onsite an the relationship for the site area has been determined by the lack of phycial constraints onsite and the relationship for the site area has been determined by the lack of phycial constraints onsite and the relationship for the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints on the site and the site area has been determined by the lack of phycial constraints on the site and the site area has been determined by the lack of phycial constraints on the site and the site area has been determined by the lack of phycial constraints on the site and the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints on the site area has been determined by the lack of phycial constraints.							
	the relatively flat and open nature of the site as well as the need to potent provide some community facilities on site.								Oteritially

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		olated location within the green buffer between Shawbirch access to the site is very poor and would only be achievable by						
Not suitable	other adjacent si	tes coming forward which the site could be accessed through.						

SHLAA II	396	6, 668	Site Ad	dress	Car Pa		ench Road	& Land at Tren	ch Road,		
			FOR opyright and da	A (7) TO THE STATE OF THE STATE	2015 Ordnance	e Survey10001		INC.			
Descript	ion of			•				aying fields. The	-		
the site			•	•	•			in the 1950s an			
							-	and then wraps ned embankme			
PDL	Brown		•	•							
		Donningt	north separating them from the A518. The site is in close proximity to Donnington Centre.								
Sustaina	•							s to and use of			
commen		Works ca (2014) as walking of secondar The site if primary of would re has not be however area; pot	distance of the second	area who derate to existing ional facilities of greessed in terms of a mino or a mino	nich has being to high to high the second se	neen ider rvices, lo rategic co ring dista strategic tructure scape Sel t in the lo e effect.	ntified with rained. The cal centre ycle routes ince to exis footpaths. within the nsitivity Stu	aste Water Trea in the Water Cy site is within re services and fac and recreation ting train service Development a Green Network udy Update (202 n space within a	ycle Study easonable cilities, al space. ces, it the site a. The site 14), an urban		
Estimate	ed Yield	Density	35	Site Size	1.004 ha	Net site	80%	Approximate Yield	28		
			DpH	Size	IId	area		rieiu			
		Site 668	would be	difficult	to bring		without 39	96 and therefor	e the two		
				_		-	-	ss to the back o			
						_		. As an urban ar			
Phasing 5-10 years There are few constraction of the site. There are few constraction of the site.						for sport iced. The	s pitches a refore the	nd these are lik site will not be	ely to available		
Recomm	nendation							o have potentia			
		developr	nent, the	e issue of	the spoi	ts pitche	es will need	l addressing firs	t.		
Carried f											
to the st fit stage	_										
iii stage											

SHLAA II	397	7	Site Add	lress	·							
		© Crown o	Pat Pat Pat Pat Pat Pat Pat Pat Pat Pat		397	0500		DS TO				
Descript	ion of			•		_		Sports and Soci				
the site		east. The	site is sur	rrounde	d by resi	dential c	levelopmer	ne rough grasslant with the only	potential			
PDL	Brown	from Oak for minin with the	kengates c g and has Sports and	entre. T historio d Social	The easte minesh club has	ern part o afts on it planning	of the site hand the site hand the site of	approximately has previously bern part of the single granted on it e site.	een used site along			
Sustaina	its	resource Works ca (2014) as reasonab strategic transport strategic Developr within th Sensitivit	s. The site atchment as being mobile walking footpaths to modes (king cycle route at the green news).	is locat area whoderatel g distand s. The sit buses ar tes, seco e site co etwork. pdate (2	ed withi ich has to high ce to existe is with a trains ondary e ould resulted The site 2014), he he urban	n the Ruspeen ider sting pring	shmoor Wantified with rained. The mary educanable walk entre servial facilities loss of greabeen asses evelopmer ptential for	s to and use of aste Water Trea in the Water Cy site is beyond tional facilities ing distance to ces and facilitie and recreation en infrastructur sed in the Land tould result in a minor negative.	tment vale Study and public s, al space. The partially scape in the loss			
The site is in close proximity to Oakengates 0 density of 40 dwellings per hectare is consid							dered appr	opriate. Due to	issues			
Phasing	over access and mining constraints, a lower net site area reflects this. 10-15 Years There will need to be an adequate access to the site as we as constraints around mine shafts being mitigated. There the site would not available until later in the plan period							e as well Therefore				
Recommendation Due to issues of access to the site, it is considered that it would not be suit for allocation. Not suitable							e suitable					

SHLAA IE) 400	<u> </u>	Site Address North of Lightmoor Road, Dawley Hamlets							
		ath © Crown or	Path	K	400 400	Wrekin	Tillm Index	The state of the s		
Descripti	ion of	100,000,000,000			100000000000000000000000000000000000000	III DANGARAN TANKS TANKSAN AND S	CONTRACT CON	ace with shrub	land	
the site				e bounda	-	c . 1				
				is designa e of the l				the size of it is	1 8	
PDL	Green		ectares		ana is in	u i ioii	mation and	1110 3120 01 10 13	1.0	
							topograph	y of the areas to	vary	
				he bound	•			:+ :- +	م ملخ مناما	
						•		it is located wit ated on a landf		
		_						. A possible co		
				-				ppears to have		
			ccess w on this si		ld be exp	ensive t	o create fo	r housing was d	leveloped	
					o varv in	height o	compared t	o other sites th	at based	
			round it		,		paca.			
						appears	s that it is l	ocated on the u	rban	
Custaina	la ilia			Aqueduc					Th	
Sustaina commen	•							mineral resourd		
Commen	103	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								
								es and primary		
								lking distance of	_	
			-	•				c footpaths and a Local Wildlife	•	
							-	sure that there		
		_	•		_			ntial for a resid		
		_		•			-	and light polluti		
Development at the site could result in the loss of green infrastructu										
the Green Network. The site has not been assess Study Update (2014); however the site is greenfi								-	-	
						_	ect on towr		. Jan arca	
Estimate	ed Yield	Density	40	Site	1.833	Net	90%	Approximate	65	
			DpH	Size	ha	site		Yield		
		-1.				area	<u> </u>	.1		
				_		_		er there are a fe		
constraints on this site which could impede development. Due to where the							בוב נוופ			

	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'.							
Phasing	Over 5 years The shape of the site does not appear to be difficult to develop on however the constraints of the							
Recommendation	this site first for h	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						
Not suitable	more developme developed. Curre	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.						

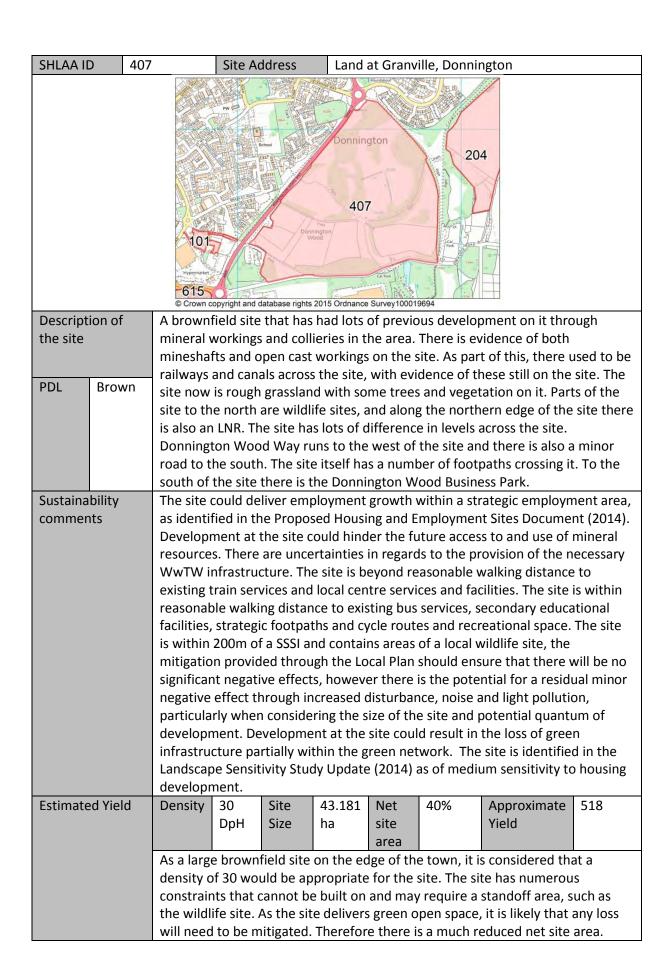
SHLAA ID	401	ı.	Site Ad	ddress	Land	adjacent	to Welling	ton Road, Donr	nington			
		out © Crown o	PW popyright and of		Hall 401 401 atabase rights 2015 Ordnance Survey100019694							
Descripti	ion of			•		-		n associated car				
the site			•			•		ides, the access				
					_			ide is a bingo ha nington Centre				
PDL	Brown	other loc			vicinii cio	se proxii	inty to Don	illington centre	and also			
Sustaina	•					d hinder the future access to and use of mineral						
resources. The site is located within the Rushmoor Waste Wate Works catchment area which has been identified within the W (2014) as being moderately to highly constrained. The site is be reasonable walking distance to existing train services and strat. The site is within reasonable walking distance to existing bus so centre services and facilities, educational facilities, strategic cy recreational space. Development at the site could result in the areas of green infrastructure partially within the green networn not been assessed in the Landscape Sensitivity Study Update (2 development could regenerate an area of previously develope potential for a minor positive effect on the townscape.							in the Water Cy site is beyond and strategic fo ing bus services ategic cycle rou ult in the loss of n network. The Jpdate (2014), developed land	otpaths. I, local Ites and If small Isite has Inowever I with the				
Estimate	a yiela	Density	40 DnH	Site Size	1.137	Net site	95%	Approximate Yield	43			
			DpH	Size	ha	area		rieid				
		As an url	l Dan site 1	that is clo	se a dist		re. a densit	y of 40 is assum	ned for the			
								net site area is				
Phasing		5-10 yea						e and remediat	• •			
							•	therefore would				
				able to	come fo	rward un	til midway	through the pla	an.			
Recomm	endation	As an url				•	•	ntre the site, the	e site is			
Carried												
to the st	rategic											
fit stage												

SHLAA II) 404		Site Ad	ddress	Land	South at	Chapel Ho	use, Crudgingto	n		
		© Crown o	438	n Cen PO	PH Issues	406 es 814		Sinks			
Descript	ion of	•	The site i	s current	ly used fo	or agricu	Itural purp	oses			
the site				s Greenfi	-	ū	• •				
		• 7	The site i	s regular	shaped						
PDL	Green	• 7	The site i	s flat							
PDL	Green			_				nt will be site ac	ccess		
				•	uired off t						
		• 7	The site i	s located	to the so	outh of V	Vaters Upto	on			
Sustaina	bility			•				mineral resourc			
commen	its			thin the Waters Upton Waste Water Treatment Works							
				which has been identified within the Water Cycle Study (2014)							
		_		hly constrained. The site is beyond reasonable walking							
				ing public transport modes (buses and trains), local centre lities, educational facilities, strategic footpaths and cycle							
							_	e could result ir	•		
				•		•		i). The site has r			
		_		-				014); the site is	.00.000		
				-				ent has the pote	ential for a		
		minor ne	gative e	ffect on t	he lands	cape.					
Estimate	ed Yield	Density	25	Site	1.78	Net	90%	Approximate	40		
			DpH	Size	ha	site		Yield			
						area					
			-			-		s to public trans	-		
								vailable in Wate	rs Upton.		
Dh			area has			-	ize of the s		_:		
Phasing		5-10		_				igation of Crud			
					oads and ocal area		ration of o	ther sites comin	ig forward		
Dasaman	andation	The site	is sansid				davalanma	ant provided mi	tigation of		
Recomm	nendation						•	ent provided mi and considerat	_		
Carried f	onward					-		es are available.			
to the st		Siverito	vvii Ctilei	Detter IC	cated III	отс аррг	opriate site	.s are available.			
fit stage	ialegic										
iii stage		<u> </u>									

SHLAA II		5, 446,	Site Address	Land	to the ea	st of Muxt	on			
		1, 630,								
	805	9, 813	1 snhing	an / Salah	A THE WAY	71 1				
		901 508 9	02	362		1				
				1811	*	X				
		144	351	M	1	4				
		504	~ ~ ~ / \		1	A shall g	>			
		350	813	405	- Vano					
			447 630 446				*			
		200		Marie and		1	4			
				809		1				
		0.0		2	1	-0/	1			
			Abir 7	601		7 0/				
			Muxton		The state of the s	1 20				
		© Crown c	opyright and database right	nts 2015 Ordnance	Survey100019	9694				
Descript	ion of		make up a larg	VO. NOT		1125 1130	e edge on Telfo	rd urban		
the site		area. The	e sites run betw	een the ea	stern edg	ge of Muxt	on and the villa	ge of		
		Lilleshall	Lilleshall. To the east of the site there is existing residential estates and in the							
DDI	Curren		estern corner a							
PDL	Green		nere are a few T				•			
			ning permissior	_		_				
			of dwellings. Th				-	_		
			n or have been	refused. I	the nor	th of the si	ite there is an a	rea of		
Custaina	hili+v	flood risk		ساط طمانیرم	o largo s	amount of	housing Dougle	anmont at		
Sustaina	•	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								
Comme	11.3	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								
			istance to existing trains, local centre services and facilities, educational							
		facilities	acilities 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								
			. The site is ide			•				
			of high / medi		•	_	•			
		_	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							
			n is provided th	•						
		_	nt negative effe							
			of uncertainty of uncertainty of the solutions of the sol				•			
			ides 2, 3a and 3	•	. 1033 UI L	rest allu III	ost versatile ag	ricuiturai		
Estimate	nd Yield	Density	35 Site	88.984	Net	60%	Approximate	1500 -		
Lotimate		2 Shorty	DpH Size	ha	site	00/0	Yield	2000		
			,	1.5	area					
		The site i	s a large green	field on the		the urban	area, therefore	would		
			t an urban exte		_					
						-	_			
		development types and densities. To accommodate this, an average density of 35 has been assumed and a net site area of 60%.								

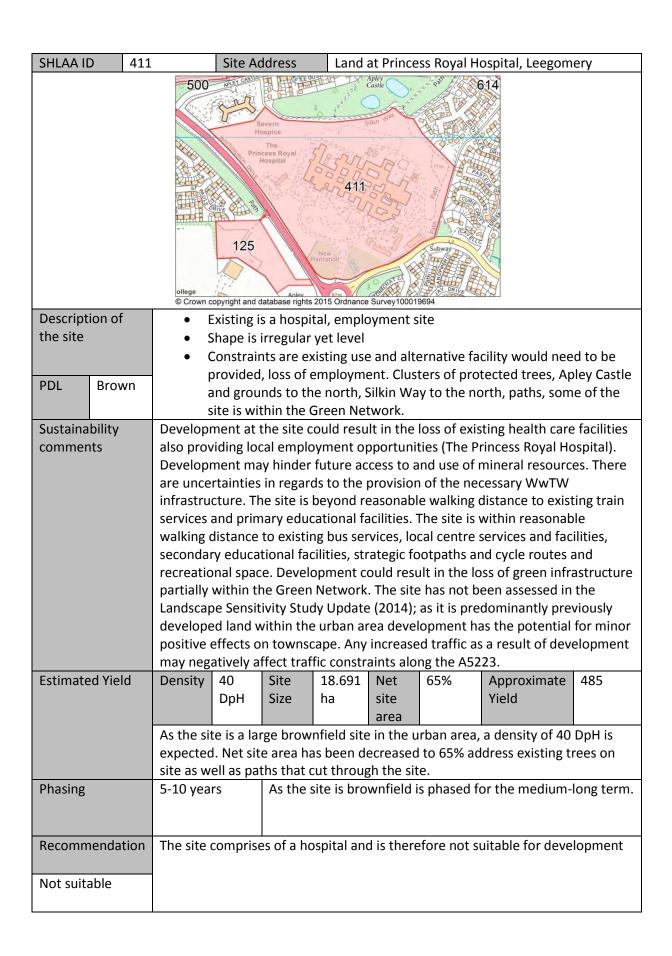
Phasing	10-15 years	Due to the size of the site, infrastructure in the area may require improvements as well on site infrastructure. Therefore it is considered that development will not be able to be delivered on the site until later in the plan period.				
Recommendation		The sites would lead to a large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

SHLAA II	D 406		Site Ad	ddress			e 3, White	House Farm W	aters
					Uptor				
		4	726 Com Cen Po 38	Gam View	406	White House Farm 635	Reserv		
Descript	ion of			s current					
the site				s Greenfi	•	J			
		• T	he majo	rity of th	e site is i	egular s	haped with	n a smaller porti	on jutting
PDL	Green		ut to th						
FDL	Green		he site i						
								y land or the sit	_
			orward i ehicular	-	ction wit	n otner a	adjacent sii	tes that facilitat	e
				s on the	fringe of	Matars I	Inton		
Sustaina	l bility						•	mineral resourd	es. The
commer	comments site is leader catchmas being distance service routes of green assessed greenfit			which has hly const ng public ities, edu ational sp ucture (ou andscape	s been iderained. To transport trans	entified whe site is modes facilities relopmenthe Greetity Study an area,	within the 's beyond res (buses and , strategic for at the site of Network (2)	Treatment Wor Water Cycle Sturasonable walking trains), local of trains and control to the could result in the site has real to the site is ent has the potential.	ndy (2014) ng entre ycle n the loss not been
Estimate	ed Yield	Density	25	Site	3.3 ha	Net	65%	Approximate	52
			DpH	Size		site		Yield	
Site density has been determined by the rural location of the of access to good public transport opportunities or a wide ra and services. Net site density has been determined by viability of develop the site to the south of the main portion of the site, the size need to provide facilities on site.					wide range of fa eveloping the p ne size of the sit	ortion of ce and the			
Phasing 5-10 Site access is a major issue and this would require thin									
				land or this.	other sit	es comir	ng forward	which could fac	cilitate
	nendation				-	ntial for	developm	ent provided ac	cess
Carried 1		arrangen	nents ca	n be agre	ed.				
to the st	_								
fit stage									



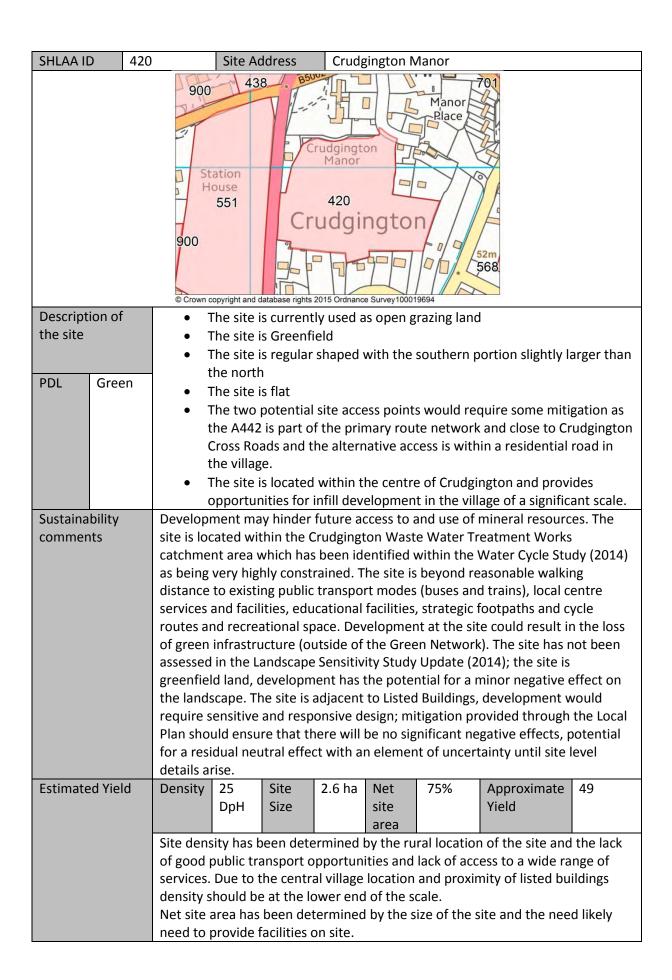
Phasing	10-15 years	Due to the former workings on the site, and the potential for contamination, the need to put infrastructure into the site, it is considered the site, if considered acceptable, would not be able to be delivered until later in the plan.						
Recommendation	The site is considered to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

SHLAA ID 410	1	Site Ad	Address Hadley Park						
		49 copyright and of	4:10 database rights	2015 Ordnano	410 Hadley Rounds a Survey10001				
Description of	• 9	Site is gr	eenfield v	within Ha	dley em	ployment a	rea		
the site				_	•		rregular edges		
		-	rtly withi	n Green	Network	, next to Lis	sted Buildings, i	mpact on	
PDL Green		A442 Site is loo	cated in t	he urban	area				
Sustainability			-	-	_		xisting strategio		
Comments Fetimeted Viola	nt (2014 resource y WwTV to existicular celevelopm within the systudy ment. The and resolution of through effects, element a result and at least and at least and at least are subsequenced.). Develo s. There so vinfrastring public ntre serve walking nent at the green Update (esite is a ponsive on the Local potentia of uncert of develo Hadley Pa	pment co are uncer ucture. T transport ices and distance ne site wo network. 2014) as adjacent design; it al Plan to I for a restainty unit ppment restark Round	ould hind rtainties he site is t modes facilities t to the e ould resu The site of mediu to 2 Liste is consid ensure sidual ne til site lev may nega dabout.	ler future a in regards to beyond recommend the commend of the com	ng and Employing coess to and use to the provision easonable walking trains), educated trains), educated trains so f green infracted in the Landscrity to housing and as such with the suitable mitigation will be no significated traffic constraints.	e of of the ng tional ne site is and cycle astructure ape II require on is icant ective 21 ased aints along		
Estimated Yield	Density	35 DpH	Site Size	4.386 ha	Net site	70%	Approximate Yield	107	
		υμη	Size	IId	area		rieiu		
	urban ar	ea. Net	site area	has beer	appropri	d slightly to	e of this size in address shape		
Phasing	0-5 years	5	Constra	ints shou	ıldn't de	lay delivera	ability		
Recommendation An accessible site within the urban area, the site is considered to have									
			-						
Carried forward to the strategic fit stage potential for development. However with the location being adjacent to an accessible through the industrial area, it is more likely for employment development. Any impact from neighbouring properties would need mitigating.						nt			



SHLAA II) 416	5	Site Addre	ss M	eadow View	Road, New	port				
		© Crown o	FORD ROAD MELOO Doyright and database	439	Allotment Gardens 439		m Pars Ba				
Descript the site	ion of			_			wport and ben- under constru				
PDL	Green										
Sustaina commer	•	located w been iden The site is services a within rea facilities, s loss of gre Landscape developm	ithin the New tified within to beyond reasond facilities, posonable walk strategic cycle en infrastruce Sensitivity S	rport Waste the Water Conable walk primary edu ling distance e routes and ture (outsid tudy Updato s greenfield	Water Treatrycle Study (20 cing distance to existing by recreational e of the Gree e (2014) as of land adjacen	ment Works (014) as being to existing tra- ties and strat us services, s space. Devel n Network). The medium sen	I resources. The catchment area very highly con ain services, tow regic footpaths. Recondary educatopment could refer to housing area with the	which has strained. In centre The site is tional esult in the fied in the			
Estimate	d Yield	Density	Sit Siz	e	Net site area		Approximate Yield	209			
		Planning	Planning application for 111 residential dwellings and 108 care homes.								
Phasing											
Recomm	endation	Site bene	fits from pla	anning peri	mission.						

SHLAA ID	418		Site Ac	ldress	Land	at Wrock	kwardine Si	te 1		
		sey Ba	nnk	vardi Dav Bai	418	Cemy	692 9694	india.		
Description of	f	• 7	Γhe site i	s current	ly used f	or agricu	lture			
the site				s Greenfi						
			-		ie site is i	egular sl	haped with	a small portion	n to the	
PDL Gree	en		South Ea: The site i							
					ature lo	al road r	network to	wards the nort	n of site	
				quire mit		ar road r	icework to	vvaras erre more.	101316	
				-	_	ringe of '	Wrockward	line Village		
Sustainability				ay hinder future access to and use of mineral resources. There						
comments		are uncertainties in regards to the provision of the necessary WwTW								
infrastructure. The site is beyond reasonable walking transport modes, local centre services and facilities, estrategic footpaths and cycle routes. The site is within distance to existing recreational space. Development the loss of green infrastructure (outside of the Green not been assessed in the Landscape Sensitivity Study greenfield land and development has the potential for on the landscape. The site lies within a Conservation require sensitive and responsive design; mitigation por Plan should ensure that there will be no significant not for a residual neutral effect with an element of uncertable details arise.					facilities, e te is within relopment the Green vity Study I otential for servation A itigation pr gnificant ne	ducational facil reasonable wa at the site could Network). The Jpdate (2014); r a minor negat Area, developm ovided through gative effects,	ities and Ilking d result in site has the site is ive effect ent will the Local potential			
Estimated Yie	iu	Density	25 DpH	Site Size	2.5 ha	Net site	75/0	Yield	47	
			·			area				
			•			•		of the site, the	e lack of	
			-					s and services. ite and the like	ly need to	
		provide f			iei iiiiiie0	by the S	ize or the S	ite anu tile like	iy need to	
Phasing		5-10	Jonneles		nstrained	nature o	of the local	highway netwo	ork would	
					be mitig		2-	5 , 2220	-	
Recommenda	ition	The site	is consid	ered to h	ave pote	ntial for	developme	ent provided th	е	
Carried forwa	rd	constrair	ned natu	re of the	local hig	hway ne	twork and	access can be r	nitigated.	
to the strateg	ic									
fit stage.										



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 siteadjacent to a rural villageit is considered to have potential for development. However a large number of constraints would need to be dealt					
Carried forward to the strategic fit stage	•	equate mitigation measures can be put in place to address shways, access to education, impacts upon the landscape and ement.					

SHLAA ID 421	1 Site Address North Grove Road						
Description of	670 421 OVERDALE OVERDA						
the site	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						
PDL Green	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.						
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 Site 1.392 Net 90% Approximate 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						
Phasing	o-5 years As there are little constraints this site could be developed in the short term.						
Recommendation Carried forward to the strategic fit stage. The site is considered to have potential for development providing any site issues are mitigated.							

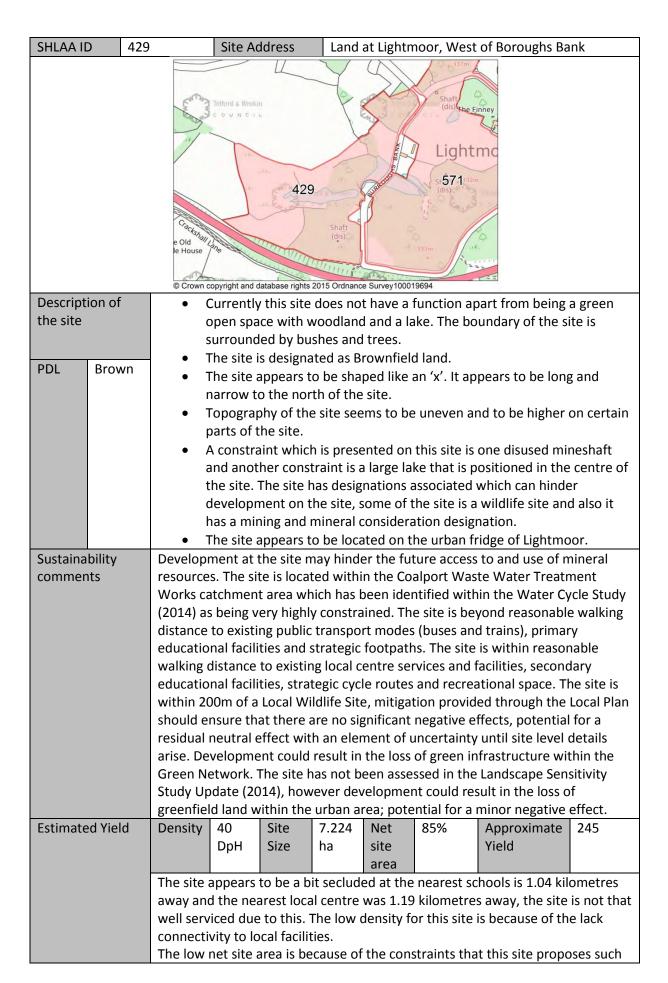
SHLAA ID	424		Site Ac	dress Richmond House, Donnerville Gardens					
	641	424	642	CHEST	84n				
Description	of			ALCOHOLOGICA DE LA COLOR			ome browr	nfield	
the site	een/	• T • T	he site i he site i rook	s regular s relative	shaped ly flat wi	th weste	ern bounda	ry sloping towa	
	own							2 and 3 and site	e access is
			_	existing r				ide the centre c	\f
								elopment off th	
			Admasto				Ü	•	
Sustainability comments Site is locate area which is moderately distance to expend footpaths. To services, local strategic cycles of green been assessed some previous land within the effects on to			rated with the has been to existing the side of the si	chin the Feen identify consing trains to be is with a servicturates and developed the Land developed ape. The uld requipers.	Rushmoo tified wit trained. services, p in reasor ices and f recreation e partiall scape Se ed land, h a develop e site lies re Seque	r Waste hin the Valle site orimary of the site orimary of the site	Water Treat Vater Cycletis beyond reducational Iking distant secondary the Green Study Updatas it is precess the potentials within Flood discreption	estudy (2014) a easonable walk I facilities and s ace to existing be educational face ment could reso Network. The s ate (2014); it co lominantly gree ntial for minor r and Risk Zones 2 Tests in line wi	atchment s being ing trategic us cilities, ult in the ite has not ntains nfield negative and 3, th the
Estimated Yi	ield	Density	DpH	Site Size	0.9 ha	Net site area	60%	Approximate Yield	19
			-			-		ne site which alt	_
		within reasonable walking distance of local shops and bus services it is remote from wider services and facilities. The surrounding developments are low density. 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.							
Phasing 0-5 The site is a semi-rural setting suitable to low level densities reach of a good level of local states.				sities with	bigger plots and	l is within			

	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
Carried forward to the strategic fit stage.	access through existing residential areas would require consideration/mitigation.

SHLAA IE) 42	5	Site Ad	ddress	Park I	Road, Ma	alinslee		
		211m	5072	23 Vorks database rights	425	Thomas Telford School WEST CENT	RE WAY		
Descripti	ion of	The site	s 2.1 ha	and is lo	cated sou	ıthwest	of Telford 1	Town Centre. It	currently
the site								previously bee	-
		develope	d. It is r	egular sh	aped and	d fairly le	vel. To the	west the site is	adjacent
PDL	Green		_			site is in	a Mining (Consideration A	rea but
FDL	Green	has no of	ther maj	or constr	aints.				
Sustaina	bility	Develop	ment at	the site c	ould hind	der the fo	uture acces	ss to and use of	mineral
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 Stu (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 footpat Development at the site could result in the loss of green infrastructure (outs of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the lost of greenfield land within an urban area; potential for a minor negative effective.						ycle Study walking strategic alking footpaths. re (outside ape n the loss re effect.			
Estimate	d Yield	Density	50 Dall	Site	2.133	Net	90%	Approximate	96
			DpH	Size	ha	site area		Yield	
		could de	liver a m Due to t	ix of hou the regula d approp	ses and a ar shape riate for	nity to Te apartmen and abse a site of	nts. A dens ence of cor this size.	l n Centre and th ity of 50 DpH is istraints a net s	therefore ite area of
Phasing		0-5 years	-	As there the sho		e constra	aints this si	te could be dev	reloped in
	endation			ered to h ified can	•		developme	ent providing ar	ηγ
Carried f									
to the st	_								
fot stage	<u> </u>								

SHLAA ID	426		Site Ad	ddress	Cotta	ge House	e, Haygate	Road, Wellingto	on	
		© Crown c		latabase rights	426	800 SE CONS	INDEE NOT THE PROPERTY OF THE	DENCE PARTY		
Description o	of	• 5	ite cont	ains a res	idential	building	and grassla	ınd		
the site						_	reen netw			
		• F	Rectangu	ılar shape	e with a r	narrow a	ccess.			
PDL Bro		• (Constrair	nts are ac	cess and	impact o	on Haygate	Road junction	(i.e.	
PDL BIO	WII	а	ppropri	ate visibility splay) Exisiting dwellings.						
		• S	ite locat	ed in Urb	oan area	near We	llington Ma	arket Town.		
Sustainability								Treatment Wo		
comments								Water Cycle Stu		
		_						beyond reason		
		_			_			educational fa		
						_		ing bus services		
							-	onal facilities, st	_	
		-	-				-	velopment cou		
					•			the Green Netw		
								y Study Update ed land, develo		
				•	•	•	townscape		pinenthas	
Estimated Yie		Density	40	Site	0.699	Net	80%	Approximate	22	
Lotimated Tie		Charty	DpH	Size	ha	site	0070	Yield		
			-	0.20		area				
		A density	of 40 D	pH is con	sidered a	appropri	ate for a sn	nall site in the u	rban area.	
		-		-				e set back from		
		dwellings	s, and sh	ape of sit	te.					
Phasing		0-5 years	3	No maj	or constr	aints.			_	
Recommenda	ation	The site i	s consid	ered to h	ave pote	ntial for	developme	ent providing is:	sues	
		mention	ed can b	e address	sed.					
Carried forwa	ard									
to the strateg	gic									
for stage										

SHLAA ID 4	28	Site Address	Land north of	Hartshill A	venue, Oakenga	ites			
	© Crown	Oakengates 428 copyright and database rights 2	17 111-						
Description of		is wide running fro	•						
the site		e site is however re	•		•				
		The site runs to the	•						
PDL Brown	There had number	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.							
Sustainability	Develop	ment at the site co	ould hinder the f	uture acces	s to and use of	mineral			
comments	Works c (2014) a reasona The site centre s recreation infrastru assessed develop potentia	es. The site is locate atchment area whi as being moderately ble walking distancis within reasonab ervices and facilities onal space. Develoucture partially with in the Landscape ment could result in all for a minor negat	ich has been ide y to highly const ce to existing traces, educational from the green ne Sensitivity Study in the loss of greetive effect.	ntified with rained. The in services a nce to existi acilities, str e could reso twork. The Update (2 enfield land	in the Water Cy site is beyond and strategic fo ing bus services ategic cycle rou ult in the loss of site has not bee 014), however d within the urb	otpaths. , town tes and green en an area;			
Estimated Yield	Density		2.607 Net	70%	Approximate	63			
		DpH Size	ha site		Yield				
	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 yea		ver the access ar						
		Therefor	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	n The site	is considered to ha				onstraints			
		ned, such as minesh			d. The site is a l	orownfield			
Carried forward to the strategic fit stage.	location	within the urban a	area and close to	a centre.					



	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	a good road network that runs past the site to connect it to							
	the rest of Telfor	d, however it is not particularly close to any schools or local							
Not suitable	centres which wo	ould be an issue for a residents that could not drive. I do not							
	think this site is t	hat suitable for development; the reason for this is because							
	the trees and lake	e will make it difficult to implement a scheme on this site.							

SHLAA ID	430	Site Address	Land fronting	south side (of Water Lane,	Newport
		Offs PW MAR copyright and database rights 2	430 430 Onto Ordnance Survey1000	19694		
Description of		viously-developed	•		•	
the site		s located within Ne ning permission (TV	•			
DDI D	two dw	ellings, approved F				
PDL Bro	Conserv	ration Area.				
Sustainability comments	Developsite is locarea who very high services within refacilities adjacent SSSI, minor no Developsinfrastration the Laprevious landscadevelopsinfrough effects, until site.	oment at the site coment may hinder for a ted within the Notich has been ident they constrained. They primary education easonable walking so, secondary educated to an existing recitigation provided they egative effect through easonable walking recitigation provided they egative effect through entities at the site concept of the endscape Sensitivities and scape Sensitivities are the Local Plan should potential for a resident elevel details arise	future access to a ewport Waste Waste Waste Waste Waste is beyond nal facilities, and distance to bus stional facilities a reational area. Through the Local effects; however ugh increased distance to the Green Network Study Update (with the potentian a Conservation and respud ensure that the dual neutral effects.	and use of rater Treatrand vater Cycle reasonable strategic for a strategic he site is look there is still sturbance, loss of smalark). The site 2014); the site and coonsive designed with an elect w	mineral resourcement Works cate Study (2014) as walking distance of the service cycle routes. To cated within 20 distance and light potential for a noise and light potential for a site is predominar positive effectontains Listed sign; mitigation eno significant element of unce	es. The chment so being ce to train te is ces and he site is om of a nere will a residual pollution. In cassessed nantly ct on the Buildings, provided negative ertainty
Estimated Yi	Given the within a any property anticipation include	55 Site DpH Size ne location and the historic core area) posal was in keepir ted that a scheme other associated us ally at ground floor	, a relatively high ng with the chara would be predon ses well related t	ner density acter of the minantly re	would assist in surroundings. I sidential, but co	ensuring t is ould

	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		d within the central part of Newport. The site is considered to r development providing existing constraints can be					
Carried forward to the strategic fit stage.	addressed.						

SHLAA ID	432	Site Add	dress	Haybı	ridge Scr	ap Yard		
	URBAA	DRIVE GA POOLS	Scrap Y	E19:	Depo	Haybring Rb 103m Pl.	aying	
Description of							oyment land.	
the site		Site is irre	_	•				
							he site was land	lfill.
PDL Brow	n l	-	•	•	-	nction. Ma r market to		
Sustainability							ment land. Dev	elopment
Estimated Yield	oor Was d within . The sit hary edu within i es and f . Develo e Green vity Stud thin the townso ect traff Zones 2 line wit	te Water the Water the water the is beyon ucational reasonate acilities, opment of Network by Update the urban a ape. Any fic constr and 3, de the Loo	Treatment of the condition of the condit	ent Works Study (201 conable wall conable wa	rces. The site is catchment area (.4) as being mode king distance to be gic footpaths a catch to existing bus onal facilities and the en assessed in the en assessed	which derately to existing nd cycle services, d astructure the viously for minor elopment partially tial and		
Estimated field	A densit	Density 40 Site A.186 Net site area 30% Approximate 50 Yield A density of 40 DpH is considered appropriate given its location near a mark town in the urban area. Reduced net site area to 30% to address shape of si landfill area and flood zones.						
Phasing	0-5 year	S	Landfill		•		e investigation a	nd
Recommendati Not suitable	on Not suita	Not suitable – large proportion of the site is landfill and within flood zones 2 and 3.						

SHLAA ID	433		Site Ac	ldress	Land	opposite	Station Ro	ad, Dawley	
		Tellord	V , FW	STATT	433	17¥,	Works	Wrek A	
		© Crown c	opyright and d	atabase rights	2015 Ordnance	Survey10001	9694		
Description of the site		• T	vith shru he site o	bs and wand be co	voodland Insidered	that is s a green	ituated wit field site a	ust a green ope hin it. s it does not ha in a mining cons	ve any
PDL Gree	en	• T r r r r r r r r r r r r r r r r r r	north the The topo The consi s a designetwork. hould be	site curversite site curversite site curvers to curvers to curvers to curvers the curvers to curvers the curvers to curvers to curvers the curvers to curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers to curvers the curvers the curvers to curvers the curvers thas the curvers the curvers the curvers the curvers the curvers th	ves arour f the are develop ining con ography dered a col	nd existir a appear ment that sideration on the sit astraint.	ng housing is to be hilly at this site on area and	displays are tha part of the greato vary conside	t the site en
Sustainability								and use of mine	ral
comments	re V (i) (i) d v fi re iii v t re P fe	esource Vorks ca 2014) as listance vithin re acilities, ecreatio afrastrue andscap vithin th ownscap equire s	s. The sit atchment being vo to existing asonable education anal space cture with e Sensitive e urban oe. The sensitive uld ensure dual neur	te is located area whery highling public walking on al facile. Develothin the Civity Stucarea with ite is adjuand respore that the	ted within hich has by constract transport distance ities, stract pment a Green New House de the pot acent to onsive de tree will	n the Coa been ider ined. The it modes to exist ategic foo t the site twork. T e (2014); ential for a Listed I esign, mi be no sig	alport Was ntified with e site is bey (buses and ing local ce otpaths and e could resu he site has however t r a minor n Building an tigation pro-	te Water Treatre in the Water Cy yond reasonable diservices). The entre services are dicycle routes are ult in the loss of not been assessible site is greenegative effect of development ovided through gative effects; parameters and site is site is greenegative effects.	ment vale Study e walking site is and and sed in the field land an will the Local potential
Estimated Yie		ensity	40 DpH	Site Size	0.757 ha	Net site area	95%	Approximate Yield	28
	d T g	lue to go he thres	ood conn shold of twork sp	ectivity t this site i	the densi s justifie	ty has in d as it ha	creased for s minimal	rds from the tov r the site. constraints, losi g green space o	ng the

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 exisiting site						
		constraints would need to be addressed. One issue relating to this site is the						
Carried forward	topography of th	e area.						
to the strategic								
fit stage.								

SHLAA ID	434	Site Address	High I	Ercall No	rth		
	© Crown o	H Depyright and database rights	ig434 2015 Ordnance	PH			
Description of		he site is current	-	or agricu	ltural purp	oses	
the site		he site is Greenf		ul			
		he site is elongat he site is flat	ed with	the west	ern side rui	nning to a point	
PDL Gree	n • 1 t E	The site is flat There are no signi to address potent Treall The site is located existing village	ial traffic	: manage	ment impa	icts in the villag	e of High
Sustainability		s located within t	he High	Ercall Wa	ste Water	Treatment Wo	rks
comments	as being walking of centre set cycle rou recreation infrastrucin the La adjacent negative	nt area which has moderately to his distance to existing ervices and facilities. The site is with all space. Developments of the urban area effect on the land moderate and the land moderate.	ghly consing public es, education reasonates opment at the Greety Study a, develods	trained. transpor ational fa sonable v at the site n Netwo Update (pment h	The site is the modes (but it modes (but it modes and valking disternance could resurt). The site 2014); the as the pote	beyond reasona uses and trains I strategic footp ance to existing alt in the loss of e has not been site is greenfiel ential for a mino	able), local aths and g green assessed d land
Estimated Yiel	d Density	30 Site Size	1.56 ha	Net site area	90%	Approximate Yield	42
	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 howeve 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.						however
Phasing	0-5	is relati	vely unco	onstraine	d and coul	of High Ercall sit d provide oppo thin the village.	rtunities
Recommenda	ion The site i	s considered to h					
Carried forwar to the strategi fit stage							

SHLAA ID	435	Site Address	Land West of Lawley
	© Crown c	570 Opyright and database rights 201	10 10 10 10 10 10 10 10 10 10 10 10 10 1
Description of	• (Currently the site is	not in use.

Description of the site

PDL Brown

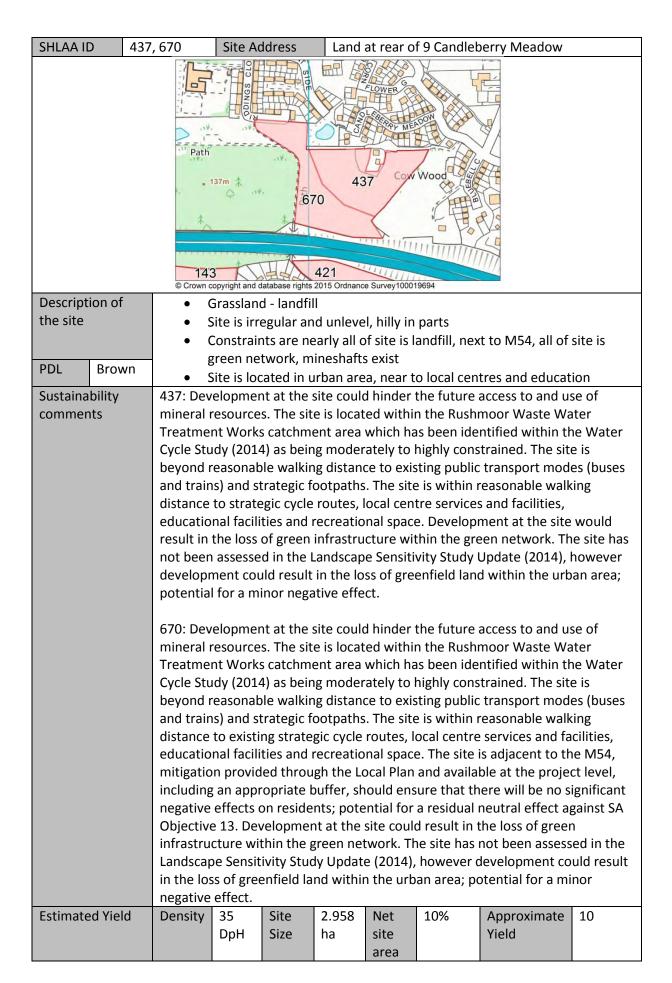
- The land is a large area to the west of Telford, formerly used for mining. The site is in close proximity There are a number of historic mineshafts that are within the site boundary and can present a major constraint in stabilising the land.
- The site is 163 hectares.
- Topography appears to be uneven 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.

Sustainability comments

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

	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	
	Currently local cen therefore Due to the Monume	y Lawley tre altho e considence signifient, the a	village hough this ered app	as the exi is beyond ropriate. ount of gr	sting fac I walking een infra	distance.	wley. orimary school a A density of 30 on the site, a So 54 the net site a	DpH is	
Phasing	10 years	reduced to 30%. 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				•		•	ent however the		
Carried forward to the strategic fit stage	presents	some la	ige signi	ncant con	Straints	inat would	be difficult to r	mugate.	

SHLAA IE) 436		Site Ad	ddress	Land	east of P	ool Hill Roa	ad, Dawley Ham	lets
Tellord Winkin Depot 372 776 Ford & Winkin © Crown copyright and database rights 2015 Ordnance Survey100019694									
Descripti	ion of							ust functioning	
the site			-		red wood	l land an	d telephon	e poles within i	ts
			oundary		ered as B	rownfield	d land		
PDL	Brown					-		ular toward the	west of
			he site.			- 1- 1	0		
		• 7	opograp	hy appe	ars to be	flat on t	he site.		
								shafts that are	•
				-	_	_	_	consideration a	area. The
						_	network.	na called Dawley	,
• The site is located in the heart of an urban area called Dawley. Sustainability comments Development may hinder future access to or use of mineral resources. is located within the Coalport Waste Water Treatment Works catchme which has been identified within the Water Cycle Study (2014) as being highly constrained. The site is beyond reasonable walking distance to expublic transport modes (buses and trains). The site is within reasonable distance to existing local centre services and facilities, educational facilities strategic footpaths and cycle routes and recreational space. Development the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Supdate (2014); however the site is greenfield land within the urban are the potential for a minor negative effect on townscape.					ent area ng very existing ble walking cilities, ment at en Study rea with				
Estimate	ed Yield	Density	40	Site	3.931	Net	75%	Approximate	30
			DpH	Size	ha	site area		Yield	
		The site	s fortun	ate to lo	cated wh		due to bein	g located near a	school
		0.56 kilo	metres a	way and	0.58km	away fro	m Dawley t	town centre.	
								ine shafts on th	_
			ind that	tnere is r	no access	on to th	is site whic	ch can justify the	e Iow site
Phasing		area. Over 5 ye	ears	It is nos	sible tha	t the site	could take	e over 5 years to	develon
				-				of the boundar	•
							_	e remediation w	
	nendation				-		•	ent. The site wil	
Carried f			-	_		•	•	benefit with clo	
to the st	rategic	proximit	y of publ	ic faciliti	es. Any si	te const	raints woul	ld need to be ac	ldressed.
fit stage									



	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	o major constraints.		
Not suitable				

SHLAA II) 438	3	Site Ac	ddress	dress Land west of Crudgington Primary School						
		© Crown c	opyright and d	90 atabase rights	726 438 0 551,420 2015 Ordnance	404 814 701 568		555			
Descript	ion of				•	or agricu	ltural purp	oses			
the site				s Greenf		uith cmal	ller nortion	s to the south e	act and		
			outh we	0 ,	regulai v	vitii Siiiai	ner portion	is to the south e	ast and		
PDL	Green	• 7	he site i	s 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. 									
	Given its size, the site could deliver a large amount of housing. Developments may hinder future access to and use of mineral resources. The site is local within the Waters Upton Waste Water Treatment Works catchment area has been identified within the Water Cycle Study (2014) as being very high constrained. The site is beyond reasonable walking distance to existing putransport 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 of green infrastructure (outside of the Green Network). The site has not be assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land, development has the potential for a minor negative effect 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.					located area which whighly ag public s, and existing the loss not been					
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 a public transport opportunities. Net site area has been determined by the size of the site and the existing site constraints.									
Phasing		Due to the scale of the site it early. Significant mitigation or required including Crudgingt				on of local	highway issues				

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
Not suitable	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.

SHLAA ID	439	Sit	te Address	Land off Audle	ey Avenue,	Newport				
Description	on of	The site is lo	cated on the e	V23 Spors Craud Addisylverible Glisiness CParis Teles						
the site		•	•	he site is formed		_	•			
		_	•	ue. The site is bo r lines of trees w		•	•			
PDL	Green	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.								
comment	Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catching area which has been identified within the Water Cycle Study (2014) as be very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educat facilities and strategic footpaths. The site is within reasonable walking distorexisting bus services, secondary educational facilities, strategic cycle reand 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 housing development, the site is greenfield land adjacent to the urban ar with the potential for a minor negative effect on landscapes.					cchment s being ce to ucational g distance le routes n the ivity to n area				
Estimated Yield		Density 30 Dp		8.8 ha Net site area	80%	Approximate Yield	210			
		density woul The site is far appear to ex Some allowa retained i.e h developable	irly regular in ist on site, sub needgerows an area. Some acresidents. An	on and the size of site involved, a relatively lower propriate. Shape and topography. No other permanent features bject to resolving the current access constraint. Beded to take account of any features that should be different that may result in some reduction in diditional open space will also be required to meet site area allowance (20%) has therefore been						
Phasing		0-5 years	No cons	traints to delay c	lelivery.					

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 II) 440)	Site Ac	ddress	Land	adjoining	g Stafford S	t car-park, New	port
Description of The site			2 Site is located within Newport town centre and is currently employed as a port stay car park.						
PDL	Brown								
Sustaina	its	site is locarea which very high existing the distance education not been predomin positive econnections ensitive should erresidual rarise.	ated with has being constitution of the consti	chin the Neen ident rained. T vices and ng bus se ties, straid d in the L reviously the land site is ac consive c at there wit	Newport tified wit he site is cycle rootervices, to tegic foodevelopedscape, adjacent to design; mwill be no han eler	Waste Whin the Volumes. The own center of land volumes of Listed Edition of Signification o	Vater Treativater Cycle reasonable site is with the services of recreativity Study I with the politial to enhabilidings, deprovided the provided the services of the services	mineral resource ment Works cate Study (2014) as walking distanting reasonable values and facilities, and space. The Update (2014); tential for a mirance green infraevelopment will hrough the Locate effects, potential site level of the lev	cchment s being ce to walking site has the site is nor astructure I require al Plan itial for a details
Estimate	d Yield	adjacent ensuring as well as would be several si include o The site i value. Ho	to a hist any propose suppore predom toreys to ther ass s mostly owever, p	oric core posal was ting a via ninantly r comples ociated t formed part of th	e area), a s in keep able deve residentia ment the uses well of hardst ne site is	relativelying with lopment al (i.e apa adjacen related tanding a subject to	y higher de the charac . It is antici artments) w t retirements to a town c and thereforo certain ea	Approximate Yield own centre locates and the surround pated that the surround be and living site, but entre location are has little intreasements allow has therefore between the surround site.	ist in undings, scheme ouilt to t could insic ing access

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					
Carried forward	within a sustainable location. However, the site is well used as a parking					
to the strategic	facility. Therefore, any consideration of redevelopment would require					
fit stage	replacement parking provision to be identified in the vicinity.					

SHLAA ID	443	Site Ad	dress	Land	south of	Flder Drive	e, Leegomery			
			614 443 443 Adaptive Figure 100019694							
Description of							ive dwellings			
the site		Rectangu			•		J			
	• S	ite is bo	und by tr	ees, lies	adjacent	t a footway				
PDL Green	• S	Site is located in Urban area near centres and facilities								
Sustainability										
comments		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 service local centre services and facilities, educational facilities, strategic footpaths are 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 minon negative effects on townscape.							s services, tpaths and loss of site has as it is for minor		
Estimated Yield	Density	35	Site	0.778	Net	90%	Approximate	24		
		DpH	Size	ha	site		Yield			
					area					
			-				n the urban are			
		1					trees along bo			
Phasing	0-5 years	;	No significant issues that would delay deliverability							
Recommendation	on The site i	s conside	ered to h	ave pote	ntial for	developme	ent.			
Carried forward										
to strategic fit										
stage										

SHLAA ID 44	.5	Site Ad	dress	Lawle	y Drive			
	435 613 © Crown co	569 591 opyright and da	163m	445 445 2015 Ordnance	FB C C C C C C C C C C C C C C C C C C C	Cycles Cycles 19694	Tiack.	
Description of		-					is just open spa	ace with
the site		•				of the site.		
		This site is		_			hectares The s	ito ic
PDL Green	 This site is shaped like a pyramid and is 2.284 hectares. The sit divided into two due to a cycle path, which is also part of the g network. 							
	• 1	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.						
Sustainability comments	site is locarea whi moderat distance educatio local cen footpath could resolve Network as of me 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 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						
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 as from a local centre. The site is quite central and would be located opposexisting residential estates. The site is in an ideal location and the physical features of the site suggestit should have a lower net site area.							oosite
Phasing	Less than years	15	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					

	ne	etwork.				
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					
Carried forward	community.					
to the strategic						
fit stage						

SHLAA ID 4	148	Site Ad	ddress	South	n Audley	Avenue, N	ewport		
	IIS (Borough Son Son Son Son Son Son Son Son Son Son	rton h School	Nova House	616	39 Audley	723 Aventus siness Park Was		
Description of							port. The site		
the site						-	eviously-develo	ped land	
			•		•	•	ng; and secondly		
		land com	nprising g	rassland	and mor	e wooded	areas. The site	s part of a	
PDL Mixed	larger pl	larger planning application (TWC/2011/0871) which has an outline consent,							
		pproved in June 2015. The consent has, however, not yet been fully							
	_						ntly designated	for	
						(link to site			
Sustainability			•				mineral resourc		
comments	site is located within the Newport Waste Water Treatment Works catching area which has been identified within the Water Cycle Study (2014) as be very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services a facilities, primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing secondal educational facilities. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (or of the Green Network). The site is identified in the Landscape Sensitivity Update (2014) as of medium / low sensitivity to housing development an site is greenfield land.							s being ce to es and ccle ndary rea. re (outside vity Study t and the	
Estimated Yield	Density	30 DpH	Site Size	11.47 ha	Net site area	50%	Approximate Yield	170	
	Given th	e periph	eral locat	tion and	the size o	of site invo	lved, a relatively	lower	
density would be more appropriate. The site is fairly regular in shape and topography. Due to the na and the need to retain some employment use, as well provide coloral residents i.e. open space. A site area allowance (50%) has a							provide other	uses for	
			ccount of		ic aica c	inovvarice (Jozof Has there	OIC DECII	
Phasing	0-5 year				oval of a	reserved m	natters applicati	on, the	
] , , , ,	-	-				ce and prepara	-	
						ring appropriate			
							delivery could th	-	
			-				of the early pha		
			ne expe	cieu iov	varus tric	. Dack Cha	of the early pha	3C.	
Recommendation	n This site	has the l					as such, is cons		

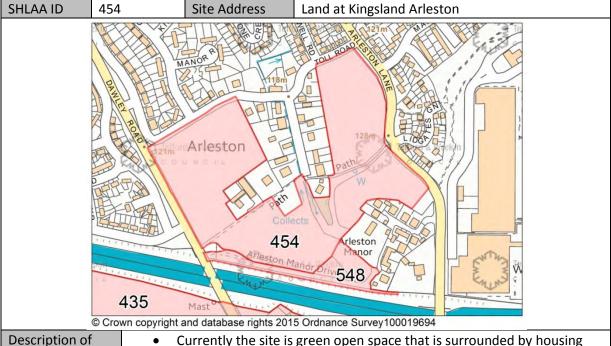
Not suitable	Whilst development will result on the loss of a greenfield site, the site is
	considered to have potential for development.

SHLAA IC) 4	49	Site Ac	ldress	Land	east of d	isused can	al, off Hadley P	ark		
		382	Hadleypark Bridge Lock Core Core Core Core Core Core Core Core	725 GILLIN WAY LOCK 1 Turnin Lock Fa							
Descripti	ion of	• 9	ite is exi	sting gre	en field						
the site				angular s	•						
							_	anal running ald	_		
PDL	Green							ne green netwo mployment	ork, site		
					Ū		nployment	· ·			
Sustaina	bility							existing strategi	ic		
commen	ts	employmeral in necessar distance services walking of site could network. Update (land in a to a Liste is considensure the neutral elevel det negative	nent area ant (2014), resource y WwTW to existing and facil distance of result in The site (2014), he area there affect agails arise ly affect	a, as iden b. Develo c. There f infrastr ng public ities and to strate has not owever of area; pot ag and as t suitable will be r ainst SA O L Any inc	pment co are uncer ucture. To transpor recreation gic footp s of gree been assolevelopm ential for s such will e mitigation o signification bjective reased transtraints	osed Housi ler future a in regards of beyond re- comments the cycle router cycle router cycle router cycle router the Landso lid result in regative of sensitive a vided through ative effect an element result of de the A442.	ing and Employ incess to and us to the provision easonable walk in trains), local of is within reasons. Developmentially within the loss of green and responsive ugh the Local Parts, potential for tof uncertainty development mand responding the second responsive the loss of green and responsive ugh the Local Parts, potential for the loss of green and responsive ugh the Local Parts, potential for the loss of uncertainty development mand the local Parts of uncertainty development mand the loss of	ment Sites se of n of the ing centre nable nt at the e green Study enfield is adjacent design; it lan to r a residual y until site lay			
	d Yield	Density 35 Site 9.63 Net site 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.						ered address			
Phasing		U-5 years	0-5 years Issues to consider – Viability, size of the site, constraints the need to be mitigated.								
Recomm	endatio	·							identified		
Carried f		in PHES a	in PHES as employment								

fit stage.	

SHLAA ID) 450		Site Ad	ddress	Land	at Holyh	ead Road			
		© Crown o	494	atabase rights	450 Barnfield House	507 5 Survey 10001	Barnfield Farm			
Descripti	ion of		_				•	g permission an	ıd	
the site					•		• •	is commenced. ning through th	e site	
				_			irly level.	ining timough th	ic site.	
PDL	Brown				-		ected trees	s.		
		• S	Site is located in urban fringe.							
Sustaina	bility	The site is located within the Rushmoor Waste Water Treatment Works								
commen	its	catchment area which has been identified within the Water Cycle Study (2014)								
Estimate	as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services are facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpound 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 / med sensitivity to housing development. The site is adjacent to Registered History 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 alto the heritage setting with the potential for a residual minor negative effect wan element of uncertainty until site level details arise. Development at the scould regenerate a small area of previously developed land.						ices and ole footpaths ld result e site is / medium Historic onsive t there hay alter effect with			
			DpH	Size	ha	site		Yield		
	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 ar protected trees.							tpath and		
Phasing		0-5 years No significant issues that would delay development.							t.	
	endation	The site i		ered to h	ave pote	ntial for	developme	ent – developm	ent has	
Eliminate	ed									

SHLAA ID	452		Site Ad	ddress	Bridg	north Ro	ad, Sutton	Hill			
Description of	nf	® Crown c		Cuckoo Oak Rbt Subway 452 database rights 2015 Ordnance Survey100019694							
the site	,						-	usly been develo			
3.10 3.10					•		•	vith trees aroun	•		
		_	•	•			-				
PDL Gre	een	_	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.								
Sustainability	/	Developr	nent at 1	the site n	nay hinde	er future	access to a	and use of mine	ral		
comments		resources. The site is located within the Coalport W Works catchment area which has been identified w (2014) as being very highly constrained. The site is lidistance to existing train services and strategic foot site is within reasonable walking distance to bus set and facilities, educational facilities and recreational 200m of a Local Wildlife Site, development exists be mitigation provided through the Local Plan should esignificant negative effects; potential for a residual at the site could result in the loss of green infrastru Green Network. The site has not been assessed in the Study Update (2014); however the site is greenfield a minor negative effect on the landscape. The site is Zones 2 and 3, mitigation provided through the Locate project level, including Sustainable Drainage System will be no significant negative effects; potential for with an element of uncertainty until site level detail						yond reasonable this and cycle reces, local centre pace. The site is ween the two site is the thing of the th	ycle Study e walking outes. The e services within tes and are no velopment hin the sitivity tential for d Risk ole at the that there effect		
Estimated Yie	eld	Density	40 DpH	Site Size	2.087 ha	Net site area	90%	Approximate Yield	75		
			ne regula	r shape a	and abse or a site o	nce of co	onstraints a e.	ity of 40 DpH is a net site area o	f 90% is		
Phasing		O-5 years As there are little constraints this site could be developed the short term.							eloped in		
Recommend	ation	The site i	s consid	ered to h	nave pote	ential for	developme	ent.			
Carried forw to the strates											
stage.											



Description of the site

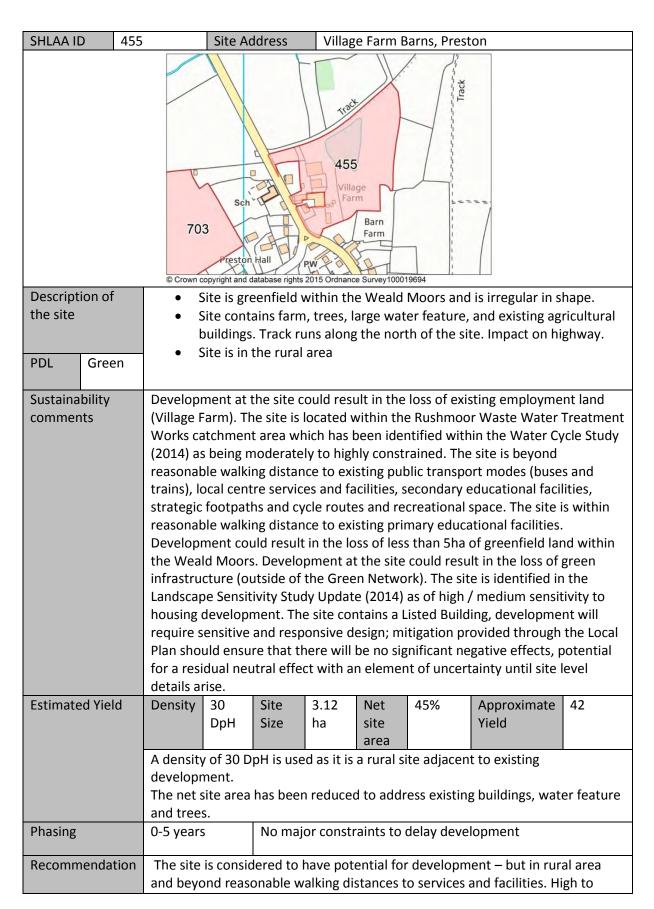
PDL Green

- 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.

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 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

	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
	already e a local ce employn these lar transpor	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. 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						
Phasing	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				•		•	nent. The site is p	part of the
	green ne	twork th	nerefore i	mitigatio	n would	be require	ed.	
Carried forward to the strategic fit stage								

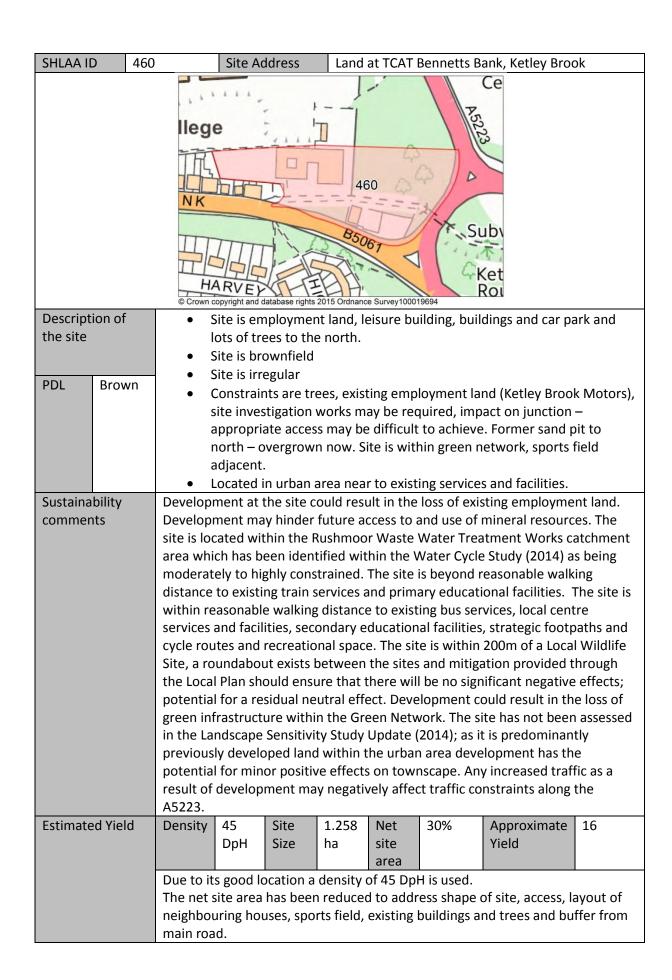


Carried f	orward	d medium sensitivity to housing development.								
to the st		medium	sensitivi	ty to not	ising devi	eiopinen	ι.			
fit stage	ategic									
SHLAA ID	456	<u></u>	Site Ac	ddress	Land	at Wreki	n View Far	m, Newport		
				Wrela F	56 View arm		00 19694	88		
Descripti	on of	The site i	s located	d betwee	n Shrops	hire Uni	on Canal a	nd Green Lane,	Newport.	
the site		greenfiel	d land. T	he site is	slocated	outside	the curren	can be classified t development	boundary.	
PDL	Green	needed o	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.							
Sustaina	hility	Develop	nent at 1	he site c	ould resi	ılt in the	loss of exi	sting employme	nt land	
(Wrekin View Farm). Development may hinder future access to and use mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses a trains), primary educational facilities and strategic footpaths. The site is reasonable walking distance to existing town centre services and facilities secondary educational facilities, strategic cycle routes and recreational The site is within 200m of a SSSI, mitigation provided through the Local should ensure that there will be no significant negative effects, however is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the green infrastructure (outside of the Green Network). The site is identified the Landscape Sensitivity Study Update (2014) as of medium to low sent to housing development, the site contains previously developed land, hit is predominantly greenfield land with the potential for a minor negate effect on townscape. The site is adjacent to Listed Buildings, development require sensitive and responsive design; mitigation provided through the Plan should ensure that there will be no significant negative effects, por for a residual neutral effect with an element of uncertainty until site levels.						he Water he Water he Water he water he is and he is within lities, hal space. cal Plan he loss of he loss of he is mitivity h, however hative he he Local hotential				
Estimate	d Yield	details an Density	30 DpH	Site Size	1.4 ha	Net site area	90%	Approximate Yield	37	
		uses (pre	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.							

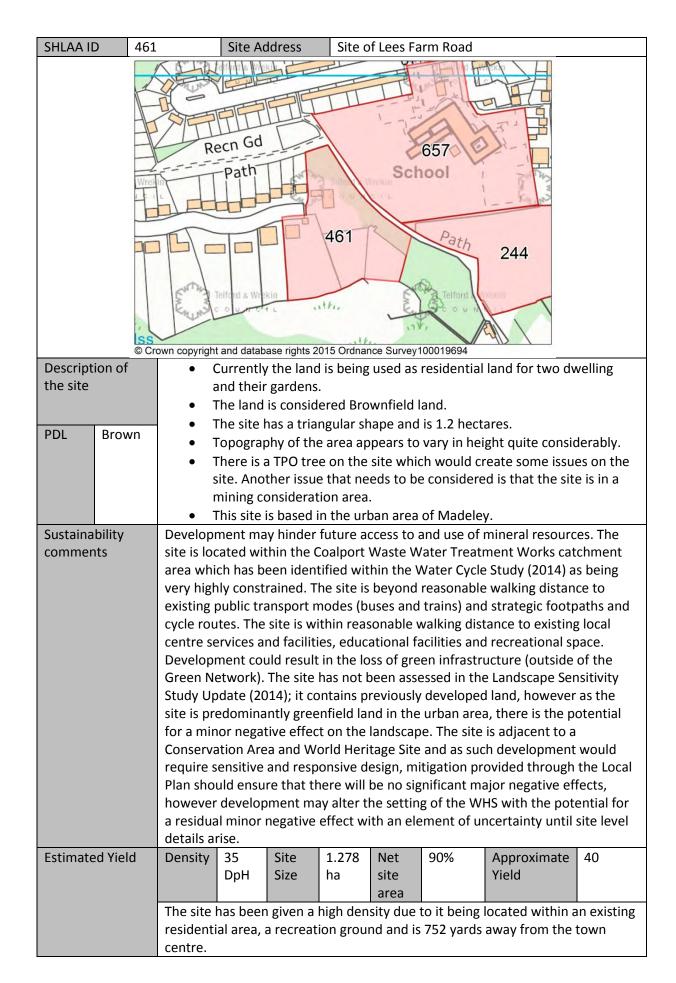
Phasing	exists to the nort exist on site. Sor that should be re reduction in deve	egular in shape and topography. A small area of woodland h west tip of the site. No other permanent features appear to me allowance may be needed to take account of any features stained i.e hedgerows and trees that may result in some elopable area. Some additional open space will also be the needs of residents. An site area allowance (10%) has pplied. 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 Not suitable	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				
	· ·	the proposed access arrangement, as indicated, appears to be ant constraint to delivery to this site.			

SHLAA ID 4	Site Address Plantation - 5, Tibberton
	Pavilion Sports Ground 457 582 583 749 © Crown copyright and database rights 2015 Ordnance Survey100019694
Description of	The site is located to the rear of existing dwellings off Back Lane, Tibberton.
the site	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.
PDL Green	Adjacent uses comprise low density housing and open space (sports ground).
Sustainability	There are uncertainties in regards to the provision of the necessary WwTW
comments	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 Site 3.0 ha Net 65% Approximate 40 Yield
	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.



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								



	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		ered to have potential for development as it is in an existing good connections.						
Carried forward to the strategic fit stage								

SHLAA ID	462		Site Ad	ddress	Land	at Collier	rs Way, The	. Rock	
207 ROCK © Crown copyright and database rights 2015 Ordnance Survey100019694									
Description of								ly surrounded b	
the site				•		•	•	n space and has e site. It is regul	
			•			•		al trees. It is no	•
PDL Gree	n clo	se pro	ximity to	a centre	e, althou	gh Telfor	d Town Ce	ntre is a short d	lrive away.
				d in a Mir	ning Cons	sideratio	n Area but	has no other m	ajor
		nstrair							
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 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 Yiel	d De	nsity	35 DpH	Site Size	1.986 ha	Net site area	90%	Approximate Yield	62
	jus	tified.	Due to t	he regul		and abse	ence of con	lensity of 40 Dp straints a net si	
Phasing		years		As ther				e could be deve	eloped in
Recommendat		there velopr		najor con	straints,	this site	is consider	ed to have pote	ential for
Carried forwar									
to the strategi	С								
fit stage									

SHLAA ID	463		Site Ad	dress	Centr	al Park 6			
CHURCH ROAD 67 PW 463 464 Snedshil © Crown copyright and database rights 2015 Ordnance Survey100019694 Description of The site is a greenfield within the urban area of Central Telford. The sit									
the site	Oli Ol		•					o the east of th	
		-		-				ne site wraps ai	
PDL	Green				•			outh of the site th across the to	
Sustainal	•	•		•				of mineral res	
The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Studies 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 reason walking distance to existing bus services, strategic cycle routes and respace. Development at the site could result in the loss of green infrast (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could in the loss of greenfield land within the urban area; potential for a min negative effect. The site is adjacent to a Listed Building and as such development would require sensitive and responsive design, mitigatic provided through the Local Plan should ensure that there will be no sin negative effects; potential for a residual neutral effect with an element uncertainty until site level details arise.							nable ecreational etructure ould result inor on ignificant nt of		
Estimate	d Yield	Density 35 Site DpH Size ha site area Site Approximate 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 o dwellings as CTAAP.							entre,
Phasing		0-5 years		As a gre			no or few in the pla	constraints, the	site could
	endation	have pote	ntial for	ite withi r develop	n the urb	an area,	it is consid	ered that the s Iready been pr	
Carried for to the str fit stage		allocated	within C	TAAP.					

SHLAA II) 464	Sit	e Address	Centr	al Park 5			
Snedshill Wast O Crown copyright and database rights 2015 Ordnance Survey100019694								
Descript	ion of	_					he site is bound	,
the site		•				•	eorges by-pass	
							site there is exi	_
PDL	Green		•				e there is a drain	_
.52	Green	the site there				ai estate. A	long the northe	ern eage of
Sustaina	bility	Developmen	at the site	may hind	er the fut	ure access	to or use of mi	neral
commen		Works catche (2014) as bei distance to e within reason and trains), le recreational infrastructur the Landscap result in the negative effe	nent area wang very high existing education able walking cal centre suppose (outside of e Sensitivity oss of greenct.	hich has bely constrational far ational far g distance ervices and opment at the gree Study Up field land	peen ider ined. The cilities ar e to exist nd faciliti at the site n networ odate (20 within t	ntified with e site is been d strategion ing public tes, stratege e could resolute. The site 14), however he urban a	te Water Treatrain the Water Cyyond reasonable footpaths. The transport mode ic cycle routes a ult in the loss of a has not been a ver developmen rea; potential for the loss of the control of the loss of the lo	ycle Study e walking site is s (buses and f green assessed in at could or a minor
Estimate	d Yield	Density 35 Dp	Site H 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 similar number of dwellings as CTAAP.						od is been		
Phasing		0-5 years	As a gr	eenfield	ite with	no or few o	constraints, the n period.	site could
Recomm	nendation	have potenti	al for develo				dered that the si already been pr	
Carried f to the st fit stage	rategic	allocated wit	hin CTAAP.					

SHLAA ID	467	ı	Site Ad	ddress	Brind	eyford P	rimary Sch	ool, Brookside	
		Subw	NDLEY!	Broo FORD latabase rights	kside 467	68		hoo	
Description	of							gely surrounded	l by
the site		residenti primary	al develo school. It	opment. t is regula	It is curre ar shaped	ently vac I, fairly le	ant land an evel and co	d previously loo nsists mainly of ly been develop	cated a grassland
PDL Br	own	site is wi	thin wall	king dista	nce to a	Local Ce	•	cross the street	
Sustainability comments Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchmed 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 part within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), it contains an area of previously developed.							chment s being ce to nable illities, e partially dscape		
Estimated Y	ield	Density	40 DpH	Site Size	1.331 ha	Net site area	90%	Approximate Yield	48
		Due to tl consider	ne regula ed appro	r shape a	and abse or a site o	nce of co	onstraints a e.	ity of 40 DpH is net site area of	f 90% is
Phasing		0-5 years	5		e are littl rt term.	e constra	aints this si	te could be dev	eloped in
Carried forv to the strate fit stage	vard	As there develop		najor con	straints,	this site	is consider	ed to have pote	ntial for

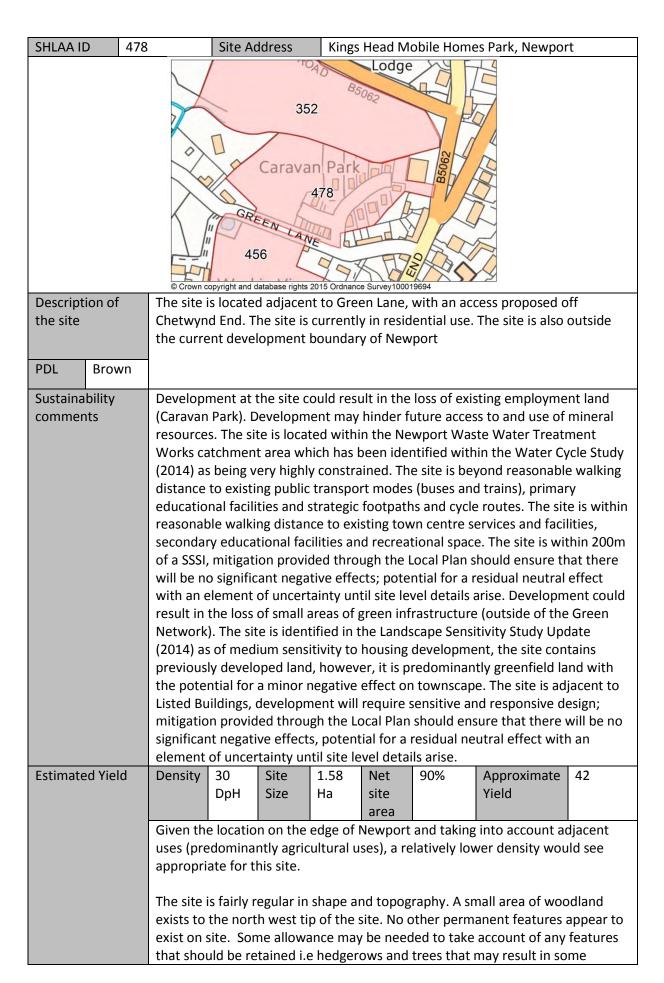
SHLAA ID	468	Site Ad	ddress	Land	adjacent	to Brooksi	de Primary Sch	ool 1
	bway		Brook 4	1	a Survey10001	School Sc		
Description of	The site	of 1.3 ha	is locate	d in Telfo	ord Urbai	n Area, larg	gely surrounded	-
the site			•		•	•	n green space o level and has a	_
DDI Cree	the road	network	, be it m	arginal. I	t is within	n walking d	listance to a Lo	cal Centre
PDL Greei	anu auja		ı primary er (TPO).		Within th	e centre o	f the site there	is Trees
	Fleseiva	tion Ora	ei (iro).					
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 St (2014) as being very highly constrained. The site is beyond reasonable walk distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services at facilities, educational facilities and strategic cycle routes. The site is adjacer an existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in Landscape Sensitivity Study Update (2014); however the site is greenfield law with the potential for a minor negative effect on the landscape.							ment ycle Study e walking within yices and djacent to green sed in the	
Estimated Yield	l Density	40 DpH	Site Size	1.32 ha	Net site area	90%	Approximate Yield	45
	As the si	te is in cl	ose prox	imity to a		and a densi	ity of 40 DpH is	justified.
							ced to 85%.	
Phasing	0-5 years	5	As there the sho		e constra	iints this si	te could be dev	eloped in
Recommendati			constrair	nts, this s	ite is con	sidered to	have potential	for
Camiadic	develop	nent.						
Carried forward to the strategic								
fit stage								

SHLAA ID	474		Site Ac	ddress Homeland Caravan Park						
				latabase rights	SHRUBBERY					
Description	of			•		•		ng Homelands		
the site		I -		•				t up to the B43° Way, Mossey (•	
			-			_		ne site is a listed		
PDL Mi	ixed		•				side of the			
Sustainabilit		minority hinder th within th has been highly co public tra and educ strategic the site (2014), h the urba Building consider ensure th neutral el	housing he future le Rushman identificational footpath could regulation as not becomes and as sued that shat there effect against the desired site d	type in t access to noor Was ed within d. The sit modes (b facilities. hs and cy generate in the los been asse developr otential uch will r suitable n e will be r ainst SA (etails aris	he Plan a o and use the Wat the Wat the is beyo uses and The site rcle route an area o ss of gree essed in t ment cou for a min equire se nitigation no signific Objective	rea. Development of previous in infrast he Lands ld result or negaten is provicant negaten 21 with	relopment a eral resource ent Works Study (201 onable wall local centre reasonable creational a usly develor ructure with scape Sensi- in the loss tive effect. and response ded througe ative effect an elemen	aravan site suppart the site coulons. The site coulons. The site is locatchment area. 4) as being moking distance to eservices and fee walking distance. Developed land, howethin the green sitivity Study Up of greenfield lating the site contains we design, it is site the Local Plats; potential for the site of uncertaints.	d also located a which derately to b existing facilities nce to ment at ever it network. date and within ns a Listed on to r a residual y until	
Estimated Yi	ield	Density 35 Site DpH Size ha site area 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							the the	
Phasing			area is lower than that normally expected. 10-15 years The site is already part occupied by an existing residential use and has recently started work to increase the number units on the site. Therefore it is unlikely that these will vacate until late in the plan period.						number of	

Recommendation	Due to there being existing residential development on the site, this leaves little of the site left for development. Therefore only redevelopment is
Not suitable	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.

SHLAA ID	475		Site Ac	ddress	Robin	sons Wo	od, Standf	ord	
		nd Hill	93	2m 4	475	inson's '	Wood		
Description of								of Edgmond. Th	e site is a
the site	tria	ngular		of land w				forms part of la	
PDL Gree	en								
Sustainability comments Development may hinder future access to and use of mineral resource are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to exist transport modes (buses and trains), local centre services and facilities educational facilities, strategic footpaths and cycle routes and recreat space. Development at the site could result in the loss of green infrast (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land						ting public s, tional structure e			
Estimated Yie		nsity	20 DpH	Site Size	1.9 ha	Net site area	90%	Approximate Yield	34
	the	Site is isolated so difficult to ascertain an appropriate density – likely to be at the lower end. Due to the irregulat shape the net site area has been reduced to 90%.							
Phasing	10+	The site is covered in trees in it's entirety questionable whether this is a suitable lo access, no utilities connections. Achievin the site will be difficult.					ble location. N		
Recommenda					nt land u		ite is currer	ntly not conside	ered
Not suitable									

SHLAA ID	476	Site Addre	ss Lan	d North of	Shrubbery	Road		
	© Crown	QUA SARUE copyright and databa	476		19694			
Description of	A v shap	ed site that I	nas been us	ed for vario	ous types o	f mineral extrac	ction. The	
the site						vious quarries.		
					-	ite has potentia		
	onto Qu	arry Lane as	well potent	ial for a na	rrow acces	s point onto Shi	rubbery	
PDL Brown	1 Road. Bo	Road. Both roads are narrow lanes.						
Sustainability comments	resource Works c (2014) a walking strategic reasona and faci infrastru Landsca in the lo	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	As a site of 35 is around	Density 35 Site DpH Size ha site area Site Approximate Size ha Site area 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							
Recommendati								
Not suitable	access, i	t is considere	ed that the s	site is not s	uitable for	allocation.		



	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 Not suitable		tly occupied by a number of mobile homes and, as such, is not suitable as a housing allocation.			
140t Suitable					

SHLAA ID	481		Site Ad	ddress	Land	at Vauxh	all House,	Newport	
Description	of	© Crown co	s locate	database rights d on the	western	fringe of	Newport o	outside the curr	
the site				-		•		assland with pa ield Road and L	
PDL M	lixed	Road def	ine the l parts of	boundari boundar	es to the	east and	l north, res	pectively. Hedg ce, there appea	gerows and
Development may hinder future access to and use of mineral resources. The are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing put transport modes (buses and trains), primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasona walking distance to existing local centre services and facilities and secondary educational facilities. Development at the site could result in the loss of gree 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.					ting public rategic reasonable condary of green in the tivity to ent will the Local potential level				
Estimated Y	⁄ield	Density 30 Site DpH Size 2.0 ha Net site 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 feature 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.					y lower Int features aint. Should be In In o meet		
Phasing						e costly as need to			

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
Not suitable	countryside. The existing building on site creates difficulties regarding access to the site.

SHLAA ID	485	Site Address	s Land south of Beechfields Way, Newport				
	© Crown	Sopyright and database rights	485	e Survey1000	19694		
Description of the site		is located betweentside the current					-
the site		o the east of the			•		
		A planning applic					_
PDL Gree		16 dwellings, bu	-		•		_
		sulted on as part	of the Pro	oposed F	Housing and	d Employment S	Sites
	Docume				er e delt e	(
		ous site-specific c	onstraint	s preven	ting delivei	y of developme	ent on this
Sustainahility	site.	mont may hindar	· futuro a	scoss to	and use of	minoral recours	os Tho
Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchmen 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 distant to existing town centre services and facilities, secondary educational facilities strategic cycle routes and recreational space. The site is within 200m of a SS mitigation provided through the Local Plan should ensure that there will be significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could result the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / losensitivity to housing development, the site is greenfield land with the potential for a minor negative effect on townscape.					cchment s being ce to nal g distance facilities, of a SSSI, will be no n an ld result in site is lium / low e		
Estimated Yie	Given the developed would ensurround The site appear to Some all retained	e location and the ment (predominatings.) is fairly regular in o exist on site, sur owance may be in i.e hedgerows an idents, that may	antly deta ant would a shape ar abject to r needed to and trees,	ched probe in kend topogo take acount also	operties), a eping with raphy. No o the curren count of an provision o	relatively lower the character on other permaner t access constra by features that of some open sp	f the nt features aint. should be pace for

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					
Not suitable	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.					

SHLAA ID	486	Site Ad	Idress Land East of St Luke Road ,Dawley Hamlets					
Total State Road Playing Field								
Description of	-						is currently unu	sed.
the site	•	The site is inside it.	Brownfie	eld land	with a d	ismantled	railway that run	s along
PDL Brow	MA	north						
	•	The site a	ppears to	be loca	ted in a	uneven are	ea	
							consideration ar	ea, and
		buffer for	landfill si	tes 250	m			
	•	Located in	n Little Da	wley.				
Sustainability	Develop	ment at tl	he site ma	ay hinde	er future	access to a	and use of mine	ral
Estimated Yie	Works constraints (2014) a distance distance facilities existing green in in the Laurentie effect or would record Plance potential level det	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.				vcle Study e walking ng ducational to an e loss of n assessed negative elopment nrough the ects,		
Estimated He		40 DpH	Size	5.679 ha	Net site area	75%	Approximate Yield	
	746 yard a local co justifies	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					sts within his	
Dhasing		which would be costly.					hut this	
Phasing	5 years	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
Carried forward	network by providing green space on site, however the site is still considered
to the strategic	to have potential for development.
fit stage	

SHLAA ID	487		Site Ad	ddress	Land	east of B	ratton Roa	d			
		© Crown c		Par Par Par Par Par Par Par Par Par Par	487	Survey10001	380	na			
Descriptio	on of	• T	he site i	s current	ly green	open spa	асе				
the site				s Greenf							
				_	ted runni	ng betwe	een Brattor	n Road and the	Silkin Way		
PDL	Green		he site i		la a		ماله ماله ماله				
				ss would ad Close	be need	ea throu	gn the exis	ting highway at			
					l within t	ne urhan	area in he	tween Bratton	(to the		
					ston (to t			tween bratton	(to the		
Sustainab	ility							mineral resourc	es. There		
comments	s	are unce	rtainties	in regards to the provision of the necessary WwTW							
					-		_	distance to exis			
		-						reasonable wal	_		
				_				educational fac			
		_		ths and cycle routes. Development could result in the loss of conal ground, however there is alternative recreational space							
		_		evelopment at the site could result in the loss of green							
		infrastru	cture wi	ture within the Green Network. The site has not been assessed in the							
			pe Sensitivity Study Update (2014); the site is greenfield land within								
			e urban area, development has the potential for a minor negative effect on								
Estimated	l Viold	the lands		C:+a	2 5 62	Not	750/	A m m m a v i ma a t a	CC		
Estimated	rreid	Density	35 DpH	Site Size	2.5 ha	Net site	75%	Approximate Yield	66		
			Брп	3120		area		Tield			
		Site dens	ity has b	een dete	ermined l	y the lo	cation of th	ne site is in keep	ing with		
		surround	ling low	density d	levelopm	ent.					
						-		ite and the like	ly need to		
DI :		-	acilities				open space		1		
Phasing		0-5					•	urban area, low	•		
				-	nnection		s to racilitie	es and services a	anu good		
Recomme	ndation	The site i	s toward				rea. low de	nsity develonm	ent with		
Recomme	Hadion			ds the edge of the urban area, low density development with s and services and good high connections. Land was previously							
Carried fo	rward			Admaston Bypass – consideration for further protection							
to the stra		-						sites in the area			
fit stage	-		-	-		ons. How	vever, in th	is location the s	site could		
		have pot	ential fo	r develop	oment.						

SHLAA ID	488		Site Ad	ddress	Old P	ark 2. Pa	rk Lane Pai	·k		
			A STATE OF THE STA	167	488 Old Pa	ark	389	orge R		
Description	on of							nctions as agricu	ıltural	
the site	011 01	land and open cas	open sp t mining	ace and on. The site	classified is fairly	as Brow level and	nfield as it I within clo	is previously us se proximity to	ed for Telford	
PDL	Brown	developr	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.							
Sustainability comments Development at the site could hinder the future access to and use of resources. The site is located within the Coalport Waste Water Treatm Works catchment area which has been identified within the Water Cy (2014) as being very highly constrained. The site is beyond reasonable distance to existing public transport modes, local centre services and and educational facilities. The site is within reasonable walking distanstrategic footpaths and cycle routes and recreational space. Development the site could result in the loss of green infrastructure partially within Green Network. The site has not been assessed in the Landscape Sensitudy Update (2014)							ment vcle Study e walking facilities ace to ment at the			
Estimated	d Yield	Density To match	30 DpH	Site Size	6.571 ha residen	Net site area tial deve	40%	Approximate Yield a density of 30 E	78 OnH is	
			. Due to	constrai	_		•	ses of the site th	•	
Phasing		10-15 ye	ars	As this i	is large si	te it is lil	kely to be o	delivered in the	long term.	
Recommendation As there are few constraints, this site is considered to have potential for development.							for			
Carried for to the str fit stage										

SHLAA ID	491	1	Site Ad	ddress	Forme	er Johnst	one Pipes	Enstone Precas	t	
		754 344 © Crown c	344 588 687 732 Horseha 491 Woodward 197 21							
Descripti	on of				nt use of t					
the site		• T	he site i	is Brownf	ield land					
		• T	he site i	is quite w	ide and a	ngular ir	n places.			
PDL	Brown	• т	opograp	phy of the	e land is s	teep				
PDL	DIOWII	• T	he site i	is a landfi	ill site, it h	nas mine	shafts situ	ated on it, with	possible	
		C	ontamir	nation iss	ue.					
		• [ocated i	nearby re	esidential	area in E	Poseley and	d Horsehay.		
Sustainal	oility							ting employme		
commen		housing. resource: Works ca (2014) as distance educatio local cent footpath: Local Will that ther a residua pollution infrastruct assessed predomin for minor Buildings mitigatio significar element	Developes. The sintchments being voto existing and cylinger of the learn not the Learn not the Learn not the Learn not the learn	te is local tarea wherey highly are public dities. The cle route e, mitigate a significal perment a reviously e effects such development dive effect trainty ur	ay hinder ted within has by constrain transportion provide a cilities, so and recretion provide the site of the site of the top on the top elopment igh the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss; potentiatil site levelope and the Loss and	the future of the Coaleen iden ined. The the condard reational ded thrower effect fough incould restreen Newscape of Indian and Indian and Indian and Indian and Indian and Indian and Indian and Indian and Indian and Indian and Indian and Indian and Indian India	re access to alport Was stified with a site is bey (buses and onable war y education) space. The ugh the Los, however treased distribution the Update (20 and developed the site is sensitive should ensidual neits arise.	a large amount of and use of mile water Treatre in the Water Cylond reasonable ditrain) and pringly and facilities, stream of the stream of the stream of the stream of the stream of the stream of the stream of the stream of the stream of the stream of the possible of the stream of the possible of the stream of the possible of the stream of the possible of the stream of the possible of the stream of the possible of the stream of the possible of the stream of the possible of the stream of	neral nent rcle Study e walking nary o existing rategic t to a ensure rential for and light en che site is rotential ro Listed design, are no	
Estimate	d Yield	Density	35	Site	25.381	Net	75%	Approximate	666	
		,	DpH	Size	ha	site area		Yield		
		The site i	s an ext	ensively i	industrial		ch would re	ı equire remediat	tion work	
								e has mine shaf		
						-		justifies a 250r		
buffer zone around the site.										

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						
Carried forward	mitigation.							
to the strategic								
fit stage								

SHLAA ID	493	1	Site Ac	dress	Land	off Hadle	ey Park Roa	d, Hadley			
		© Crown o		eir latabase rights	4932 K COURT						
Descripti	ion of	• F	Residenti	ial site							
the site		• F	Rectangu	ılar shape	e site						
				el, food a							
PDL	Brown	-		ated in u		a.					
		Near to facilities etc									
Sustainal	bility	Develop	nent at t	this site c	ould hine	der the f	uture acces	ss to and use of	mineral		
Estimate		wwTW in existing to reasonal facilities, and recre green information area of fluoresult of Sensitivity of greent	nfrastruction secondaries actional frastruction od risk the precipity of Study	cture. The vices and ng distan ary educa space. De ure (outs , though e are no s diction the change. I	e site is be primary ce to eximational factorial properties of the mitigation at the expensive the site he 2014), he	eyond re education sting bus cilities, seent at the e green re in provide t negative tent of to las not be bowever de	easonable vonal facilities services, le trategic foce e site coulc network). Ted through re effects dhe flood zo een assesselevelopmer	rovision of the rewalking distance walking distance was. The site is wocal centre serve the serve and cyclin the local plane will increase at would result nor negative eff	e to ithin vices and le routes ss of ent to an should ould e as a cape in the loss ect.		
Estimate	a yieia	Density	45 dph	Size	0.502 ha	site	90%	Approximate Yield	20		
			ирп	3126	IId	area		rieiu			
						sidered appropriate for this urban brownfield site. ed and lacks site specific constraints the net site area					
Phasing		0-5 years	.	No sign	ificant co	onstraint:	s to delay o	levelopment			
Recommendation The site has already been developed.											

SHLAA ID 494		Site Add	dress	Landr	orth ea	st of M54 J	unction 7				
	623 © Crown co	Watling Street OMAN ROAD B5061 Clotley Opyright and da	tabase rights 2	494	ne dge Survey10001	45 Barnfle House	O				
Description of the site		ite is gree ite is leve		_	-	l hodgos					
the site				•		•	tion, needs an	access			
		•	-		cqc	63	cion, necasan	access,			
PDL Green		 impact on landscape Located in urban fringe/rural area. Site identified as high/medium sensitivity to housing, in AONB setting. 									
Sustainability comments Estimated Viold	ated with the has be ely to high to existing and facilities and cycle igation pluding and the an eler e could report of high / d land in	nin the Ruen identically constants of the contest o	ushmoor fied with rained. T transpor primary te to sect and rect hrough to iate buff for new incertain ne loss of fied in the sensitive	Waste with the volume of the side of the Local cer, should residen at your lift green in the Lands ity to he calles in the lies Water Treat Vater Cycles beyond reconstructional facilities and a language. The language tags is the level descape Sensional developments and a language to the AONB services and a language to the AONB services and a language to the AONB services and a language to the la		atchment s being ling centre ithin egic at to the project e no neutral velopment che Green date ite is					
Estimated Yield		DpH e is not c	Size				Approximate Yield ty of 30 DpH is 6 luced to 65%.	142 expected.			
Phasing	0-5 years		No serio	us const	raints to	delay dev	elopment.				
Recommendation			here is potential for development, however it requires landscape and noise issues associated with the M54.								
Carried forward to the strategic fit stage	mugauo	ii to addr	ess idiids	cape an	u noise i	ssues asso	ciateu with the	IVI 34 .			

SHLAA IE	500)	Site Ad	ddress	Maxwell Expansion Land						
			- Cherking to the control of the con	518 610 611 500 cctory 999 Apley Pool A							
Descripti	ion of					•		en field, existin	g		
the site					however	have rel	ocated				
				el and in	J						
PDL	Mixed		Impact on highway								
Sustaina	bility	The site	could de	liver emp	oloyment	growth v	within a str	ategic employn	nent area,		
Estimate		Developing are unce infrastruservices, within reservices and recreinfrastrusessed previous developing Any increconstrair Density	ment ma rtainties cture. The primary rasonable and facile eational cture pale in the La ly develoment has eased traints along 35 DpH	y hinder in regard e site is education e walking ities, securially with andscape oped lance the pote affic as a the A44 Site Size	future ac ds to the p beyond re onal facilit g distance ondary ec evelopme thin the G e Sensitivi d, howeve ential for a result of c 2, the A52 4.038 ha	cess to a provision asonable ies and se to existi ucationa nt could reen Ne cy Study rit is prese a minor levelopne (23, and Net site area	and use of rand use of the ned e walking of the ned that the series of the twork. The Update (20 edominant negative efficient may nat Shawbir 75%	t Sites Document in the state of the state of the state of the site es. There sing train se is re routes en ontains nd, dscape. straffic			
		could be	delivere	d. As the	ere area lit			cted, a density of the contract of 75 of 7	•		
DI. :			ustified for a site of this size.								
Phasing 5-10 years Some demolition and hi											
	endation	As there	are few	constrair	nts this co	uld have	e potential	for developmer	nt.		
Carried f											
to the st fit stage	rategic										

SHLAA ID 506	Site Address Apley Home Farm
Description of the site PDL Green/Brown	Pump Wood Apley Home Farm 506 Existing grassland, existing building on site Site 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
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 Site 1.432 Net 85% Approximate 48 Yield 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	

SHLAA ID 507 Site	dress Land at Barnfield Farm
-------------------	------------------------------

Barnfield Farm Sunkyst Towers © Crown copyright and database rights 2015 Ordnance Survey100019694 Description of Existing farm and farm buildings, greenfield.												
-	ion of	• E	existing f	arm and	farm bui	ldings, gı	reenfield.					
the site		• 9	ite is lev	el e								
		• 5	ite is sq	uare sha	oed							
DDI	Curri	• (Constrair	nts are pr	oximity t	o M54, a	adjacent wa	ater feature, im	pact on			
PDL	Green	H	Holyhead	Road in	light of r	new resid	dential sche	eme. Access wo	uld			
		r	equire n	nitigation	ı. Impact	on lands	scape. Mine	eral considerati	on area.			
		• 9	ite is url	oan fring	e, Wellin	gton.						
Sustaina	bility	Develop	ment cou	ıld result	in the lo	ss of exis	sting emplo	ovment land. Th	e site is			
commer	•	-			d result in the loss of existing employment land. The site is Rushmoor Waste Water Treatment Works catchment area							
Comme												
				dentified within the Water Cycle Study (2014) as being ghly constrained. The site is beyond reasonable walking								
							•	re services and	_			
					-			The site is with				
						_	•	ucational faciliti				
				_		_	•	is adjacent to t	-			
			-			-		ble at the proje				
		_	•		_			ere will be no n				
		_		-				ıld result in the	_			
					-			The site is ident				
		_						igh / medium se				
				-		-		ate a small area	•			
		previous	_	•	•	- 12 000	0351		-			
Estimate	ed Yield	Density	35	Site	1.258	Net	85%	Approximate	47			
			DpH	Size	ha	site		Yield				
			- I - · ·			area						
		As the sit	te is loca	ted in th	e urban f		density of 3	B5 DpH is expec	ted. The			
							constraints		.			
Phasing		0-5 years						d delay delivera	abilitv.			
		,		1.5 5.611				,	· ······ · · · · · · · · · · · · · · ·			
Recomm	nendation	In this lo	cation t	he site ha	as notent	ial for de	velonmen	t, however som	e highway			
riccomm	.c.idation	mitigatio			•	a. 101 ut	2 velopinen	c, 110 W C V C 1 30111	C Ingilway			
Carried f	forward	iiiiigaiio	ii iiiaybe	. require	u.							
to the st	_											
fit stage												

SHLAA II	509		Site Address Opposite Tibberton Shop, Tibberton							
		© Crown c	36 710 The Hollies 574 62 opyright and co	6	699 2015 Ordnand	509	000 PW Res	S S D D D D D D D D D D D D D D D D D D		
Descript	ion of				_		_	ne site is curren	•	
the site		_					_	highway where		
								nd west, whilst ctures. The topo		
PDL	Green			•			_	eyond. Based on		
		-	-				-	ts to developme		
Sustaina commen	ts	ne site is (buses a tional faceng distanted the Land diacent to the land Site	beyond rains cilities and ce to exional space (outsice scape Seo the urbascape. 1.05 ha	easonab), local co d strateg sting prine e. Develo le of the ensitivity pan area Net site area	le walking entre servi- gic footpatl mary educa opment at Green Net Study Upd with the po	the necessary V distance to exisces and facilities hs. The site is wational facilities the site could rework). The site late (2014); the otential for a management of the site vield	ting public s, ithin , strategic esult in the has not site is			
Given the location and the character of the surrounding development (predominantly lower density dwellings), a density would ensure development would be in keeping the surroundings. The site is fairly regular in shape and topography. No oth appear to exist on site. Some allowance may be needed features that should be retained i.e hedgerows and tree some reduction in developable area. An allowance (10% and locations).							o), a relatively lo ing with the cha other permane ded to take acco	nt features unt of any sult in		
Phasing		applied. 0- 5 year	S	There v	vould ap	pear to b	e little or r	no significant co	sts	
								rward for devel		
	endation	constrair	nts that v	would pre	event de	velopme	nt. Howeve	ar to be any site er, developmen	t would	
Not suita	able					_	field site in of Tibberto	a rural location on.	, which	

SHLAA ID	510)	Site Ad	dress	Trans	port Der	ot off Holl	ywell Lane	
		© Crown c	577	491 th	Depot 510.	76	486		
Description	on of						ulage depo	t	
the site		• T	Γhis site is	s conside	ered as B	rownfiel	d land.		
		• T	he site is	s 'L' shap	ed and n	neasures	0.8 hectar	es.	
PDL	Brown	b	ouilding b	eing situ	ıated a d	ifferent l	level.	id it seem to va	•
					•	_		age depot at the	
				•	•	_		contamination	
								t is located with	in 250m
					_		eration area	a. e to the access b	noinα
			imited or		y minuer	uevelopi	illellt is due	e to the access i	Jenig
					nus nlani	ning nerr	mission for	dwelling to be I	huilt on it
								to Little Dawle	
Sustainak	oility						-	sting employme	
commen								o and use of mi	
		resource	s. The sit	e is locat	ted withi	n the Co	alport Was	te Water Treatr	ment
		Works ca	atchment	area wh	nich has b	een idei	ntified with	in the Water Cy	cle Study
		, ,	Ū		•			yond reasonable	•
					-		-	d trains), primai	•
					_	•		is within reasor	
					_			acilities, second	-
					-			ational space. Tl hrough the Loca	
						_	-	ffects, however	
					-	•	J	ugh increased	there is
		·				_		ould result in th	ne loss of
				_				te has not beer	
		in the La	ndscape S	Sensitivi	ty Study	Update ((2014), how	vever the site is	
predominantly previously developed land with the potential for minor positive									or positive
		effects o		•			l		
Estimate	d Yield	Density	35	Site	0.847	Net	90%	Approximate	26
			DpH	Size	ha	site		Yield	
		The ress	on why t	aic cita h	as baan	area	l viah donciti	vis duo to it boi	ng located
			-			_		is due to it bei s, recreational	_
		schools b			.ii ciiipio	yment U	pporturnite	.s, recreational	ui cus allu
			20 0.00	1.					

		mal 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	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 sim	ilar scheme which suggests that previous applications have						
Carried forward	thought this site	is viable. Access and remediation issues on the site need to be						
to the strategic	mitigated before	development could be delivered.						
fit stage								

SHLAA IE	511		Site Ac	ddress	Land	off Statio	on Road, W	ellington			
			Sinks	159 Leasowe latabase rights	511 A	admasto	377	563			
Descripti the site	ion of	• T	he site i he site i	s Greenfi s regular	ield	or comm	iercial purp	oses (growing t	curf)		
PDL	Green	• Si a • T	 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 								
Sustainability comments Development may hinder future access to and use of mineral resource are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to exist transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing locentre services and facilities, strategic cycle routes and recreational specific power of the Green Network). The site is identified in the Landscape Sensitiv Update (2014) as of medium sensitivity to housing development, and						ting public ic ocal pace. re (outside vity Study					
Estimate	Estimated Yield Density 25 Site 10.3 Net 75% Approximate 192 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. Net site area has been determined by the size of the site and the likely need to provide facilities and services on site.							ea and ties. The ensity			
Phasing		10-15		This is a	a large si	te outsid	e the urbar	n area.			
Recomm Carried f to the st fit stage			ws thro	ugh Adm	aston Vil	lage. Mit	igation me	gnificant impac asures would b			

SHLAA ID	512		Site Ad	dress	195 H	olyhead	Road, We	llington			
		© Crown o	FB 655		512	Survey10001s	Pav Crick				
Descripti	ion of	• (Greenfield	d, with si	ngle dwe	lling on s	site.				
the site			Site is a re		_	_					
		• (Constrain	s are exis	sting tree	s, neighl	oouring pro	operties in term	s of		
PDL	Green/	ā	amenity la	ayout, an	nd access,	/impact	on Holyhea	ad Road.			
FDL	Brown	• 9	Site is located in Urban area, near to Wellington Market Town.								
Sustaina	hility	The site i	is located	within t	he Rushn	noor Wa	ste Water	Treatment Wor	ks		
commen	nts	as being walking of secondarion existing of the site of Network Update (land, how the pote	moderate distance to educating local certootpath could result (2014); de wever as intial for a	ely to hig o existing ional facion entre servis and cycult in the ele has not evelopment the site is	thly const g public t ilities. The vices and cle routes loss of gi been ass ent could s predom	rained. Transporter site is vertically facilities and receives and receives and receives and regeners in antly affect on	The site is I t modes (b within reas s, primary or reational s astructure the Lands ate an area		able and distance ilities, nent at Green Study developed ent has		
Estimate	ea Yieia	Density Due to the	30DpH ne nature	Site Size of surro	0.506 ha unding d	Net site area evelopm		Approximate Yield /ield is expected	7 d. The		
					_	•	to suppoi	•			
Phasing 0-5 years No delay to											
	nendation	The site for devel		ajor cons	traints a	nd is the	refore con	sidered to have	potential		
Carried f	orward										
to the st	rategic										
fit stage											

CLILAAIG) [14		Cito Ac	ddrocc	Mada	lov Asad	0001				
SHLAA II	514	1:11	Site Ad		iviade	ley Acad	•	.Ø			
		Fi	path ying eld	Sports Ground	Subway 2015 Ordnance	COURT STREET	laying Field				
Descript	ion of							t walk from Ma	•		
the site					-	•	•	airly level. It ha			
		-	-					ed. Directly sout			
PDL	Brown			•				rant recently b			
		-	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								
			-					250m buffer o	-		
		Site.			Ü						
Sustaina	bility	Developr	nent ma	y hinder	future ac	cess to a	nd use of r	mineral resourc	es. The		
commen	nts	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 o	of a smal	ll area of	green inf	rastructu	ıre partiall	y within the Gre	en		
								ape Sensitivity	•		
						-		reviously devel	-		
		-		-		-		cts on the town	-		
			-					Heritage Site ar design, mitigation			
				•			•	ere will be no si			
			_					er the setting o	_		
		_	_			-	-	with an elemen			
					l details a	rise.					
Estimate	ed Yield	Density	40	Site	3.809	Net	75%	Approximate	105		
			DpH	Size	ha	site		Yield			
		Λς +b ο ο'+	o ic loss	tod in al	oco provin	area	Dictrict Co	ntro a donaitur	of 40 Doll		
						-		ntre, a density on straints a net	-		
					e of this s			Ziisti aiiits a iiet	Site area		
		1 3. 73/013	, 40 011100		- C. C. III J						

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 Ad	ddress	Land	south-we	est of Tibbe	erton			
		© Crown o	issues copyright and co	62m	ermoor Head 515	63m	66m				
Description o	f							outside the exist	-		
the site		-			-	_		poses and, as su			
		_		•	•			vith low hedges	_		
PDL Gre	en		much of the site. The topography is predominantly flat. No obvious site-specific constraints are evident.								
Sustainability comments infrastructure. The site is be transport modes (buses and educational facilities, strates space. Development at the state of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strates of the strategy of the stra					beyond r nd trains tegic foo e site co	easonab), local co tpaths ar uld result	le walking entre serviond cycle root t in the loss	distance to exis ces and facilities utes and recrea s of green infras	ting public s, tional structure		
		Landscap	oe Sensit ban area	ivity Stud	dy Updat	e (2014);	the site is	n assessed in the greenfield land tive effect on th	adjacent		
Estimated Yie	eld	Density	20 DpH	Site Size	9.0 ha	Net site area	75%	Approximate Yield	135		
		Given the appropri						ture of the site,	an		
The site is fairly regular in shape and topography. No other permanent featu 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 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.								aint. should be n o meet een			
Phasing	10+ years Large site located away from the main settlement of Tibberton, would require significant work to accommodate residential development on the site.										
Recommenda	ation										
Not suitable											

SHLAA ID 516	i	Site Ac	ldress	Land	at Tibber	ton		
	822	The Control of the Co		Wrekin View 516	Manor Cottage	9694		
Description of							ns part of large	parcel of
the site	_						ch, the site is g	
			•	a numbe	r of exist	ting proper	ties that front t	:he
PDL Green	adjacent	highway	<i>'</i> .					
Sustainability comments	cture. The transfer of the tra	ainties in regards to the provision of the necessary WwTW ne site is beyond reasonable walking distance to existing public (buses and trains), local centre services and facilities, ities and strategic footpaths. The site is within reasonable to existing strategic cycle routes and recreational space. the site could result in the loss of green infrastructure (outside work). The site has not been assessed in the Landscape Update (2014); the site is greenfield land and development for a minor negative effect on the landscape. The site is sed Building, development will require sensitive and responsive in provided through the Local Plan should ensure that there cant negative effects, potential for a residual neutral effect 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 yea		Greenfi to resid	eld site lo ential pro ucture ar	operties.	The cost of	perton, however of connecting the high in order to	ne site to
Recommendation	The site i	s consid	ered to h	ave pote	ntial as t	here are n	o major site spe	ecific
	constrair	nts. As th	e site is l	ocated is	olated fr	om the vill	lage distant froi	
Carried forward to the strategic fit stage	and facili	ties its v	iability a	nd delive	rability is	s effected.		

SHLAA ID	517		Site Ac	ddress	Land	at Bratto	n			
		Sinks West FB	Cheshire Coppice	595, database rights	517 567 2015 Ordnance	Bratton 564	662 9694			
Description	of	• 7	The site i	s current	ly used f	or agricu	Itural purp	oses		
the site		• 1	s it Gree	nfield/br	ownfield	a portio	n of the M	arket Drayton /		
		١	Wellingto	on railwa	y ran thr	ough the	site			
PDL Gr	reen/			_				west and south	with an	
	rown		_		y to the e	east of th	ne site			
			The site i		: : :		. 4		41	
				_				oment other that is likely to be of		
					_	•		for reuse / inte		
				d railway		101461 1111	e poterition	ioi rease / inte	· precurion	
						the urba	n area to tl	he north of Brat	ton and	
		t	o the we	est of the	B5063					
Sustainabili	ty			•				mineral resourc	es. There	
comments				_				cessary WwTW	منا والمادية والمساورة	
					-		_	distance to exist ces and facilities		
				-						
		educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development								
		_			-		-	ire (outside of t	-	
			-				•	tivity Study Upo		
			_			-	_	elopment. Deve	-	
				result in t	the loss c	of best ar	nd most vei	rsatile agricultu	ralland	
Estimated Y	/ield	(Grade 3 Density	25	Site	27.6	Net	75%	Approximate	517	
Littilated 1	iciu	Density	DpH	Size	ha	site	75/0	Yield	317	
						area				
		Site dens	sity has b	een dete	ermined l	by the lo	cation of th	ne site outside t	he urban	
			•	e lack of a	accessibi	lity to se	rvices, facil	ities and public	transport	
		opportur		والمناب والما	.	ا دادیدا		tale a state of the		
						•	-	the site and the stainability.	e need to	
Phasing		10-15	aciiiles					have influenced	delivery	
Recommen	dation		he nood					y be required the		
Carried forv					•			listant from exis		
to the strate			-		-			s of high quality	_	
fit stage	-0.4	landscap		- 1				5 12 27		

SHLAA ID	518	Site Address	ddress Land off A442 and north of Eyton Farm							
Description of the site PDL Gree	665	opyright and database rights 20 site is greenfield, e site is irregular and site features trees, nedgerow, impact	519 806 518 361 519 015 Ordnance Survey100019694 mployment land for agriculture level impact on highway to consider, bound by on landscape, narrow track runs through site, E	Eyton						
	ŀ	Farm in the middle of site. • Located on urban fringe								
Sustainability comments	(Eyton Fa Developing site is local area whith moderate distance services are recreation secondarists could be a site could be sign; in will be not with an extraffic as the A442 developed.	erm). Given it size, ment may hinder for the steed within the Ruch has been identifiely to highly constitute existing public to existing public to a control facilities, primulational space. The site of exult in the loss and facilities is identified result in the loss and facilities of high / medium to a Listed Buildin initigation provided to significant negation is significant negation are sult of development at each land.	uld result in the loss of existing employment lathe site could deliver a large amount of housing uture access to and use of mineral resources. Tushmoor Waste Water Treatment Works catchefied within the Water Cycle Study (2014) as being rained. The site is beyond reasonable walking transport modes (buses and trains), local central ary educational facilities, strategic footpaths are is within reasonable walking distance to existical lities and strategic cycle routes. Development are of green infrastructure (outside of the Green fied in the Landscape Sensitivity Study Update sensitivity to housing development. The site is g, development will require sensitive and respond through the Local Plan should ensure that the live effects, potential for a residual neutral effect into until site level details arise. Any increased opment may negatively affect traffic constraints the site could regenerate a small area of previous training the site could regenerate a small area of previous training the site could regenerate a small area of previous training training the site could regenerate a small area of previous training tr	ng. The ment ing e nd ing at the cre ct along ously						
Estimated Yie	46.787 Net 65% Approximate 913 ha site area Yield urban fringe a density of 30 DpH is expected. It to address site shape, highway, existing farm a	Net								
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
Carried forward	distance to most services, public transport modes and facilities, this would
to the strategic	require addressing. The impact of the site on the landscape would also need
fit stage	addressing and therefore could hamper any scheme.

SHLAA ID	519		Site Ad	ddress	Land	at Eyton	upon the \	Weald Moors			
Descripti		© Crown c	Parkside Farm	n upon the Weald Moors 519 Wappenshall database rights 2015 Ordnance Survey100019694 reenfield with several trees.							
the site		• 5	Site is lev 10/50% s	vel site withi	n flood zo	nes 2 ar	nd 3, brook	runs along the pe impacts.	north		
PDL	Green				hin rural	-	ia iai asca	pe impacts:			
site is located area which moderately distance to services and of green infi the Landsca development sensitive and should ensure residual neuronise. The si would required.				chin the I een iden ghly cons ng public ities, edu ational sp ucture (o ensitivity e site is a ponsive o at there effect with s partiall quential ent at the	Rushmoon tified with strained. It transport ucational foace. Devote the study Upadjacent to design; mist and elen y within Fand Excelle site cou	r Waste Name of the site of the Gree date (20 o Listed itigation asignification Testld result	Water Treat Vater Cycles is beyond (buses and strategic for at at the site an Network 14) as of he Buildings, provided to ant negative incertainty k Zones 2 as sts in line we in the loss	mineral resource the two two two two two two two two two two	atchment s being king entre ycle n the loss entified in o housing ill require al Plan itial for a details nent an and st		
Estimate	d Yield	Density The site i	25 DpH s rural w	Site Size /hich jus	18.704 ha tifies a de	Net site area nsity of 2	45% 25 DpH. Th	Approximate Yield e net site area i	210 s reduced		
				•			ood risk ar				
Phasing		0-5 years	<u> </u>		ıld potent	-		le flood risk mit nousing and tak	_		
Recomm	endation	Unsuitab Access m		•	flood risk	k, highwa	ay and land	dscape impact m	nitigation.		
Not suita	ible										

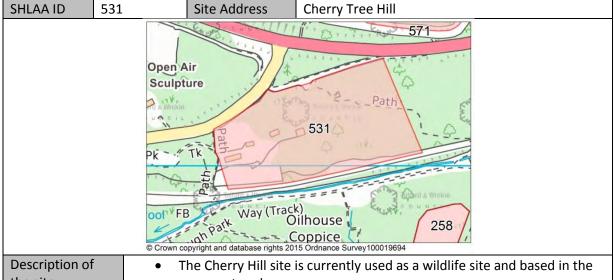
SHLAA ID	520	5	ite Addre	SS	Gatev	vay site t	o the sout	h of Newport			
Description site	on of the	The site is I	es two pai	34 se rights 26 n the s	015 Ordnance south ea of land; f	a Survey10001 stern frin	448 75 9694 nge of New area of pro	port. The site eviously-develo			
								ng; and secondl			
PDL	Green	a larger pla approved in discharged	of open land comprising grassland and more wooded areas. The site is part of larger planning application (TWC/2011/0871) which has an outline consent, pproved in December 2013. The consent has, however, not yet been fully lischarged. The southern part of the site is also currently designated for mployment use in the Wrekin Local Plan. (link to site 448)								
Sustainah	nility						-	•	es The		
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 education 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 provide through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertaint							is being ce to icational sing ategic alt in the has not site is inor ding, provided negative ertainty				
Estimated Yield Density 35 DpH Size ha Site site area Given the peripheral location and the size of site involved, a relatively lowe density would be more appropriate. The site is fairly regular in shape and topography. Due to the nature of the 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 be applied to take account of this.								y lower of the site uses for			
Phasing		0-5 years	Su sit	bject t e can	to appro	ressed. S	ite clearan	eatters application ce and preparate ring appropriate	ion also		

	of any associated land uses. Some delivery could therefore be expected towards the back end of the early phase.						
Recommendation	his site has the benefit of planning application and, as such, is considered eliverable, 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 II	524		Site Ad	ddress	Land	adjacent	to Welling	ton Road	
			570	435	Green Gables 524	The Priory 181m	The Meadows	Th	
Descript	ion of							boundary. Due	to its
the site			_	tory the			•		
				s 5.9 hec		_	oven with	trees and bush	۵ς
PDL	Brown		_					e of the site the	
				_		•		land and shrubs	
		ŀ	nas been	manipul	ated by i	ts mining	g past and t	the sites height	seems to
			ary in he	_					
						•	•	resence of mine	
			_				•	create issues re electric cables r	
				•				ite difficult.	ariiiiig
			_				-	ea which is the	new
				Lawley.		J			
Sustaina	•			•				of mineral reso	
commer	nts				_	•		the necessary V	
					•		_	distance to exis ces and facilities	
								is within reasor	
					•	•		recreational sp	
		Developi	ment at 1	the site c	ould resu	ult in the	loss of gre	en infrastructur	e (outside
				-				ndscape Sensitiv	
			-			•	_	velopment, and	
		-					_	mitigation prov e no significant	
		_						element of unc	-
		until site							,
Estimate	ed Yield	Density	35	Site	5.903	Net	75%	Approximate	154
			DpH	Size	ha	site		Yield	
		Due to		a m a .= 4.! -	ن جاء امم	area	ا حادد: مد	amaim, familia	
					-			ensity for the sing located on th	_
								chools, recreati	-
					_				
	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	Sit	e Address	88-10	2 Potter	s Bank, Ket	ley			
Pottersbank 525 HOLY HEAD ROAD © Crown copyright and database rights 2015 Ordnance Survey100019694									
Description of					74.0 × 2.0 ×				
• Site is irregular shape. Site slopes upwards in a north to south direction.									
PDL Brown	impa	 Constraints – 50% of site within landfill, existing trees, highway/access impact. Site within Wellington Market Town, near facilities and services. 							
Sustainability									
resources. The site is located within the Rushmoor Waste Water Treatmet Works catchment area which has been identified within the Water Cycle (2014) as being moderately to highly constrained. The site is within reaso walking distance to existing bus services, local centre services and facilities secondary educational facilities and strategic cycle routes. The site is beyone reasonable walking distance to train services and strategic footpaths. The 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 (2021) however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.						vcle Study easonable dilities, beyond The site ould k). The (2014), in the			
Estimated Yield	Density 35 The site is loc	Site Size cated in the u	0.64 Irban are	Net site area a which j	50% justifies a d	Approximate Yield lensity of 35 Dp	11 H.		
	Net site area landfill.	has been red	luced to	50% to a	ddress sha	pe of site, levels	s and		
Phasing	0-5 years	No maj	or constr	aints to (develop po	tentially half th	e site.		
Recommendation						vellings howeve non landfilled p			
Not suitable	is only the po	tential for 2-	4 dwellir	ngs on sit	e.				



the site

PDL Brown

- green network.
- The site is brownfield land sue 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
- The topography of the site appears uneven and rolling compared to other site 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.

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 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

	the site I	the site lies partially within Flood Risks Zones 2 and 3, development would								
		•	-				e Local Plan and			
	-	•		•						
	_	is recognised that if development were to avoid this border or included an appropriate buffer then the significance of these effects could be reduced.								
								l		
Estimated Yield	Density	35	Site	3.089	Net	75%	Approximate	81		
			Size		site		Yield			
					area					
	This site	has a fev	w constra	ints that	will hold	d developn	nent from being	built on		
	it, the m	ain thing	s to cons	ider is th	e site is	a wildlife s	ite and is consid	ered		
	irreplace	able. Re	emoving t	the site w	vill break	the ecolo	gical network in	the area		
	this is th	e reason	why in h	ave give	n the der	nsity is at t	he lowest range	. The site		
	being loo	ated by	a mining	consider	ation are	ea suggest	s the land will ha	ave		
	_	•	•				et site area of 75			
Phasing	10 years	;	The site	has a fe	w constr	aints whic	h makes it diffic	ult to		
			mitigat	e for eacl	h one. As	s the site is	located in an u	rban area		
			it is diff	icult to n	nitigate f	or wildlife	and that the site	e has		
			stability	, issues n	nakes the	e site appe	ar of a threat.			
Recommendation	The site	presents	ecologic	al qualiti	es which	if were re	moved for deve	lopment it		
	would be	would be difficult to replace or mitigate for their loss.								
Not suitable										

SHLAA ID	537	Site Address	Land adj Vicar	age Farm, W	/rockwardine			
wardine arm Vicarage Farm 537 PW 654 © Crown copyright and database rights 2015 Ordnance Survey100019694								
Description of		The site is brownf	•	edundant fai	rm buildings			
the site		The site is regular	shaped					
		The site is flat The site lies withiı	a a consorvation :	aroa and ic a	diacont to list	a d		
PDL Brow	vn l	buildings	i a conservation a	area ariu is a	ujaceni to nste	eu		
		The site is located	within the village	e of Wrockw	ardine			
Containability								
Sustainability comments		ment at the site c e Farm). Developr						
comments		es. There are unce	•					
		infrastructure. The	_	•				
		quality public trar	-		_			
	_	lities, educational						
	The site	is within reasonal	ole walking distar	nce to existin	g recreational	space.		
		ment at the site c			_			
		icture (outside of						
		indscape Sensitivi		•	•	•		
		sly developed land be. The site lies wi						
		s, development w			•			
		d through the Loca	•	•	•	•		
		e effects, potentia				-		
	_	nty until site level						
Estimated Yiel	d Density	25 Site	0.65 Net	80%	Approximate	13		
		DpH Size	ha site		Yield			
			area		f.1			
		sity has been dete	•		of the site and	the lack		
		s to services, facili	•	•	ida a buffar ba	ntwoon		
	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.							
Phasing	0-5 year		_			n mav be		
Phasing 0-5 years The site is PDL in the rural area and some mitigation mare required for potential land contamination from farming						-		
Recommendation The site is PDL and provides an opportunity for development within a rural								
	settleme	•	,		-			
Carried forwa	rd							
to the strateg	С							
fit stage								

SHLAA II	538		Site Ac	ddress	Land	adj Rose	Cottage			
		© Crown o	opyright and d		838 2015 Ordnance	100	9694			
Descript	ion of				•	s private	gardens, g	green space and		
the site				ial activi		LI OI	1	. C . I . I		
			-	-			ome browr	ifield . issed out adjac	ent to the	
PDL	Green/		oad.	s eloligat	led but w	Titli a Sili	all Cliulik II	nsseu out aujac	ent to the	
	Brown		The site i	s flat .						
		• 7	The shap	e of the s	site woul	d constra	ain develop	oment as well as	5	
					existing u		_			
Contains	la ilia.						of Brattor		/T\A/	
Sustainability comments There are uncertainties in regards to the provision of the necessary WwT infrastructure. The site is beyond reasonable walking distance to existing transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site within reasonable walking distance to strategic cycle routes. Development 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 Stundate (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.							ting public s, site is ment at Green Study it is			
Estimate	ed Yield	Density	25	Site	0.86	Net	80%	Approximate	17	
			DpH	Size	ha	site		Yield		
		lack of fa the site. The net	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. The net site area has been determined by the size and shape of the site.							
Phasing		The isolated location and lack of local facilities will hampe the sustainability of the site							hamper	
	nendation	The site	is not co	nsidered	suitable	for deve	lopment di	ue to its isolated	d location.	
Not suita	able									

SHLAA ID	542		Site Ac	ddress	Land	at Rooke	ery Road, O	akengates	
Description of The site is in existing commercial usage, within the urban area. Current									·nt
the site	JII 01			_				olies yard. The s	
the site		mostly su	ırrounde	ed by gre	en space	, to the s	south of the	e site there is a	county
PDL	Brown						•	the south which	
			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 an						
					_				
		therefore has numerous historic mineshafts covering the site. As part of these operations, parts of the site also have historic land fill covering them.							
Suctainah	sili+v								
Sustainab	•								
Estimated	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 St (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services 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 adjact 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 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.						atment ycle Study rvices and ational services, adjacent I Plan the urbance, loss of network, ance of the cape		
Estimated	i field	Density 35 Site 3.725 Net 70% Approximate 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							a centre,
	number of issues around mineshafts, TPO's and landfill, the net site area of t								
Phasing		10-15 yea	site is low. This could also address issues over improvements to the access. 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
Not suitable	would mean a loss of employment land. Therefore the site is unlikely to be considered appropriate for allocation within the plan.

SHLAA ID	543	Site Ad	ddress	Land	Off From	ie Way			
Granville Roundabout 615 543 542 © Crown copyright and database rights 2015 Ordnance Survey100019694									
Description of the site							al development ing in the area		
the site	few his	toric mine	shafts or	n the site	. The we	stern part o	of the site is tre	e lined. To	
PDL Brov	rome the bei	he 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 he benefit of outline planning permission with a reserved matters application currently under review.							
comments	Development at the site may hinder the future access to and use of minera resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle St (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus service secondary educational facilities and strategic cycle routes. Development at 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 within the urban area; potential for a minor negative effect.							tment vale Study rvices and ational ervices, ent at the green Study	
Estimated Yiel	d Density	7 30 DpH	Site Size	3.813 ha	Net site area	70%	Approximate Yield	80	
	develo access The site therefo	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 yea	rs				anning per in the plan	mission and the period.	erefore	
Recommenda Carried forwato the strategifit stage	considered already	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.							

SHLAA ID	548	<u> </u>	Site Ad	dress	Land a	adjacent	to Arlesto	n Manor	
Description the site	n of	• T	oppyright and da he site is	atabase rights as green o	2015 Ordnance	e next to	o Arelston		
the site							the green r luare to rig	ht of the site.	
PDL G	ireen	• T • T	opograp he site is onsidera	hy of the s in the g tion area	e land is f reen net a.	lat work and		d within a minir	ng
• The site is located within Ketley Sustainability comments Development may hinder future access to and use of mineral resource site is located within the Rushmoor Waste Water Treatment Works of area which has been identified within the Water Cycle Study (2014) a moderately to highly constrained. The site is beyond reasonable walk distance to existing public transport modes (buses and trains), primal educational facilities and strategic footpaths. The site is within reason walking distance to existing local centre services and facilities, second educational facilities, strategic cycle routes and recreational space. The adjacent to the M54, mitigation provided through the Local Plan and at the project level, including an appropriate buffer, should ensure the will be no negative effects on new residents. Development at the site result in the loss of green infrastructure within the Green Network. The been identified in the Landscape Sensitivity Study Update (2014) as one / low sensitivity to housing development, as the site greenfield land urban area it is considered to have the potential for a minor negative townscape. The site is adjacent to a Listed Building and development require sensitive and responsive design, mitigation provided through Plan should ensure that there will be no significant negative effects, provided in the control of the provided through plan should ensure that there will be no significant negative effects, provided through plan should ensure that there will be no significant negative effects.						atchment as being cing ry mable dary he site is available at there e could he site has if medium within the effect on a would the Local potential			
details arise. Estimated Yield Density 35 Site DpH Size ha site area Yield The site is located in an already built up residential area with a college, sol recreation ground, football grounds and local centre within close proximit 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 development of the site. The site is located by the M54 ,however a buffer created to create a noise barrier and there are already dwellings located nearby within close proximity of the M54.							e, school, ximity. eration affect the ouffer can		

Phasing	5 years	,						
		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							
Carried forward	for development	The site is located within the green network which would.						
to the strategic	require mitigation by providing green space on site. A buffer to the M54 is also							
fit stage	needed.							

Description of the site PDL Brown Site is employment site – Ketley Business Park Site is rectangular shaped with irregular Constraints: employments use, potential ground issues, highway impacts, minsehafts Site is located within urban area near local centre, services and facilities. Sustainability comments 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, 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	SHLAA ID 549	Site Address Ketley Business Park, Ketley							
Site is brownfield Site is rectangular shaped with irregular Constraints: employments use, potential ground issues, highway impacts, minsehafts Site is located within urban area near local centre, services and facilities. Sustainability comments 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		Ketley Business Park 549							
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Sustainability comments 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		•							
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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	*	1							
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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									
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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									
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		_							
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		ategic footpaths and cycle routes and recreational space. The site is beyond							
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									
network, given the size of the area that falls within the green network, the									
		, ,							
attact is only considered to be minor. The site has not been assessed in the		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.									
Estimated Yield Density 40 Site 4.336 Net 65% Approximate 112	Estimated Yield								
DpH Size ha site Yield		DpH Size ha site Yield							
area area									
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 mineshafts and									
the shape of the site.									
Phasing 0-5years Site requires significant work, removal/loss of employment	Phasing	·							
site, ground investigation works and highway mitigation.									
Recommendation Unsuitable – unviable by reason of mitigation and employment use	Recommendation	Unsuitable – unviable by reason of mitigation and employment use							
necommendation of officiality and a first asset of thickgallon and employment use	Recommendation	Onsultable – univiable by reason of fillingation and employment use							
Not suitable	Not suitable								

SHLAA ID	551	Site Address	Field	s surroun	s surrounding Crudgington Manor - west				
		900	tabase rights 2015 Ordnance Survey100019694						
Description of the site	•	The site is curre The site is Gree	nfield						
PDL Gree	n	The site is regu the B5062 The site is flat	lar shaped	and elon	gated runn	ing north to sou	uth from		
	•	 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						mineral resourc			
comments	site is lo catchme as being distance services routes a of green assessed greenfie minor no develop through effects, until site	cated within the ent area which very highly conto existing public and facilities, end recreational infrastructure do in the Landscald land adjacer egative effect coment will requite Local Plan potential for a elevel details a	e Waters L has been id histrained. To lic transpo educational I space. De (outside of ape Sensitive to the url in the lands re sensitive should ens	Ipton Walentified when site is interested for the Greet with Study pan area, scape. The and respure that the the the the the the the the the th	ste Water within the value of the strategic of the strate	Treatment Wor Water Cycle Study assonable walking trains), local confootpaths and confootpaths and confootpaths and confootpaths and confootpaths and confootpaths and confootpaths are could result in a site is ent has the potogramment to a Lister sign; mitigation are no significant element of unconfootpaths.	ks Idy (2014) Ing entre ycle In the loss not been ential for a d Building, provided negative		
Estimated Yiel	Site den Crudgin services Net site	gton, the lack o and facilities ir area has been	Size ha site area Yield een determined by rural location of the site adjacent to lack of regular public transport provision and the lack of ties in the village. 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 mitigat Crudgington Cross Roads							itigate		

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

SHLAA II	D 560)	Site Ad	ddress			lands Scho ge Road, M	ol, Adjacent Mo	ound	
			Tettord Wredi	Scho560 Scho560 B4373 B4373 Bacarvoir Decarvoir						
Descript	ion of				iously a s		24.1549.00			
the site				•	•		๛ wnfield lan	d.		
							square sh			
	1			ohy is flat		ina naa c	oqual c on	ape.		
PDL	Brown		 The site is within a mining consideration area; it is within the green 							
	network and has TPO trees within the site boundary.								8. cc	
							area of M	•		
Sustaina	 hility							tional facilities	that also	
commer	•						-			
Comme	11.5	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								
			easonable 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								
			•	•		•		e effect on town		
Estimate	ed Yield	Density	45	Site	2.93	Net	75%	Approximate	99	
		,	DpH	Size	ha	site		Yield		
			•			area				
		The site	is situate	d within	the hear		idential ar	ea with a prima	ry school	
								is easily within	•	
		distance	to the n	orth of th	ne site an	d alread	y supports	the existing co	mmunity	
		that lives	within t	he area.						
Phasing		With 5 ye	ears	The site	is has m	inor con	straints tha	at needs to be o	considered	
as part of the d						velopme	ent process	. The site could	possibly	
				mitigat	e for the	loss of la	nd that be	longs to the gre	een	
					-		evelopmen			
Recommendation The site is considered to have potential for housing, as such the site was given										
		planning	permiss	ion for 10	01 dwelli	ng in Ma	rch 2015 (⁻	TWC/2014/112	4).	
Carried f	forward									
to the st	rategic									
fit stage										

SHLAA ID	562	2	Site Ad	ddress	East	of Hinksh	ay Road				
Descriptio	on of			AU-1000 AU-100	562 Hink Sks 2015 Ordnanc	shay shay	FB 9694	FB FOV st of Telford To	wn Park		
the site								green space and			
						_	•	tly stretching a	_		
PDL	Brown	,		-				located in less t			
		Consider	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.								
Sustainab	ay hinder the future access to and use of mineral resources, gnised that if development were to avoid this small area then of the negative effects could be reduced. The site is located out Waste Water Treatment Works catchment area which has within the Water Cycle Study (2014) as being very highly site is beyond reasonable walking distance to existing public (buses and trains), local centre services and facilities, primary ities and strategic cycle routes. The site is within reasonable to secondary educational facilities, strategic footpaths and it. The site is adjacent to a Local Nature Reserve and Local igation provided through the Local Plan should ensure that difficant negative effects, however there is the potential for a degative effect through increased disturbance, noise and light opment could result in the loss of green infrastructure within ork. The site is identified in the Landscape Sensitivity Study is of high sensitivity to housing development.										
Estimated	i Yieid	Density As the si	30 DpH te is not	Site Size in close	4.487 ha proximity	Net site area to a cen	70% itre, a dens	Approximate Yield ity of 30 DpH is	94 justified.		
								reduced to 70%	-		
Phasing		5-10 yea	rs				aints this m n-long tern	nedium sized sit n	e could be		
Recomme	endation					annot be	mitigated	, this site is con	sidered		
0 : 10		suitable	tor deve	lopment.							
Carried for to the stra											
fit stage	uiegil										

SHLAA ID	563		Site Ac	dress	Moor	House F	arm 1				
		Che		567 77 Homecro			WHITEWAY DRI				
Description	of	• 1	he site i	s current	ly used f	or agricu	Itural purp	oses			
the site		• 1	he site i	s Greenfi	eld						
		• 1	he site i	s irregula	r and co	nsists of	two triang	ular portions			
PDL Gr	een	• 7	The site is flat								
I DE GI	CCII		The site will add additional vehicular traffic through Admaston Village								
							boundary				
Sustainabilit	ty			•				mineral resourc	es. There		
are uncertainties in regards to the provision of the necessary Wwinfrastructure. The site is beyond reasonable walking distance to extransport modes (buses and trains), primary educational facilities footpaths. The site is within reasonable walking distance to existing centre services and facilities, secondary educational facilities, stransport modes (buses and trains), primary educational facilities footpaths. The site is within reasonable walking distance to existing centre services and facilities, secondary educational facilities, stransport modes (buses and trains), primary educational facilities footpaths. The site is uncertainty services and facilities of the Green Network). The site is the Landscape Sensitivity Study Update (2014) as of medium sensitivity.						distance to exist nal facilities and nce to existing lo acilities, strateg te could result in (). The site is ide	I strategic ocal ic cycle other the loss entified in ty to				
		and mos	-		-						
Estimated Y	ield	Density	25 DpH	Site Size	2 ha	Net site area	70%	Approximate Yield	35		
		urban ard to public Net site a	ea and th transpo area has	ne nature rt opport been det	e of surro cunities. cermined	by the i	developme rregular sh	ne site on the ed nt and the lack ape of the site a l open countrys	of access and the		
Phasing		0-5		The site	is in a d ys issues	esirable	location an	id, other than po			
Recommend		landscap	e impact	s can be	mitigate	d. The d	ensity of th	rovided the traf e site will need	to be		
Carried forw to the strate fit stage		consider area loca		any appl	lication c	omes fo	rward due	to the site edge	of urban		

SHLAA II	564	Site Ad	dress	Moor	House F	arm 2		
		517 Moor House 567 Moor Farm © Crown copyright and do	atabase rights 20		Survey10001			
Descript the site	ion oi		s currently s Greenfie		r agricu	ltural purp	oses	
the site				-	the site	runs to a n	oint to the nor	th and
DDI	Cucan	west	Ü	•		·		
PDL	Green	The site is						
				-			eveloping the s	ite with
			•				ston Village	c = 10 1
Suctaina	hility	• The site is Development may					ne north west o	
Sustaina commer		are uncertainties	•					es. mere
		infrastructure. The transport modes footpaths. The sit centre services are Development at the Green Network (2014) as at the site could reference (Grade 3a).	(buses and e is within of facilities he site cou vork). The of mediur esult in th	d trains) n reason s, strate uld resu e site is io n sensit e loss of	, educat able wal gic cycle It in the dentified ivity to h	ional facilit king distan routes and loss of gred d in the Lar nousing dev d most ver	ies and strateging to to existing look of recreational seninfrastructured scape Sensitivelopment. Deversatile agricultures	c ocal pace. e (outside rity Study elopment
Estimate	ed Yield	Density 25 DpH	Site 2	2.7 ha	Net site area	75%	Approximate Yield	50
		Site density has b density in keeping buffer zone betwee Net site area has a buffer between	g with surr een the op been dete	rounding oen cour rmined	develo ntryside by the s	pments an and the de ize of the s	d the need to p evelopment. ite and the nee	rovide a
Phasing		10-15	The size of	of the si	te and th	•	due to expecte	d
Recomm	nendation	The site could have landscape impact	•			ktension pr	ovided the traf	fic and
Carried f								
to the st	rategic							
fit stage								

SHLAA ID	565		Site Ad	dress	Land	North of	MOD Donn	nington		
Description the site	on of	© Crown co The site is ruins the some of t	Path Path Propyright and do sexisting Humber The site.	atabase rights a g stables Brook a To the no	nd assoc orth ther	er storage iated wit e is pote	9694 e buildings. ch this is floo	To the east of od zones which sonto Humber le of the site wh	cover Lane.	
PDL	Mixed	from Hun	nber Lan nent and	e, passed to the se	d Hoo Fa outh is th	rm. To th	ne east of th	he site is reside ajority of the sit	ntial	
Sustainab	e site is la area whooderatel ng distan re service cle routes nal space ure (outsi vity Stud e site cor uld requi	ocated which has been to exist es and factions. The site of the graph	vithin the been ider ally constructions publicities, eight in the second publicities area of formatial and at the si	e Rushmoor ntified with rained. The olic transpo educational in reasonab t the site w work). The as of mediu flood risk (Z d Exception	and use of mine or Waste Water of the Water Cy site is beyond ort modes (buse facilities and stole walking distance) and result in the site is identified am sensitivity to cones 2 and 3), Tests in line wite generate smaller of land.	Treatment vale Study s and crategic ance of the loss of d in the to housing the the				
Estimated	d Yield	area is ag density o be the ne	ricultura f 30 is as ed for ir	Site Size Ha site area 75% Approximate 196 green space on the edge of the urban area. The surrounding ral and rural with some low density housing, therefore a assumed appropriate for the site. As a larger site there would infrastructure to be put in on site and therefore a lower net en assumed. This also takes account for the flood zones.						
Phasing		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.								

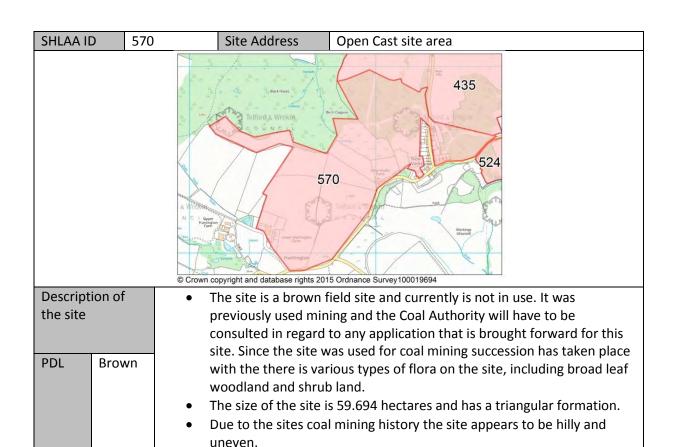
Recommendation	The site is partly within the urban area and in an accessible location. The site
	would also remediate a brownfield site. However, due to the site needing to
Not suitable	deal with the brownfield constraints as well as deal with installing
	infrastructure and services, therefore the site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

SHLAA II	567		Site Ad	ddress	Moor	House F	arm 3				
		Wickets Farmhouse	59	Fa	377-tomecroft	563	487 damator Farm 9694				
Descripti	ion of							n (employment	purposes)		
the site				s Greenfi	-	•		(- /	1 1		
		• 7	The site i	s irregula	ar shaped	l					
PDL	Croon/	• 7	The site i	s flat							
PDL	Green/ Brown	• 7	The main	constrai	nt to dev	elopmeı	nt will be th	ne additional pr	essure		
	DIOWII	ŗ	olaced or	n the loca	al highwa	y netwo	rk				
		• 7	The site i	s located	on the ι	ırban frir	nge				
Sustaina	•	•			e site could result in the loss of existing employment land						
commen	nts	(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 medi	um sensi	tivity to h	nousing de	velopment, tho	ugh 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									
					_		-	a), the potentia			
		_	-	live 25 ar	e therefo	ore consi	uerea to b	e both positive	and		
Estimate	d Vield	negative Density	25	Site	7.8 ha	Net	70%	Approximate	136		
Latinate	.a riciu	Density	DpH	Size	7.0110	site	7070	Yield	130		
			- 14.1			area					
		Site dens	ity has b	een dete	ermined l		ck of facilit	ies and services	close by		
		and the l	ocation	of the sit	e on the	urban fri	inge.		-		
			•			•		provided faciliti			
			ide a bif					e open country			
Phasing		10-15		Mitigation of traffic constraints, size and location of site.							
Docomina	andation	The site	sould ba	vo noto:	tial as se	urbana	vtoncion =	rovidad +ba +===	fic and		
Recommendation The site could have potential as an urban extension provided the traffic and Carried forward landscape impacts can be mitigated.									nc and		
to the st		iaiiuscap	e iiiipati	is call be	mingate	u.					
fit stage	idicalc										
in stuge											

SHLAA II	568	3	Site Address	Field	s surrour	nding Crude	gington Manor -	east			
		3420	Wks wright and database	568 70 ights 2015 Ordnand	Wrekin View Windley Fail See Survey 10000	rmhouse					
Descript	ion of		e site is curr	•	or agricu	ıltural purp	oses				
the site			e site is Gre								
			ie site is regu	ııar snaped							
PDL	Green		 The site is flat The site is partially within an Air Protection Zone and additional traff 								
			will impact on Crudgington Cross Roads								
			e site is loca				n				
Sustaina	bility						er Treatment W	/orks			
commen	•		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.								
Estimate	d Yield	Density 2	25 Site	2.1 ha	Net	75%	Approximate	40			
		1	DpH Size		site		Yield				
					area						
			•		•		n of the site the				
							s and services w	-			
			_	nsity shoul	d also be	in keeping	with surroundi	ng			
		developme		datarmina	d hy cita (cize and the	e need to provid	do facilitios			
		on site.	ea nas been	ueterminet	a by site s	size aliu tili	e need to provid	le lacilities			
Phasing		10-15	Site	size, locatio	n and mi	itigation of	traffic manage	ment			
			issu			0.11					
Recomm	nendation	walking dis	stances it co	uld be conn	ected to	facilities ar	side of reasona nd services towa	ards			
Carried forward Waters Upton. The issue of Crudgington Cross Roads v							would need to b	эе			
to the st	_	mitigating.									
fit stage											

SHLAA II	. C	569	Site A	ddress	Lawle	y Village	North –Ph	ase IV	
		sed)	Openca: Working	database rights 20		445 445	dale	908	
Descript	ion of	•	The curr	ently this s	ite is be	ing used	d a grazing l	land.	
the site		•	The site	is designat	ed as G	reenfield	d land due t	to it being locat	ted in
					_			designation that	
PDL	Green		-					ocated on the s	ite but
1 DE	dicen		-				site bound	-	
		•					•	ht 'S' shape. Th	•
							-	site located ne	
		•	-	ograpny ge	ntiy siop	es and (cannot be o	considered com	ipietely
			even. The cons	straint to th	he site is	s that it i	is located ir	n a mining cons	ideration
								pencast site co	
			possibly	present ev	en more	e instabi	lity issues.	The site has be	en listed
			•	_		rk which	n presents a	a small constrai	nt which
				nitigated fo					
		•		is located i cated nearl		oan area	with existi	ng housing and	l facilities
Sustaina	bility	Deve				cess to	and use of	mineral resourd	ces. The
commer	•		•	•				ntment Works o	
		area	which has b	een identi	fied witl	hin the $ackslash$	Nater Cycle	e Study (2014) a	as being
		mode	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						
								gic footpaths. T	
				_				ic cycle routes	
			-					ult in the loss o	_
			•	•				e site is identifie	
			•		•	-		um sensitivity t	o nousing
Estimate	ad Viold		lopment, ar		5.233	Net	a. 75%	Approximate	137
Latimate	.a ricia	Dens	DpH		ha	site	75/0	Yield	157
						area			
		I wou	uld suggest a	a low densi	ity for th		ecause of t	:he minor const	traints this
					•			te for instabilit	
				-		-	_	presents. The	
Phasing		5-10	years	This site	presen	ts only o	ne constra	int which may _l	possibility
								ping the site. D	
				_				a and mines clo	
				site bour	ndary th	e mines	extending	into the site co	uld be a

	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 closr proximity to existing housing development located next to
	the site despite the open cast site being located nearby. The site can be easily
Carried forward	connected as there is a road running straight past it and it well connected for
to the strategic	transport infrastructure due to A5223 being connecting the area to the rest of
fit stage	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.



Sustainability comments

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).

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

designated as a coal and mineral mining consideration area. This site is

a area for outstanding natural beauty (AONB). The site also is

located on the urban fringe of Lawley.

Estimated Yield	Density	35	Site	59.694	Net	75%	Approximate	1566
		DpH	Size	ha	site		Yield	
					area			
	The site	is locate	d in a des	sirable are	ea and ca	an offer an	excellent oppo	rtunity for
	more ho	using in	the area.	The site	is connec	cted to a re	esidential area a	ind runs
	alongsid	e a main	road wh	ich can pı	rovide ea	isy access	to the site. The	low net
					•	•	n this site such	
					•		These constrain	ts can
	limit hov	v much d	of the site	e can be d	levelope	d.		
Phasing	10 years		Due to	the size o	f the site	this site v	vill have to phas	sed and
					•		the site will cre	ate a
			delay w	hen deve	loping th	ne site.		
Recommendation	Although	it is loc	ated nea	r the AON	IB and ha	as other co	nstraints it is co	nsidered
	to have potential for development. As the land on the site is unstable and						and	
Carried forward	contami	contaminated it might not be viable to develop this site.						
to the strategic								
fit stage								

SHLAA II	D 571	L Site Address Lar	nd at Lightmoor, East of Burroughs Bank
SHLAA II	5/1	Site Address Lar	colocts A Coloct
		5777 Tellord & Wrekin L571 Grown copyright and database rights 2015 Ordn	Wish 385
Descript	ion of	Currently there is not a contact.	designated use for this land due to the site
the site		being designated as a w	
			wnfield land due to it existing in a mining
PDL	Brown	towards the north of the	pears to be very disjointed and very narrow e site, the site measures 11.7 hectares. ite appears to be very steep and has plenty of
		trees scattered around t	he boundary.
		 The constraints that this 	site presents can be ecologically related due
			as a wildlife site and being located within the
		_	d leafed wood land on the site to support this.
		_	t to flooding and is situated in a 3.a flood zone.
			nining consideration area, ever though there
		located on other sites.	ed on this site, there are other mineshafts
			o urban fridge of Lightman
Sustaina	hili+v		e urban fridge of Lightmoor. Inder the future access to and use of mineral
commer			thin the Coalport Waste Water Treatment
comme	163		s been identified within the Water Cycle Study
			trained. The site is beyond reasonable walking
			port modes (buses and trains), primary
		educational facilities and strateg	ric footpaths. The site is within reasonable
		walking distance to existing loca	l centre services and facilities, secondary
			ycle routes and recreational space. The site
			Sites, mitigation provided through the Local
			e no significant negative effects, however
			esidual minor negative effect through d light pollution. Development could result in
			within the Green Network. The site has not
		_	Sensitivity Study Update (2014), however
			loss of greenfield land adjacent to an urban
			tive effect. A small area of the site lies within
			pment would require Sequential and Exception
			and NPPF. It is recognised that if development
			risk then the significance of the negative effect
		were to avoid the area of flood r	risk then the significance of the negative effect

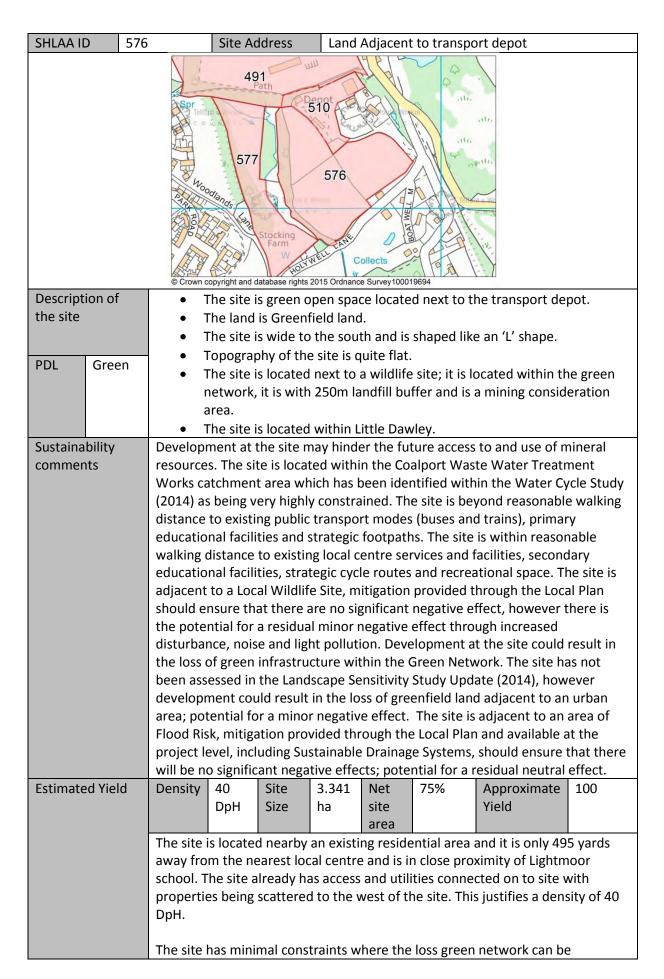
could be reduced.

Estimated Yield	Density	30	Site	11.764	Net	50%	Approximate	294
		DpH	Size	ha	site		Yield	
					area			
	The site	has beer	n given a	density o	f 30 DpH	due to its	location in the	urban
	fringe. D	ue to it ł	naving m	ultiple ma	ajor cons	traints tha	t could impact o	n
	dwelling	s if they	were dev	eloped o	n site, th	e net site a	area is reduced	to 60%.
Phasing	Over 10 years Due to the large size of this site will have to be phased 10 year timeline.					sed over		
Recommendation	consider	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						
Not suitable		wildlife site and in the green network are major constraints that would prevent this site being put forward for development.						

SHLAA I	5	74	Site Ad	ddress	Land	to the so	uth of Che	rrington Road,	The
					Hollie	s, Tibber	rton		
				database rights 2			19694	509	
Descript	ion of							e site is current	
the site		western	boundar	y abuts a	n existin	g dwellir	ng. The top	ong the bounda ography of the	site is
PDL	Green	1 '	•			vailable	evidence, t	here do not ap	pear to be
TDL	Green	any site-	-specific (constrain	ts.				
Sustaina	nts	infrastru transpor education walking Develop of the G Sensitivi has the	icture. The transfer modes on al facili distance ment at reen Net ty Study potential	ne site is to (buses are ties and so to existing the site controller). The Update (2 for a mires)	neyond rand trains strategic g strategould result site ha 2014); the cornegation of the cornect of the	easonab), local co footpath gic cycle ult in the as not be a site is a tive effec	le walking entre servious. The site routes and loss of green assessed greenfield to the la		ting public s, nable ace. re (outside ape opment
Estimate	ed Yield	Density	20	Site	1.1 ha	Net	90%	Approximate	20
			DpH	Size		site		Yield	
Given the location and the character of the surrounding residential development (predominantly detached properties and open areas) a relati lower density would ensure development would be in keeping with the character of the surroundings. The site is fairly regular in shape and topography. One permanent feature (water body) exists in the southern corner of the site. Some allowance maneded to take account of any other features that should be retained i.e hedgerows and trees that may result in some reduction in developable are An allowance (10%) has therefore been applied.						he ature ce may be I i.e le area.			
Phasing		0-5 year	s	There w	ould app	pear to b	e little or r	o significant co	sts
3		,						rward for devel	
Recomm	endatio	n There ar	pears to	be no sp	ecific co	nstraints	to deliveri	ng developmen	t on this
			-	-				ng built up area	
Not suita	able							-	
			Tibberton and would extend the village further into surrounding countryside.						

SHLAA ID	575	Site Add	ress	Land	at Audle	v Avenue a	djacent to SHLA	A Site 448
Description of the site	School Sc	Burton Borough Scoopyright and data is located of	575 base rights 2 off the A	Nova House 8 2015 Ordnanc A41 New	616 e Survey1000:	39 Audley	723	th SHLAA
PDL Green	1							
Sustainability	The site	is located	withir	the Ne	ewport \	Waste Wa	ter Treatment	Works
comments	(2014) a walking local cerstrategicexisting recreating green in been as is green minor n	distance of distance of the service of footpath secondar onal space of frastructures sessed in field land egative ef	ery highto existones and as. The yeducate. Develor the Lar adjace of the torus and adjace of the torus adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and adjace of the torus and	nly consting publication of the logner of the logner of the lare o	trained olic transes, prime vithin refacilities on the Greensitive urbandscape	The site is port mod ary educates, strategic site could be not the world area with	the Water Cycles beyond reasons (buses and tional facilities walking distant cycle routes and result in the lork). The site has Update (2014) the potential	onable trains), and ce to ind oss of as not i; the site for a
Estimated Yield	Density		Site	0.4	Net	50%	Approximate	7
Given the location and the size of site involved, a relatively lower density 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. allowance (50%) has therefore been applied.						ay be l i.e ea. An		
Phasing	0-5 years	a 1	associat There is	ed with a TPO o	bringing n the sit	the site fo	no significant co rward for develo d potentially im	opment.

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
Not suitable	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).



	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		hat this site has potential for development as it appears to be astraints associated with bringing this site forward.				
Carried forward to the strategic fit stage						

SHLAA ID 57	7	Site Address	Land at Woodlands Lane
		Path Spr A91 Path Spr And and database rights 2015 O	576 577 Collects 134m Gra Leat
Description of the		- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	functioning as a piece of green open space and

site

Brownfield

PDL

- 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.

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 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.

F .: . 150 11	5	25	C''	2.464		050/		70			
Estimated Yield	Density	35	Site	2.164	Net	95%	Approximate	72			
		DpH	Size	ha	site		Yield				
		•			area						
				-		-	cess to the site a				
	not parti near by.	not particularly well connected due to local centres and towns being located near by.									
	major co	nstraint vildlife s	that can	prevent	this site	being dev	aints facing this eloped is due to the site being lo	o the site			
Phasing	Over 10	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.						ble sated for			
Recommendation	achieving	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									
Not suitable	site is loc residenti			od zone	and the	site has lir	mited accessibili	ity for a			

SHLAA ID 580	Site Address Plantation - 1, Tibberton					
	Pavilion Sports Ground 457 East View Southerla 734 Farm © Crown copyright and database rights 2015 Ordnance Survey100019694					
Description of	The site is situated to the rear of properties fronting Back Lane. The site is					
the site	currently a parcel of grassland with hedgerows around the edge. A narrow					
	access is indicated from the west between existing properties. The site is					
PDL Green	regular in shape and is predominantly flat. Based on available evidence, there are no other site-specific constraints to development.					
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 Site 0.8 ha Net 90% Approximate 14 DpH Size site area Yield					
	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 feature appear to exist on site. Some allowance may be needed to take account of a 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					
Carried forward to the strategic fit stage	development of this site, subject to suitable access being provided. Any development would require a sensitive design due to the backland location.					

SHLAA ID 582	2 Site Address Plantation - 3, Tibberton					
	Southerland 582 734 583 749 © Crown copyright and database rights 2015 Ordnance Survey100019694					
Description of	The site is located off Back Lane with existing properties to the north. The site					
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					
PDL Green	hedges forming the boundary of the site. The site is predominantly flat and narrows to the rear.					
Sustainability	There are uncertainties in regards to the provision of the necessary WwTW					
comments	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 Site 1.1 ha Net 90% Approximate 20 Yield					
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 permanent features appear to exist on site. Some allowance may be need take account of any features that should be retained i.e hedgerows and to that may result in some reduction in developable area. An allowance (10%) 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					
Not suitable	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.					

SHLAA II	583	3	Site Ad	ddress	Corne	r of Plar	ntation Roa	ıd and Back Lan	e,			
					Tibbe	rton						
		© Crown c	East View Souther Farm	734	582 582 583	3	749					
Descript	ion of							le the built up a				
the site						-		with some existi	ng			
						-		d. The site is				
PDL	Green	-	-			_	-	with boundaries boundary of the	-			
				-			-	ning permission				
			_					in February 201	_			
			•				· ·	,				
Sustaina	bility	There are	e uncerta	ainties in	regards	to the pr	ovision of	the necessary V	VwTW			
commen	its		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	area with the potential for a minor negative effect on the landscape.									
Estimate	d Yield	Density	20	Site	1.4 ha	Net	90%	Approximate	24			
			DpH	Size		site		Yield				
						area						
								ng residential				
			••		•		•	and open land)	-			
			relatively lower density would ensure development would be in keeping with the character of the surroundings.									
					_	ich may	constraint	the cite capacity	No other			
					-	-		the site capacity owance may be				
								i.e hedgerows a				
								a. An allowance				
		therefore							, , ,			
Phasing		0-5 years		i -	l adjacen	t to exist	ting reside	ntial uses. Curr	ently used			
		i .			-		_	tion required to	•			
		<u>L</u>		the site	<u>. </u>							
Recomm	endation	The site l	enefits	from plai	nning pe	rmission	•					

SHLAA II	584	Site Address Angel Centre, High Ercall								
		on © Crown c	., .	atabase rights		Company of the Company	9694			
Descript the site	ion of	• T	he site i	s brownf	ield	·	yment pur arge centra			
PDL	Brown	• T	vithin an onstrain	s bisecte Air Prote ed local	ection Zo	ne and t network	he site is p	cricted access, the oorly accessed call and it is in a	by the	
Sustaina	•	(Education provision walking of centre secure cycle rouless of grown ass	on and Ti of the r distance ervices and tes and een infra essed in nantly pr	raining Conecessary to existing to existing the facilition the cand the cand reviously	entre). The work of the work o	here are infrastru transpor ational face. Develoe of the nsitivity	uncertaint cture. The t modes (b ncilities, str pment at t Green Net Study Upd	sting employme ies in regards to site is beyond r buses and trains ategic footpath the site could re work). The site l ate (2014); the s tential for a min	o the easonable), local s and esult in the has not site is	
Estimate	d Yield:	Density	25 DpH	Site Size	13 ha	Net site area by the lad	60%	Approximate Yield s to public trans	195 sport	
Site density has been determined by the lack of access to public trans opportunities, facilities and services as well as the isolated nature of and access through constrained local road networks. Density would a to reflect the character of the surrounding area. Net site area has been determined by the size of the site, the isolated the site and the need to provide facilities on site.						ated nature of t Density would a	the site Iso need			
Phasing		10-15		The site	is in an	isolated l		id access is cons	strained	
Recommendation The site is isolated and therefore not considered to have potential residential development.						ave potential fo	r			
Not suita	able									

SHLAA II	588	8	Site Ad	ddress	Form	er Johnst	one Pipes	expansion land		
		344 © Crown o	WOODLA OF THE PROPERTY OF THE	Myford House Horse Must	(""	e Survey10001	491	Ind		
Descript	ion of						•	om being open	_	
the site			•		shrubs aı	nd a mas	t being loc	ated within the	boundary.	
			t is Gree		- 100 h				_	
PDL	Green							tangular in shap at but on some		
				he levels		•	•	at but on some	parts or	
								land which sug	gests the	
		9	ite shou	ld not be	conside	red suita	ble for hou	ısing. Another c	onstraint	
		-					_	l as a mining	_	
								nes located on t	he site.	
Sustaina	hility						n area of H	-	ıral	
commer	•		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							
					-			d trains), primai	-	
					_	-		is within reason		
			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 green effect.	field land	d adjacen	t to an u	rban are	a; potentia	l for a minor ne	gative	
Estimate	ed Yield	Density	40	Site	5.106	Net	75%	Approximate	153	
			DpH	Size	ha	site		Yield		
		The site	annearc	to he cor	wenientl	v located	l I near local	school (which	l ic	
						•		cted for employ		
				•	• •			nearest local ce		
		only 465	yards av	vay, thes	e reason	s justify t	the density	of 40.		
		The cons	traints t	hat are p	resented	on this s	site are mir	nor as the site is	5	
				-				ation area, how		
		there are	e no min	e shafts l	ocated o	n the site	e. Another	issue that prese	ents itself	
is the fact the access to the site is poor and will have to be improve						o be improved.				

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							

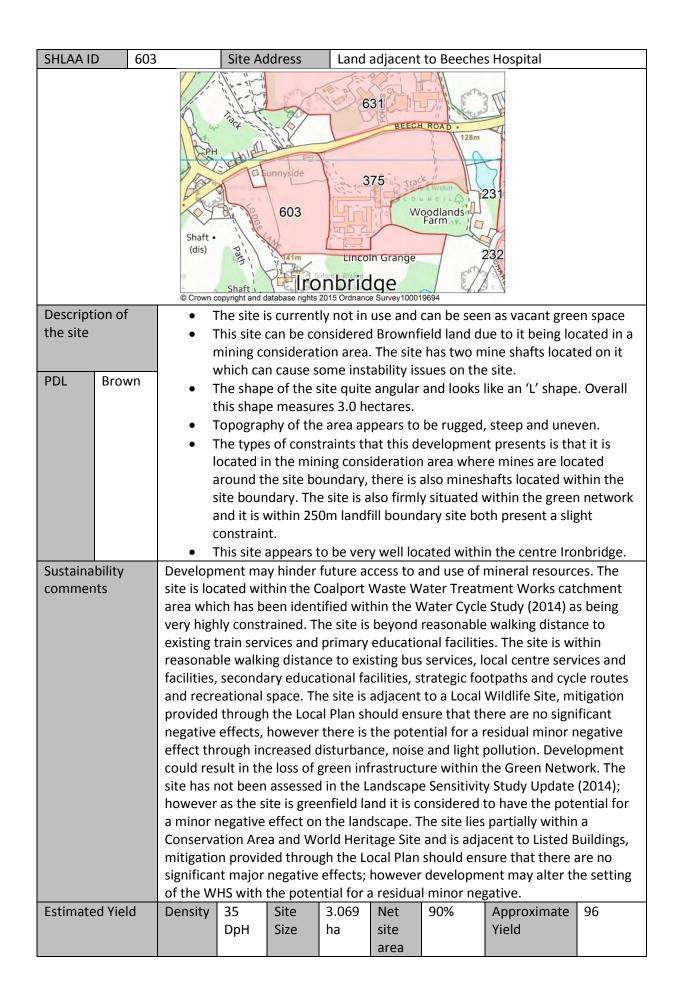
SHLAA ID	589	Site Address Land east Maynards Croft, South of Canal							
		Shrope	(V) \ //// // F D						
Description the site		_	e urban area of Newport benefits from planning 211, granted 30/11/2012) and has been built out.						
PDL Gr	een								
Sustainabilit	site is locarea whivery high existing properties walking continues and cycle mitigation significations it is greet for a minus Risk Zone	cated within the Noch has been identally constrained. The oublic transport mand primary education of the course and recrease and recrease and provided through the negative effect through in the course and recrease and regative effect through in the course and regative effect effect and regative effect ef	future access to and use of mineral resources. The Newport Waste Water Treatment Works catchment tified within the Water Cycle Study (2014) as being he site is beyond reasonable walking distance to nodes (buses and trains), town centre services and cational facilities. The site is within reasonable as secondary educational facilities, strategic footpaths eational space. The site is within 200m of a SSSI, gh the Local Plan should ensure that there will be no s, however there is the potential for a residual minor creased disturbance, noise and light pollution. The d in the Landscape Sensitivity Study Update (2014); as ent to the urban area development has the potential t on landscape. The site lies partially within Flood opment would require Sequential and Exception Tests and NPPF.						
Estimated Y	,								
Phasing									
Recommend	dation Site bene	efits from plannin	g permission and has been completed.						

SHLAA II	591		Site Address	Lawle	y Village	North Pha	se III				
		43	ho	591	Cen	445 145 145 145 145					
Descript	ion of	• The	site appears	to be ope	n green	space.					
the site			e site is Greent								
			e site is shaped		•						
PDL	Green	-	oography of the site annears		-		and nilly. I mineral consid	eration			
		are	• •	10 50 1000	ica iii a	mining and	· · · · · · · · · · · · · · · · · · ·	Cration			
		• Thi	s site is locate	d in the u	rban are	a of Lawley	<i>/</i> .				
Sustaina	bility	Developme	nt may hinder	future a	cess to	and use of	mineral resourc	es. The			
commen	nts			hin the Rushmoor Waste Water Treatment Works catchment							
						•	e Study (2014) a	_			
				ghly constrained. The site is beyond reasonable walking ng public transport modes (buses and trains) and secondary							
							alking distance t	-			
							al facilities, strat	_			
			•	cle routes and recreational space. Development at the site							
				e loss of green infrastructure partially within the Green is identified in the Landscape Sensitivity Study Update (2014)							
						•	I the site is gree				
		land.	iiii serisitivity	io nousin _{ii}	5 develo	princine, arie	the site is give	iiiicia			
Estimate	ed Yield	Density 3	5 Site	3.226	Net	75%	Approximate	85			
		D	pH Size	ha	site		Yield				
		The site is 1			area	de electro		The 11 c			
					•		residential area				
				to a Lawley Primary School, where it is only 101 yards away. erved with a local centre only being 623 yards away and would							
			nected with a				, ,				
		The only co	nstraints that	are prese	nted on	the site are	e the mining				
							signations that				
							ound the bound	ary of the			
Phasing			re none within			-	e for housing				
Phasing		10 years					e for nousing La residential ar	rea and			
				-			ie site. When d				
			the site	e the mini	ng and r	mineral con	sideration area				
			_		ould be f	actors 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
Carried forward	located near schools, local centres and good road infrastructure.
to the strategic	
fit stage	

Description of the site PDL Green From Site is consequently and detailbase ingine 2015 Ordenee Survey (100 piece) The site is Greenfield The site is Greenfield The site is goes to a point in towards the south west edge The site is goes to a point in towards the south west edge The site is goes to a point in towards the south west edge The site is goes to a point in towards the south west edge The site is goes to a point in towards the south west edge The site is goes to a point in towards the south west edge 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 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 public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is dentified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could result in the loss of preen 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 Site 21.4 Net site and the need to maintain densities in keeping with the semi rural location. Net site area has been determined by the leach of access to public transport opportunities and facilities and services as well as the need to maintain densities in keeping with the semi	SHLAA ID	595		Site Ad	dress Farm land north of Admaston Village						
The site is Greenfield The site is goes to a point in towards the south west edge The site is goes to a point in towards the south west edge The site is goes to a point in towards the south west edge The site is loaded 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 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 Site 21.4 Net 70% Approximate 374 Yield area 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 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			© Crown c		511	95 Chestions Control	567	663 48 Admatical Farm	37		
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Carried forward significantly change the character of the area and affect the nearby village. The	Recommend	dation						•	•	•	
	Countral	o . r =1	_								
to the strategic loss of high quality agricultural land is also a heavy constraint for development			_	-	_					_	
to the strategic loss of high quality agricultural land is also a heavy constraint for development to take place.		ERIC			e, agricui	tarar lari	. 15 0150 (a ricavy coi	.straint for dev	c.opment	

SHLAA II	59	7	Site Ac	ddress	Land	at Audle	y Avenue, I	Newport				
		School Sc	Borough 597	575	Nova House	616	39 Addley	723 Avenus siness arark Wks				
Descript	ion of							e comprises ope				
the site		_		•		•		Close and a hed	_			
			•	•		• •	•	l 2014 (TWC/20)13/0855),			
PDL	Green	= subject t	o signing	g от а lega	al agreen	ient (sic	J6).					
Sustaina	bility	Develop	ment ma	y hinder	future ac	cess to	and use of	mineral resourd	es. The			
commen	its		site is located within the Newport Waste Water Treatment Works catchment									
							•	Study (2014) a	-			
			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									
	150 11	greenfie		61 1	1.61	•••	000/		l = 0			
Estimate	d Yield	Density	35	Site	1.6 ha	Net	90%	Approximate	50			
			DpH	Size		site area		Yield				
		Given th	L e locatio	n and ch	aracter o		rounding d	evelopment (lo	wer			
							_	e appropriate.	****			
		,		,	,		.,					
		The site	is fairly r	egular in	shape ar	nd topog	raphy. Due	to the nature of	of the site,			
			-			-		and or retention				
				fore, a si	te area a	llowance	e (10%) has	been applied to	o take			
		account										
Phasing		0-5 years	5					ere would not a				
				be any this site		inc cons	traints prev	enting develop	ment of			
Recomm	endation	No site-s	pecific o			een iden	tified that v	would prevent				
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			-					npacts of devel	opment			
Carried f	orward					-		neutral. The sit	-			
to the st		benefit o	f a resol	ution to	grant, su	bject to	signing of a	legal agreeme	nt.			
fit stage												



Phasing	might present so have residential of particularly close facilities and a loo area is due to the traffic from a new	regiven a low density due to the awkward shape of the site as it me issues when trying to develop on it. The site appears to estates near by, however they seem to be distant and not to this site. The site is particularly close to educational cal centre which can serve a new community. The high net site e roads around the site are extremely narrow to support more w community and the mines on the site create instability jeopardise the development. It will take up to 10 years to stabilise the land and the land around it.				
Recommendation		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				
Carried forward	could have poten	could have potential for development.				
to the strategic						
fit stage						

SHLAA ID	604		Site Ad	ddress	Priors	lee F, He	ereford Roa	d, Priorslee		
		132	FB m132thea		1 604 SI 2015 Ordnanc	13	3 AM ON A	86		
Descripti	ion of	The site i	s one of	a group	of Green	field site	s in Priorsle	ee, located in Te	elford	
the site		existing (developr	nent. A L	ocal Cen	tre is wit	hin walking	ows the form of	site's	
PDL	Green	current u	ise is ope	en space	and is lo	cated in	a Mining Co	onsideration Ar	ea.	
Sustainal commen	ts	catchme as being distance educatio walking of facilities, could res The site I of mediu	nt area very highto existinal facilidistance strategicult in the mas beer m / low d land a cape	which has hly const ng public ties and s to local c c cycle ro e loss of n assesse sensitivit	s been id rained. T transpo strategic centre se outes and green inf d in the L ty to hou	entified whe site is to modes footpath rvices and recreating and scapsing developments.	within the Name of the state of the site o	reatment Works Water Cycle Stu asonable walking d trains), second is within reasor primary educate Development of the green no y Study Update the site is howe a minor negati	idy (2014) ing dary hable tional at the site etwork). (2014) as ver	
Estimate	a ricia	As the sit	DpH .e is med	Size dium size	ha d a densi	site area ty of 35	DpH is seer	Yield as appropriate straints a net si	e for its	
							ence of con	straints a HEL SI	te area ur	
Phasing						adjacent to existing development, has little and could therefore be delivered in the short				
Carried f				-			no major co al for develo	onstraints and t opment.	herefore	
to the sti fit stage	rategic									

		•	C:t- A-l	-l	The state	laus Dhas	- 1		
SHLAA II	605 607		Site Ad	aress		lem Phas lem Phas			
	608					lem Phas			
	612					lem Phas			
Descripti the site	ion of	The 4 site	es are loc er of the	612 605 tabase rights 2 ated in a borough	607 229 608 606 229 392 cluster b to the ea	Survey1000199 etween t st. Altho	the Queen ugh not di	sway to the we rectly connecte tes within the U	d to
		_						he sites are reg	
PDL	Green	-	-	-			-	rrently functior ning considerati	
Sustaina	•	catchmer as being with a stance of the site is high / me 607-608-Works ca (2014) as distance of the site is walking of strategic result in the site is the sit is the site is the site is the site is the site is the site is	nt area we very high to existing and received to existing the loss of the loss	thich has ly constr- ing train se reational ing bus ser- ies and si ies and si ied in the area whi iery highly ing train se ies and si o existing ites and re- of green in ied in the	been idel ained. The ervices, por space. The rvices, locatrategic confrastruce Landscap o housing cated with ich has been econstraine ervices, locatrategic for g bus services, locatrategic for g bus	ntified we e site is he site is all centre yele rout ture part be Sensitioned. The beat the cotpaths vices, seconal space ture part be Sensitioned.	ithin the Voceyond readucational within read escrvices ares. Development. Coalport Wiffied within site is beyone services. The site is condary edd. Developmially within ivity Study	er Treatment Water Cycle Studesonable walking facilities, strates asonable walking and facilities, seepment at the sign the Green Network Water Cycle and facilities, part of the Water Cycle and facilities, part at the sign the Green Network Water Cycle and facilities, part at the site and facilities and f	dy (2014) g egic g condary te could twork. as of atment cle Study walking rimary able ies, could twork. as of
Estimate	d Yield	Density	30DpH	Site Size	16.084 ha	Net site area	60%	Approximate Yield	290
				-				arge size of the	
					lan for gr	een spa	ce, shops a	and services the	net site
		area is re	auced 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 itilities, which could affect the viability, there are no major constraints.						
Carried forward to the strategic fit stage	Therefore, it is cou development.	nsidered that this cluster of sites could have potential for						

SHLAA ID	606	Site Addres	s The	Hem, Sou	th Nedge -	residual site	
	111. 111. © Crown	1.1.2	612 229 608 605 605 229 392	6	9694		
Description o	f The site	is located in a	cluster bet	ween the	Queenswa	y to the west a	nd the
the site		_		_		tly connected to	_
		•				hin the Urban A	
PDL Gre						is mostly regula	•
l DE Gie	but folic		-	-		proximity to a ju	
		•				rk. It currently f Mining conside	
	_		-			Zones 2 and 3.	ration
Sustainability		-				reatment Work	<u> </u>
comments						Water Cycle Stu	
Estimated Yie	as being distance services recreation seconda site could the site high / m The wes develop Local Pla	very highly co to existing po and facilities, onal space. The ry educational d result in the is identified in edium sensiti tern border o	onstrained. Tublic transpo primary educe site is with Il facilities and loss of green In the Landso wity to hous If the site lies equire Sequ	The site is ort modes acational nin reason nd strateg an infrasti ape Sens ng develo s within F ential and	s beyond re s (buses and facilities, s nable walki gic cycle roo ructure wit itivity Stud opment, th lood Risk Z	easonable walking distance to eather the green North House to eather the Green North House to eather the Green North House to eather the Green North House to green find the Green Source 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line with the Green North House 2 and 3, a Tests in line With House 2 and 3, a Tests in line With House 2 and 3, a Tests in line With House 2 and 3, a Tests in line With House 2 and 3 an	entre hs and existing ent at the letwork. as of eld land.
Estimated fie	id Density	DpH Size		Net site	60%	Approximate Yield	106
		ррп Зіге	: IIa	area		rieiu	
		•	•	xpected (l large size of the t site area is rec	
Phasing	10-15	for		unction v	vith other s	I by road, it cou lites and is there	
Recommenda		of the site are				are accessibility	issues, it
Not suitable							

SHLAA ID	509	Site Ad	dress	Off W	appensh	nall Lane, H	adley extensior	1
Description of		copyright and da	· · · · · · · · · · · · · · · · · · ·		Shucks Lock (disused)	711 708	712 Syneaticy Barr	
the site		Agricultur Site is leve			s and he	dges. Impa	ct on highway a	and
		landscape		7 -			ah sita Ulumlard	Dun ale mena
PDL Green		along wes	stern bo	undary.		d to urban	gh site, Hurley I fringe	Brook runs
Sustainability comments	site is lo area wh modera distance services recreati strategio infrastru Landsca housing negative Roundal develop Local Pla and mos	cated with ich has be tely to high and facilitional space cycle rought for the ly affect to bout. The ment would an and NP at versatile	hin the Feen identication of the sites. Development. And sites ide of the sites ide of the site lies ald requipment. Development. Development.	Rushmoo tified wit trained. transpo- teational te is with velopmen the Gree dy Updat y increas partially re Seque elopment tural land	r Waste ' hin the V The site of t modes facilities in reasor at at the n Netwo e (2014) ed traffic s along the within Fl ntial and at the s d (Grades	Water Treat Vater Cycles is beyond reactions of buses and of strategic for hable walking site could reactions as of high of as a resulting as a resulting as a resulting as a resulting as a cand a and	atchment s being king entre existing s of green n the tivity to nt may with the of best	
Estimated Yield	Density	25 DpH	Site Size	6.6 ha	Net site area	60%	Approximate Yield	99
		al site, a d zones on			is justifie	ed. The net	site area is red	uced due
Phasing	0-5 year	S	No serio		traints to	delay dev	elopment outsi	de of flood
Recommendation	develop	ment of tl	his site. I	However	, the site	is currentl	mselves, preclu y landlocked ha	ving no
Carried forward to the strategic fit stage		ccess onto	a suital	ole adjac	ent highv	way and is i	solated from th	ne urban

CHI VV IL	610	1	Sito A	ddrocc	Wanr	onchall	Lano			
SHLAA II	O 610		Site Ad	aaress	Covert	enshall	Lane			
			Eyton Fa	518		\$ - S -	361			
Shawbirch Cortages 73m 6114										
Descript	ion of			database rights ricultural						
the site			_	irregular	_		•			
			ite is lev	_	Ü					
PDL	Croon	• (Constraii	nts – imp	act on ro	ad, high	way mitiga	tion and access	required,	
PDL	Green		-	n landsca	-					
				cated on						
Sustaina	•	1		-				mineral resourc		
commen	its	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								
					-			nd strategic foot		
				-	-			ing secondary		
						_		ntional space.		
		Developr	nent at	the site c	ould resu	ılt in the	loss of gre	en infrastructur	e (outside	
								ndscape Sensitiv		
			-				•	ing developmer	•	
				as a result of development may negatively affect traffic g the A442. Development at the site could result in the loss of						
			_	•		•	it the site c irades 2 ani		ie loss of	
Estimate	d Vield	Density	30	Site	4.764	Net	70%	Approximate	100	
Latimate	.a ricia	Density	DpH	Size	ha	site	7070	Yield	100	
			•			area				
		A density	A density of 30 DpH is considered appropriate for a site in the urban fringe. The							
		net site a	rea is sl					ape of the site.		
Phasing		0-5 years		No con:	straints t	o delay o	developme	nt		
Recomm	nendation	As a site	on the e	dge of th	e urban	area it is	considered	d the site could	have	
potential for development. However as the site is beyond reasonable walk						_				
Carried f					-	-		facilities, this v		
to the st	rategic	-		_	-			scape would als		
fit stage			_			•	•	Also the site is lo		
		grade 2 and 3 agricultural land, meaning other sites may be more appropriate.						oropriate.		

SHLAA ID	611	-	Site Ad	ddress	Racecourse Site, Wappenshall Lane						
		Pump	99	611 614 Apley April	361 2015 Ordnance	30 Survey10001	pall Wei	82 69			
Descripti	ion of	• 9	ite is ag	ricultural,	/green fie	ld land					
the site				egular ye							
					_			ificant highway			
PDL	Green		_				required, ricultural la	impact on lands	scape and		
		-		_	rban fring	_	riculturario	ariu.			
Sustaina	hility						amount of	housing. Develo	opment		
commen						_		•	•		
		may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which									
			en identified within the Water Cycle Study (2014) as being moderately to								
					-			king distance to	_		
			•	-				e services and fa			
						_	•	The site is withing			
				-		_		icational facilition ment could resi			
		_				•	•	work). The site i			
		_						2014) as of high			
		sensitivit	y to hou	ising deve	elopment	. Any inc	reased traf	ffic as a result o	f		
					•			along the A442			
		_	-			•	•	lood Risk Zones	· ·		
				-	-		-	Tests in line wi			
					•		suit in the 1 and 3a).	permanent loss	or best		
Estimate	d Yield	Density	30	Site	32.338	Net	65%	Approximate	630		
200		20.10107	DpH	Size	ha	site	33,3	Yield			
			'			area					
As the site is located in the urban fringe, a density of 30 DpH is cons						O DpH is consid	lered				
		appropri	ate. The	net site a	area is red	duced du	ie to the si	ze of the site.			
Phasing 5-10. The site could due to access issues start delivering in						in					
				approxi	mately 5	years tin	ne.				
Recomm	endation			_				the site could			
		potentia	for dev	elopment	t. Howeve	er as the	site is bey	ond reasonable	walking		

Carried forward	distance to most services, public transport modes and facilities, this would
to the strategic	require addressing. The impact of the site on the landscape would also need
fit stage	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.

SHLAA ID 613	Site Address Lawley Village West –Phase 2
	Silver Birches 435 613 © Crown copyright and database rights 2015 Ordnance Survey100019694
Description of	Currently the site does not have a use; it is a large green open space
the site	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
PDL Green	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 site
Sustainability	 The site is located in the new urban and developing village of Lawley. Development may hinder future access to and use of mineral resources. The
comments	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. 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.
Estimated Yield	Density 35 Site 1.099 Net 90% Approximate 34 Yield
	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. 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.

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		ne site could have potential for development. The site signation status attached to it within the Wrekin Local Plan.
Carried forward to the strategic fit stage	The scheme wou and is located by	Id be considered viable as there is access leading on to the site an existing housing estate. The site is well facilitated by being bols, local centres and good road infrastructure.

SHLAA ID	614		Site Ad	ddress	Land	South of	Queenswa	y, Apley		
		Permand Sold Sold Sold Sold Sold Sold Sold Sol	99 411 opyright and c		614 pley sistle stark 2015 Ordnance	611 443	361			
Description	on of						stle Park			
the site		• 9	ite is irro ite is lev	egular ⁄el	•					
PDL	Green	r s	 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 							
Sustainab	•	are unce infrastru transpor primary existing sand recreinfrastru assessed	rtainties cture. Th t modes educatio secondar eational cture pa in the La in the u	in regard ne site is (buses a nal facility y educat space. Do rtially with andscape rban area	ds to the beyond rend trains ties. The sional facevelopment thin the Cesters to the second to the se	provision easonab), local ce site is wi ilities, str ent could Green Ne ity Study	n of the ned le walking of entre servion thin reasor rategic foot d result in the etwork. The Update (2	mineral resourcessary WwTW distance to existes and facilities able walking dispaths and cycle he loss of green esite has not be 014); as it is grential for minor researces.	ting public s and stance to e routes en enfield	
Estimated	d Yield	Density	35 DpH	Site Size	7.844 ha	Net site area	60%	Approximate Yield	164	
			ea and s	ize. The r e site.	net site ai	rea is rec	luced due t	ne site's location to the irregular		
Phasing		0-5 years	;	No con:	straints t	o delay c	leliverabilit	у		
Recomme		As there have pot		-		of signific	cance, it is	considered the	site could	
Carried for to the straige										

SHLAA ID	615		Site Ac	ddress	Land	at Frome	· Way - resi	idual			
Description of			54	Hypermarket 407 Granville Roundabout 615 393 atabase rights 2015 Ordnance Survey 100019694 rmerly been used as part of mining in the area and therefore							
the site								a small site to			
			•					of the site is cov			
PDL Brov			_					ess onto Wrock			
l De Biox		Wood Way, the eastern side can also access onto here as well as Ke Drive. There are some differences in levels across the site.							wray		
Custainahilitu									ninoral		
Sustainability comments Development at resources. The secondary educations are secondary educations as buffer between it is considered a potential for a relevel details arise infrastructure (of the Landscape Secondary effect.)				t area who derate ng distand education within retional factorial factorial factorial factorial factorial factorial newelogutside of ensitivity	nich has being to high ace to eximinate assonable cilities an ite, howe at there utral effection at the green Study Up	neen ider ally constr sting trai ities, stra e walking d strateg ever give e mitigati would be ect with a the site n networ date (20	ntified with rained. The in services, ategic footpg distance to gic cycle roun the existition provide any signifien element could result). The site 14), howey	in the Water Cy site is beyond local centre ser baths and recrea to existing bus so utes. The site is ing development ed through the life icant negative of the of uncertainty it in the loss of the thas not been a ver development	rvices and ational ervices, within at acting as Local Plan, effect; until site green assessed in at could		
Estimated Yie		therefore	e a densi	Size the urba ty of 35 i	ha n area bu s assume	site area ut not in ed for the	close proxi	Yield mity to a centre net site area is l	e and ower to		
							_	the loss of tree			
Phasing		5-10 yea	rs	minesh		ne site ar	nd therefor	surrounding the			
Recommenda		The site is within urban area and has the potential to access onto a main route									
Carried forwa to the strateg fit stage	ic	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.									

SHLAA ID	616		Site Ac	ddress	South	Audley	Avenue - so	outh residual of	448		
		School Sc	Borough 597	ton a School	Nova House	616		723 Avenus ssiness Park Wks			
Description o	f					_		elopment off Au	-		
the site						_		ind with plannir Id therefore app	_		
		•			•			l, with some exi			
PDL Mix	ed		puildings adjacent to Audley Avenue.								
Sustainability comments Estimated Yie		Development may hinder future access to and use of mineral resources. T site is located within the Newport Waste Water Treatment Works catchm area which has been identified within the Water Cycle Study (2014) as bei very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services a facilities, primary educational facilities and strategic footpaths and cycle p The site is within reasonable walking distance to existing secondary educational facilities and recreational space. Development could result in loss of green infrastructure (outside of the Green Network). The site has no been assessed in the Landscape Sensitivity Study Update (2014); as the site greenfield land within the urban area development has the potential for no 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.							tchment s being ce to ces and rcle paths. ult in the has not ne site is for minor sing		
Estimated Yie	Ia	Density	30 DpH	Site Size	2.7 ha	Net site area	80%	Approximate Yield			
		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 s 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.							of the site, n i.e. nitable		
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.									
Recommenda	ition			ppear to	be any si	te-specif	fic constrai	nts that would ess issues which			

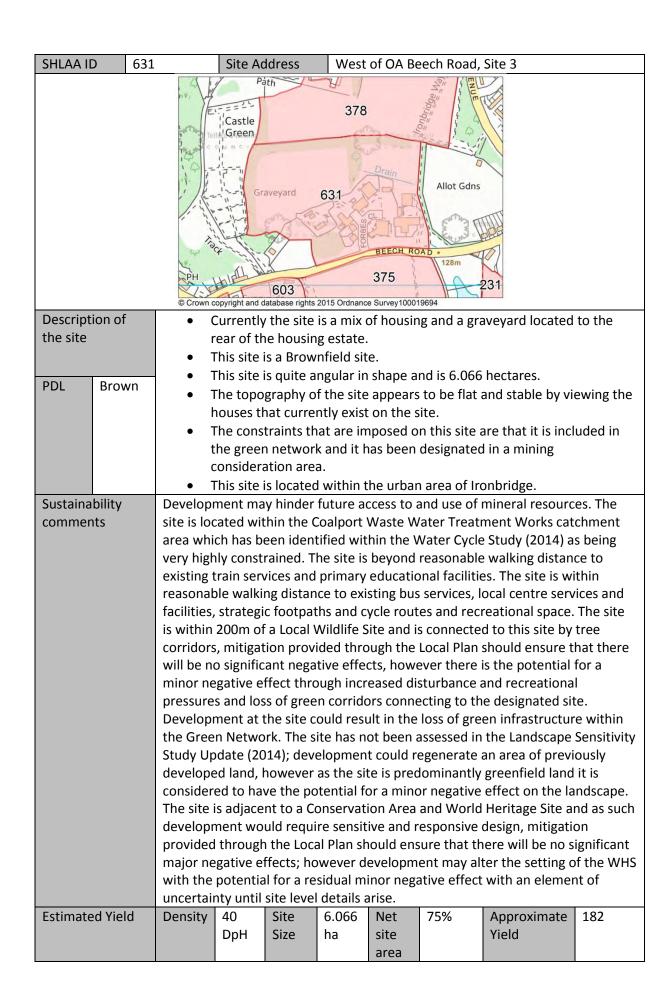
Not suitable	require acquisition of third party land. This may delay progress of the site.
	Development would result in the loss of a greenfield site. There is also
	potential for conflict between the new residential and the adjacent
	employment development. The site is located within the current development
	boundary.

SHLAA ID	617	1	Site Ac	ddress	Ploug	h Farm a	arm and Nursery, Newport				
		75	55 September 1	A41 A41	62-71h Fa Nursery	Plough Lan 37,4	Meretown Bridge				
Description of	of	The site i	s situate	d on the	edge of	the nortl	hern bound	lary of Newpor	t off		
the site							_	ern boundary	of the site,		
		1	_	_			•	is currently in			
PDL Gre	een	_			-			sult in the loss			
L DE GIR	CII			-		_		cted in its prop			
		_	_					Local Plan. The	ere are		
			_	_		_		s well as built	d		
								ied in the Prop	osea		
Custainahilita	,							yment use.	nt land		
comments Estimated Yi	Sustainability Development at the site could result in the loss of existing employment lar						d use of ter he Water hd es and existing hal space. of the udy site				
Latinated III	ciu	the town would su approx. 3 The irreg achieved	. The loc pport a l 30 DpH is ular sha . The loc	ered to be cation of the seconsider of the secons of the s	he site, se devel ed reaso site may he site a	and char opment onable. v also imp odjacent	form. An a pact on cap to the A41	Approximate Yield located on the e surrounding a ppropriate den eacity that could may necessitate efore, an allow	edge of area, sity of d be te a buffer		

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 de	constraints to development on the site. Development would result in the loss							
Carried forward	of greenfield land	d on the edge of Newport. It is considered the site could have							
to the strategic	potential for dev	potential for development.							
fit stage									

SHLAA ID	622		Site Ac	ddress	Land :	-	t to 44 Cher	rrington Road, S	Site 2,
		© Crown c	PW Pw	7	The Hol366	a Survey1000		509	
Description c	of	The site i	s located	d outside	the villa	ge of Tib	berton. Th	e site is current	ly in
the site		agricultu does not	ral use a have an	nd is bou access o	nded pronto a hig	edomina hway (C	ntly by exis	sting hedgerows Road). No othe sed on available	s. The site er site-
PDL Gre	een								
comments	There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing put 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 (outs 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.							ting public s, nable vace. re (outside ape o the scape.	
Estimated Yie	eld	Density	20 DpH	Site Size	0.96 ha	Net site area	0.86	Approximate Yield	17
	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 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							st on site. should be	
Phasing		developable area. An allowance (10%) has therefore been applied. 5-10 years 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.							er site
Recommend	ation	However	, the site	e is locate	d outsid	e of the	village env	elopment on the elope and there	efore
Not suitable						-	o the count cted access	tryside. Develor 5.	ornent is

SHLAA ID	624		Site Ac	ddress	Land	at Mere	Park Garde	n Centre	
		© Crown co	pyright and d	Allotment Allotment Gardens	723		CH Change	rse	
Description of	f T	he site is	s located	d outside	of the u	rban are	a of Newp	ort and locates	a garden
the site	C	entre. Tl	he shape	e of the s	ite is mo	stly regu	lar, adjacei	nt to the A518 a	and A41.
PDL Brow	wn								
Sustainability comments	rk Garde al resour dy (2014 le walki primary asonable nal facili nent cou etwork). date (20	en Centre rces. The s catchmo 4) as bein ng distan r educatio e walking ties, strat uld result The site (14); the	e). Develo site is loo ent area ig very hi ce to exis onal facili distance tegic cycl in the lo has not b site is pre	opment recated with which has ghly consting traities and entry to exist entry to exist of green assemble comina	may hinder thin the Ne is been ide strained. The services, strategic foing bus ser and recreaten infrastructs.	sting employme future access to what waste Waste	o and use /ater ne Water d rvices and te is y of the nsitivity		
Estimated Yie	ld C	Density	25 DpH	Site Size	4.391 ha	Net site area	50%	Approximate Yield	54
								ea a lower dens e open country:	•
Phasing	1	Due to the existing employment use a long term phasi expected						nasing is	
Recommenda		•						ea of Newport ssed in the stra	
Carried forwa to the strateg fit stage	ırd s	tage.							-



	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. 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						
Phasing		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.					
Recommendation		ake a viable housing scheme to existing housing existing on ed nearby; this suggests there is already good access to the					
Carried forward to the strategic fit stage	site and good transport infrastructure located nearby. Consequently, it is considered the site could have potential for development.						

SHLAA ID 634	Site Ad	ddress	Land south Sit	e 1, White	House Farm Wa	aters	
	The Old Rector 339	Wks 406	PW D	hite Hou Farm 635	\ \ \ \ \ \ \		
Description of			used for agricu		oses		
the site		•	d/brownfield	icarai parp			
the site			•	rtion juttin	g out to connec	st with	
		_	aped with a po rrough the villa	-	ig out to connec	L WILLI	
PDL Green /	The site i		irough the villa	ige			
Brown			of TDO's at the	wost of th	e site with a sm	all cite of	
					t the junction w		
					•	itii tiie	
		•	a constraint to	-		ity for	
		elopment	waters opton	and provid	les an opportun	iity ioi	
Sustainability	Development ma		uro accoss to a	and use of a	minoral recours	os Tho	
comments	site is located wit						
Comments	catchment area		•				
	as being very high				•		
	distance to existi	•		•		_	
	services and facil		•	-	· ·		
	routes and recrea			_			
	of green infrastru	•	•				
	assessed in the La	•			•		
	previously develo	-		-			
	development has	•	•		. •	-	
	· ·	•		_			
	-	nt to Listed Buildings, development will require sensitive and n; mitigation provided through the Local Plan should ensure					
	that there will be		•	_			
	effect with an ele	_	-				
Estimated Yield	Density 25	Site 0.		90%	Approximate	20	
	DpH	Size	site		Yield		
			area				
	Site density has b	een determ	nined by the lac	ck of access	to facilities, se	rvices and	
		een determined by the lack of access to facilities, services and provision. The development should also be in keeping with the					
surrounding developments.							
	Net site area has	been deteri	mined by the s	ize of the s	ite and its locat	ion.	
Phasing	0-5				as connections t		
		local highv	way 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
Carried forward	considered the site could have potential for development.
to the strategic	
fit stage	

SHLAA ID	635		Site Ac	ldress	Land	south of	White Hou	se Farm Waters	Unton	
		The V	634 Wks arry 406	635 64m						
Description of		• T	he site i	s current	ly used fo	or agricu	Itural purp	oses		
the site PDL Gree	en	 The site is Greenfield and flat The site is largely regular shaped with an irregular northern bounda There are two TPO's on site and the impact of additional traffic on t junction with the A442 will need to be mitigated 							-	
		•					•	.cu		
Sustainability comments Estimated Yiel							Treatment Work Water Cycle Studesonable walking Indicated trains), local compaths and compaths and compaths and compaths are could result in compaths it is the site is ent has the potent to Listed sign; mitigation eno significant element of uncertains.	dy (2014) ng entre ycle n the loss not been ential for a Buildings, provided negative ertainty		
Listillated Hel	Si pi st N	Density 25 Site DpH Size 4.1 ha Net site area 75% Approximate 77 Site density has been determined by the lack of access to facilities, services as 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.							rvices and g with the	
Phasing		-10	10 pi 0 vi	Access site wer	to the sit re to com	e would ne forwa	-	rd party land ur of a larger block uicker.		
Recommenda Carried forwar to the strategi fit stage	rd b	ddress a	and traff site for	ic issues	on the A	142 junct	tion can be	cess arrangeme mitigated this value potential fo	will help	

SHLAA ID	638		Site Ac	ddress	Telfor	d Town	Centre			
Doscripti	ion of		opyright and d	atabase rights	638 2015 Ordnance	Survey100019	8 106 Holling 106	n Aron of Tolfor	d It	
Descripti the site	1011 01							n Area of Telfor nding parking a		
tile site		-						r shaped and su		
DDI	Duarra			_	•			ocates a Listed E	Building,	
PDL	Brown	two mine	wo mineshafts and is located in a Mining Consideration Area.							
Sustaina commen	its	Developing resource Works can (2014) as distance services beyond in space. Design infrastruthe externot been developing to impro	ment at to s. The sit atchment s being v to existic and facil easonabe evelopm cture (ou at of this assesse ment couve the to atively at	the site of the is local the area where the public ities and of the local th	tould hind ted within has by constraic transpor strategic ng distance site couthe Greer effect is Landscape erate prese. Any incific constraint of the const	er the function the Coaleen iden ined. The taservice footpathe to edure in Network only concernity concernity de coaleen traints with the coaleen	ature acces alport Wast atified with e site is wit s (buses ar as and cycle cational fa- in the loss rk); given the asidered to vity Study U	Approximate	mineral nent cle Study walking centre e is eational of green eas of GI, site has nowever	
			DpH	Size	ha	site		Yield		
		delivered	d. Due to	the regu		and mir	•	of 75 DpH coul straints a net si		
Phasing		10-15 ye		therefo	re not exp	pected to	o come for	d Shopping Cent ward until at lea	ast 10-15	
Recomm	endation							opment, but it h ford's shopping		
Carried f to the st fit stage			, -					3		

SHLAA ID	640)	Site Ac	ldress	Land	at Heath	Hill, Dawle	N.			
		٧,	/le	atabase rights	640 2015 Ordnance	BRASS	Hill Rbt	/m			
Description	n of							use and is classi	fied as a		
the site			Brownfie								
							he site and	angular to the	south. The		
PDL	Brown				99 hectar		to he flat :	and level at 195	m		
								related to this si			
				•				ustifies the mini			
								rrounding sites			
								culty in impleme	_		
							that is use costly to ii	d to access the	Heath hill		
					-		n area of Da	-			
Sustainab	ility							sting employme	nt land.		
comment	S	Develop	ment ma	y hinder	future ac	cess to a	and use of	mineral resourc	es. The		
					•			ment Works cat			
							•	Study (2014) a	_		
			-			-		e walking distan I strategic footp			
				-				ocal centre serv			
		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.									
Estimated	Yield	Density	45	Site	0.699	Net	95%	Approximate	29		
		Zinorcy	DpH	Size	ha	site		Yield			
						area					
								ntre (which only	•		
			-			-		etail facilities. I	-		
			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								
these roads will be mainly utilised by haulage vehicles. These constraint the reason for the low density rating.											
		There are	e a few o	onstraint	ts which i	nake thi	is site unac	hievable for a h	ousing		
								be shared with	_		
								aft located with			
which suggests the site will have to be intensely remediated. The site is a							is a				

	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		ot suitable due to it being situated in the heart of an industrial se, smell and lack of access to the site will be issue which will				
Not suitable	restrict the site fi	rom being viable.				

SHLAA ID	641	Site Address	ddress Land at Donnerville Drive, Donnerville Garden					
		Donnerville 641	641 424 642 001 84m 001 001 001					
Description of the site PDL Gree	en -	The site is current t is Greenfield The site is elonga The is flat but wit A portion of the eadjacent to a liste						
Sustainability comments	site is locarea which moderate distance education walking education Develop the Greet Update (site is growill required Local Plate potential level det develops	ment may hinder cated within the lich has been idented to highly consisted to existing public anal facilities and distance to existing nal facilities, strament at the site of the Network. The size of high lice sensitive and in should ensure of the size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise. The size of high lice arise arise. The size of high lice arise arise. The size of high lice arise arise. The size of high lice arise arise. The size of high lice arise	Rushmoo tified witstrained. It transport strategic ng local could resursite is ider responsive that there eutral effect of the particular	r Waste ' hin the V The site of the site of the site of the service the routes alt in the the service the diagram the diagram the design the will be the site of t	Water Treat Vater Cycletis beyond read (buses and recreations). The site rvices and feand recreations of greating to hous of a Listed Ear, mitigation of signification element thin Flood R	ettment Works of Study (2014) as study (2014) as easonable walk of trains), primaris within reasonational space. The infrastructure of the study of	atchment as being king ry nable dary re within Study nt, and the apment ough the fects, until site	
Estimated Yield Density 35 Site 1.16 Net 80%						opportunities.		
Phasing	0-5 year		rious cons pment or			oede delivery of	-	

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 Ac	ddress	Newo	lale Prim	ary School		
Descriptio	on of	LBORO Crown o		dale ary pool	648 2015 Ordnano Jrban Are		Path 19694	O7 rrently locates	a primary
the site		school in	cluding _l	olay area	s/sport f	ields. The	e site is 2 h	a, regular shape drive from the	ed, fairly
								is adjacent to	-
PDL	Brown	-	Apart f	rom the	site bein	g in a Mi	-	green space to deration Area a	
Sustainabi	de local e future ace e Rushmedentified ghly consing publices. The ces and forces and forces and forces and forces and forces and forces are in the forces are assert coulting ite is president regardent and forces are are are are are are are are are are	mployme ccess to a oor Wast within the strained. transpon site is wif acilities, s and rec green infessed in the d regene dominan attive effe	ent oppo nd use o se Water The site of facilitie thin reas primary reationa rastructu he Lands rate an a tly green ct on lan	rtunities. Definition of mineral records from the control of the c	al educational facevelopment at esources. The sace works catchmed (2014) as being distance to all facilities, strativelopment at the of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Green Nativity Study Uponiously development had a control of the Control of the Contro	the site ite is ent area ing secondary o existing regic ne site Network). date ed land, as the			
Estimated	l Yield	Density As the sit	35 DpH	Site Size	2.004 ha	Net site area	90%	Approximate Yield of 35 DpH is ju	542
			ne regula	r shape	and mini	num cor	nstraints a i	net site area of	
Phasing		10-15 ye		As the	site curre	ntly com	prises a fu	nctioning schoo the short term	-
Recomme	ndation	As the sit		-		s it is co	nsidered th	e site could hav	re e
Carried fo to the stra fit stage									

SHLAA ID 65	Sit	e Address	ddress Land at Wrockwardine Site 2, Wrockwardine						
	© Crown copyrigi	at and database rights 2	Ch654 ch Farm 418	9694	- PN				
Description of	• The	site is currentl	y used for agricu	Itural purp	oses				
the site		Greenfield							
		site is regular s ern end	shaped with a wi	ider portior	n towards the so	outh			
PDL Green		site is flat							
	deve cons	lopment, the ervation area.	tional traffic in t site is adjacent t ne centre of Wro	o listed bui	ldings and is wi				
Sustainability		-				es. There			
Development may hinder future access to and use of mineral resources. The are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing putransport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is wi reasonable walking distance to existing recreational space. Development at 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 residual neutral effect with an element of uncertainty until site level details arise.						e is within nent at the een v Study otential vill require al Plan atial for a details			
Estimated Yield Density 25 Site DpH Size Site area Site density has been determined by the rural location of the site, the lataccess to public transport opportunities and the lack of local facilities are services. The site is also adjacent to listed buildings and within a conservate area so densities will need to reflect this. Net site area has been determined by the rural location of the site and the need to provide development in keeping with its surroundings.									
Phasing	5-10	The nee	d to mitigate cor rision of services	nservation i	ssues, traffic im				

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 Ad	ddress	Land	North of	3 Golf Link	s Lane	
		© Crown o	Gdns Balling Age Copyright and copyright a	FE 113m	655	Technolog	Pav Cricket Ground		
Description of		• S	ite is gre	eenfield					
the site		• S	ite is irr	egular ye	t level				
		• (Constrair	nts are im	pact on	highway	, existing tr	ees, adjacent so	chool and
PDL Gree	20	С	ricket gr	ound in t	terms of	noise etc	c. Site with	in green networ	·k.
PDL GIE	:11	• S	ite is loc	ated in u	ırban are	a, near V	Vellington	Market Town	
Sustainability		Developr	nent ma	v hinder	future ac	cess to a	and use of	mineral resourc	es. The
Estimated Yiel		area whice moderate distance reasonable education space. De within the Sensitivity	ch has beely to high to existion of the walking of	een ident ghly cons ng public ng distan ties, strat ent at th Network Update (nt has th	tified wit trained. transpoi ce to existegic foot e site cou to The site 2014); ho e potenti	hin the V The site of the site of the sting local tpaths are to the sult the has not to wever the salfor a re	Vater Cycle is beyond r (buses and al centre se nd cycle rou t in the loss been asse he site is gu	estment Works of Study (2014) a reasonable walk of trains). The site ervices and facilities and recreases of green infrassed in the Landreenfield land in tive effect on to	s being ing e is within ities, tional tructure dscape a an urban ownscape.
Estimated fiel	u	Delisity	45 DpH	Site Size	2.983 ha	Net site	03/6	Approximate Yield	87
			Брп	3120	TIG.	area		Tield	
		of 45 Dpl buffer fro	H is expe	ected. Ne ol and pla	t site are aying fiel	on Mark a has be ds, resido	en reduced ential prop	the urban area I to 65% to addi erties.	-
Phasing		0-5 years	•	No issu	es to dela	ay develo	opment		
Recommenda	tion	It is consi	idered th	ne site co	uld have	potentia	al for devel	opment as ther	e are no
		major co	nstraints	for deve	elopment				
Carried forwa	rd								
to the strateg	ic								
fit stage									

SHLAA ID	656	Site Address St Patricks Primary School, North Road							
		OR COMPANY OF THE PROPERTY OF	opyright and o	alatabase rights	PARA 656		9694		
Description	of	1 -0-376-30-009					imary Scho	ol	
the site	own	• S	ite is a c Constrair iccess, la	liamond nts are lo nyout. Sit	shape ss of play e is all gr	rfield, no een netv	ise, impact	on highway an	d new
		• 3	ite is iod	cated in u	irban are	а			
Sustainabilit	thin the Feen identify considering trains on the solution of t	Rushmoo tified wit trained. services a ce to exi ities, stra in the lo been ass is green ential for	r Waste hin the V The site and strate sting bus ategic cyc ss of gre sessed in field land minor no	Water Treat Vater Cycle is beyond regic footpa is services, locate cle routes a en infrastro the Landso d within the egative effe	e adjacent scho atment Works ca estudy (2014) a easonable walk ths. The site is v ocal centre serv and recreational acture within th cape Sensitivity e urban area ects on townsca	atchment s being ing within rices and I space. se Green Study			
Estimated Yield Density 45 Site 0.625 Net 75% Approximate Yield site area Due to its location and size a density of 45 DpH is expected. The net has been reduced to address buffer to school, distance from dwelling the density of 45 DpH is expected.						Yield ected. The net s			
Phasing		shape of 0-5 years		New ac	cess mig	ht cause	some delay	У	
Recommendation This site is considered unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access, and the unsuitable due to problems with access and the unsuitable due to pr							ne use		
Not suitable	<u> </u>								

SHLAA II	657	,	Site Ad	drocc	John I	Eletcher	Junior Scho	ool & Madeley I	nfants	
JIILAAIL	037		Site At	ui ess		ol, Upper			illants	
		© Crown o	46 opyright and co	s	UPPER 657 Chool	th 2	244	<i>b</i>		
Descript	ion of	The 2,5 h	na site in	Telford L	Jrban Ar	ea is regu	ular shaped	d and currently	locates a	
the site			_			-		isting residentia		
						_		nstability Zone.		
PDL	Brown			_				ite. The site is in nd World Herita	_	
Sustaina	bility	Develop	ment cou	ıld result	in the lo	ss of edu	ıcational fa	cilities that also	provide	
commen	its	local em	ploymen	t opportu	ınities. D	evelopm	nent may h	inder future acc	cess to and	
		use of m	ineral re	sources. 7	Γhe site i	s located	d within the	e Coalport Wast	te Water	
			reatment Works catchment area which has been identified within the Water							
				-) as being very highly constrained. The site is beyond					
				-		_		and strategic fo		
							_	distance to exi	isting bus	
								al facilities and	o ctructuro	
			•		•			oss of green infr ssed in the Land		
								nantly previous	•	
				•	-		•	minor positive	•	
						-		Area and World		
			•		-			and responsive	_	
				-		-		sure that there	-	
			-	-	_			ent may alter th		
		of the W	HS with	the poten	ntial for a	a residua	l minor neg	gative effect wit	th an	
		element	of uncer	tainty un	til site le	vel detai	ls arise.			
Estimate	d Yield	Density	40	Site	2.471	Net	75%	Approximate	74	
			DpH	Size	ha	site		Yield		
					1.	area			L	
							•	O DpH is consid		
		justified.						net site area of		
Phasing		5-10 yea	rs			•	tes a schoo dium long t	ol the site is exp erm.	ected to	
Recomm	endation	Although	develor	ment of	the site	will resul	t in the los	s of school, the	site does	
Carried f	orward					erefore,	it is consid	ered the site co	ould have	
to the st	rategic	potentia	l for dev	elopment						
fit stage										

SHLAA IE	658	3	Site Ad	ddress	Land	north of	Redhill, Wa	atling Street	
			04 Dopyright and co	26st Lodgewand database rights	658 2015 Ordnance	Dared Sower Knows	Wedness 113	729 86	
Descripti	ion of	A large a	gricultur	ral site sp	lit into se	veral fiel	lds. The site	e is on the fring	e of and
the site		-					•	across it. To th	
							-	roads adjacent	-
PDL	Green		_					est. To the eas	
. 52	0 .cc						anville Lan :hese join.	dfill site. There	is a
Sustaina	•	at the sit There are infrastru transpor reasonal footpath naturist of conflicting and avail ensure the neutral of through result in identified sensitivity Monume consider ensure the may alte with an of traffic as around L	te could le uncert. cture. The terminate walking neighbors and cyclub with the Local the Local the loss do in t	hinder the ainties in the site is ang distantile route on the potential bouring like project are no site is a disturbly green information and scap is such we will be reting with of uncerting developments.	regards to regards to beyond regards to have to locally and uses, and recomment to be something to be sensitively and the potential requirement of the potential	access to o the propersonable and educed and educed and educed and educed and educed are that the control of th	and use of ovision of the walking of a cational factional factional factional faction provided an appropriate effects; placed will be a residual man appropriate of the graph of the graph ded through a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects a residual faction effects and response effects a residual faction effects a residual faction effects and effects are effects at the effects and effects are effects at the effects are effects at the effects are effects at the effects are effects at the effects are effects at the effects are effects at the e	the housing. Development of the necessary Walistance to exist a cilities. The site of facilities, strate is adjacent of through the Lariate buffer, showed the considering of the considering of the considering of the considering of the Lariate buffer, witigation per necessary of the considering of the considering of the Local Plant of	rces. /wTW cing public is within itegic t to a n ocal Plan ould idual orovided negative ffect at could The site is ium d t is t to elopment effect ased aints sult in the
Estimate	d Yield	Density	30	Site	30.753	Net	60%	Approximate	553
			DpH	Size	ha	site		Yield	
			<u></u>			area			

	_	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								
Carried forward to the strategic fit stage		oss of green space and mitigate this. Also issues over access are key issues to be addressed.							

SHLAA ID	660		Site Ad	ddress	Highf	ield Hous	se, Wrekin	Road		
		© Crown o	opyright and co	latabase rights	660 2015 Ordnance		ROSE 19694			
Description	on of		Site is gre							
the site				egular, le		auiro mi	tigation ex	kisting vacant bu	uilding on	
22.							_	nent. Listed Build	_	
PDL	Green		adjacent							
		• 9	Site is loc	cated in \	Vellingto	n, near r	narket tow	n and service et	tc	
Sustainab	ility	Developi	ment cou	uld result	in the lo	ss of exis	sting emplo	yment land (co	uncil	
comment	S	Works ca (2014) as reasonal is within and train facilities, Develope the Gree Study Up	atchmen s being n ble walki reasona as), mark strategi ment at t n Netwo odate (20	t area who derate one distantial walki et town of the site cork. The site () 14); how	nich has k ly to high ace to exi- ng distar centre se ths and co ould resu- ite has no vever the	neen ider of constructions of the sting print oce to exi rvices ar ycle rout ult in the ot been a site is pi	ntified with rained. The mary educa isting publi nd facilities es and reco loss of gre assessed in redominan	te Water Treatment of the Water Cy esite is beyond ational facilities. c transport moder, secondary educed reational space. en infrastructure the Landscape tly previously de ive effect on too	The site des (buses locational se within Sensitivity eveloped	
Estimated	l Yield	Density	45 DpH	Site Size	0.632 ha	Net site area	85%	Approximate Yield	24	
		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.								
Phasing	asing 0-5 years No significant delays to deliverability									
Recomme	ommendation It is considered the site could have potential for development due to there being no major constraints that cannot be mitigated.									
Carried fo	rward		•				J			
to the str	ategic									
fit stage										

Playing								
© Crown copyright and database rights 2015 Ordnance Survey 100019694								
Description of • Site former employment site (learning centre) and residentia	l care Is it							
Site is mostly greenfield land								
Constraints: trees, impact on highway, access mitigation req	uired,							
PDL Green existing care home buildings, removal of vacant building.								
Sustainability The site is located within the Rushmoor Waste Water Treatment Wor	rks							
comments catchment area which has been identified within the Water Cycle Stu								
·	as being moderately to highly constrained. The site is beyond reasonable							
walking distance to existing strategic footpaths. The site is within real	sonable							
walking distance to existing public transport modes (buses and trains), market							
town centre services and facilities, educational facilities and strategic	-							
routes. The site is adjacent to an existing recreational area. Developn								
result in the loss of green infrastructure partially within the Green Ne								
The site has not been assessed in the Landscape Sensitivity Study Upo (2014); the site contains an area of previously developed land, however								
predominantly greenfield land, development has the potential for a r								
negative effect on landscapes.	1111101							
Estimated Yield Density 45 ph Site 1.267 Net 65% Approximate	37							
Size ha site Yield								
area								
Due to the size and its location in Telford urban area a density of 45 [OpH is							
excepted.								
Net site should be reduced to allow for trees, existing care homes an	d shape							
of site.								
Phasing 0-5 years No delays expected								
Recommendation It is considered the site could have potential for development due to	there							
	uiere							
being no major constraints that cannot be mitigated.								
·								

517 662 © Crown copyright and database rights 2015 Ordnance Survey 100019694							
Description of • The site is green open space							
the site • The site is Greenfield							
The shape is irregular with a long strip of frontage off the B50	063						
PDL Green • The site is flat							
There are no constraints to development							
The site is located in the urban area to the north of Shawbirc	h						
Sustainability Development may hinder future access to and use of mineral resource	es. There						
are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing put transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to exist strategic footpaths and cycle routes and recreational space. Development 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 Site 0.63 Net 95% Approximate Yield Size ha site area	21						
Site density has been determined by the location of the site on the edge of th 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.							
Phasing 0-5 The site is well connected to the local road networ little constraints to development.	k, it has						
Recommendation The site is well connected to the local road network, it has little const development. It is considered the site could have potential for development.							
Carried torward							
Carried forward to the strategic							

Description of the site The site is currently green open space The site is regular shaped The site is flat There are no constraints to development The site is located in Shawbirch off Glade Way 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 Site 0.95 Net 90% Approximate 34 Yield area Site density has been determined by the location of the site good access to the local highway network and range of facilities provided locally. Phasing O-5 The site is well located and has little constraint to	SHLAA ID	665		Site Ac	ddress Land off Glade Way, Shawbirch - Site 2								
PDL Green 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 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 Site 0.95 Net 90% Approximate 34 Yield 34 34 34 34 34 34 34 3			SPAN MEA	opyright and d	A		1		153				
The site is regular shaped The site is flat There are no constraints to development The site is located in Shawbirch off Glade Way 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 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.	Description	on of	• 7	The site i	s current	tly green	open spa	ace					
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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 Site 0.95 Net 90% Approximate 34 Yield Density 40 Size Site			loss of gr	een infr									
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Estimated Yield Density 40 Site 0.95 Net 90% Approximate 34			_					•	•				
Estimated Yield Density 40 Site DpH Size 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.			_			•	-			•			
DpH Size site area Site area 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.	- · · ·	1.70 1.1		1									
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.	Estimated	i Yieid	Density			0.95		90%	• •	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.				υрн	Size				rieid				
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.			Sita dana	ity hac h	oon data	rmined b		on of the ci	te and the level	of access			
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.				-			Jy locatio	טוו טו נוופ או	te and the level	OI access			
the local highway network and range of facilities provided locally.				•			hy the l	ocation of t	the site good ac	ress to			
				-									
The site is well located and has little constraint to	Phasing	The site is well located and has little constraint to											
development.	development.												
Recommendation The site is located in the middle of an existing residential area and enjoys	Recomme	endation	The site	is located	d in the r	n the middle of an existing residential area and enjoys							
access to a good range of services and facilities. It is considered the site could													
Carried forward have potential for development.	Carried fo	rward		_	_								
to the strategic													
fit stage													

SHLAA ID	672		Site Ac	ddress	Land	off Dinth	ill, Hollinsv	vood	
			VENUE 3		672 2015 Ordnance				
Description of the site								rrently functior shaped and fair	•
the site								snaped and fair within walking (•
	th			•	•			_	
PDL Gree	en a f	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.							
Sustainability	De	velopr	nent at t	the site c	ould hind	ler the fu	uture acces	s to and use of	mineral
resources. The site is located within the Coalport Waste Water Treatmed Works catchment area which has been identified within the Water Cycl (2014) as being very highly constrained. The site is beyond reasonable with distance to existing train services, educational facilities and strategic for and cycle routes. The site is within reasonable walking distance to exist services and local centre services and facilities. Development at the site result in the loss of existing recreational space, however there is alternated recreational space within 800m. The site is within 200m of a Local Wildian existing road lies between the sites, mitigation provided through the Plan should ensure that there are no significant negative effects; potent residual neutral effect. Development at the site could result in the loss 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 potential for a minor negative effect.						ycle Study e walking footpaths isting bus ite could rnative ildlife Site, the Local ential for a ass of green			
Estimated Yie	As	Density 40 Site DpH Size 2.4 ha Net site area 75% Approximate 72 Yield 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							
			_	-	r a site o				
Phasing		5 years		As ther	e are no	constrair	nts for this	Greenfield site short term.	to come
Recommenda	tion As	the sit	te has no	major c	onstraint	s it is co	nsidered th	e site could hav	/e
Carried forward potential for development.									
to the strategic									
fit stage									

SHLAA IE	673		Site Ad	ddress	dress Land off Queen Elizabeth Avenue, Hollinswood							
311270712	, 0,3		155	156	Zana	L UZG		672	311000			
		ain	QUEEN IELIZADO									
			Playir673 ield									
		W.	ndlay ood	database rights	2015 Ordnance		19694	₽⊃ 1 <u>-1-1</u> -				
Descripti	ion of	The site i	s locate	d in the U	Irban Are	a of Telf	ford and cu	rrently function	is as open			
the site			_				-	ver 1 ha in size,	-			
							•	eloped. A Local				
PDL	Green		_			_		underneath Qu				
							-	to existing deve ne site being in				
						•		•	•			
Consideration Area does the site fall within a 250m buffer of is adjacent to a Wildlife Site.							and or a Landin	Site and				
Sustaina	bility					er the fut	ture access	to and use of n	nineral			
commen		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										
		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.									
Estimate	ed Yield	Density	35	Site	1.047	Net	90%	Approximate	33			
		,	DpH	Size	ha	site		Yield				
			·			area						
		As the sit	As the site is not in close proximity to a centre, a density of 35 DpH is									
		consider	considered appropriate. Due to the regular shape and minimum constraints a									
		net site a										
Phasing		5-10 yea	rs				ted to the r -long term	oad network, it	could be			
Recommendation As the site is located isolated from existing development without road accertification the site is not considered suitable for development.							d access					
Not Suita	able											

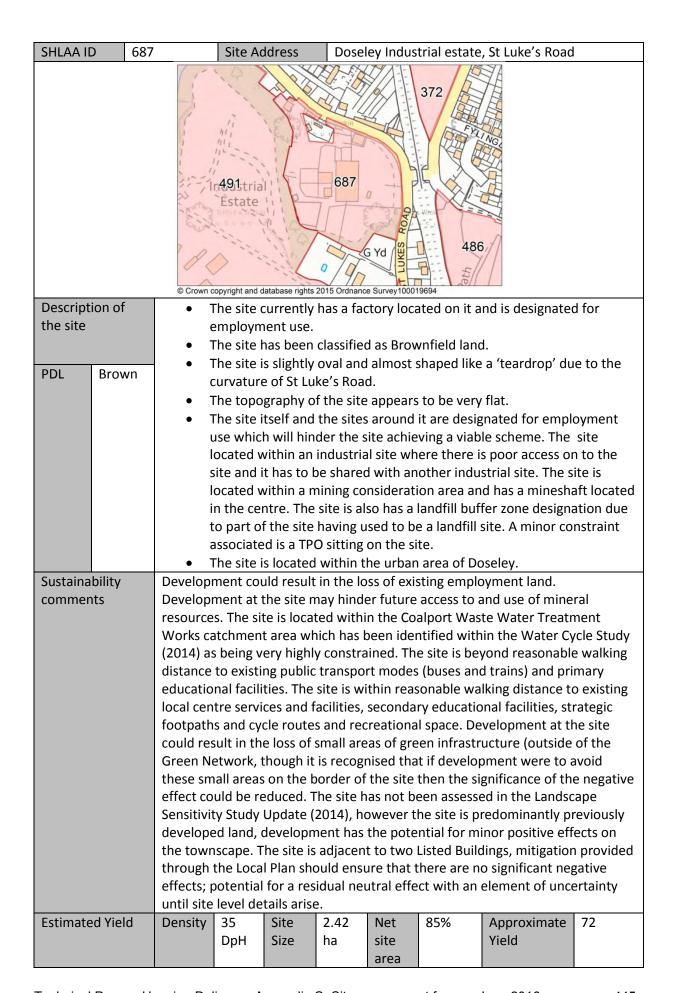
SHLAA ID	676		Site Ad	ddress	Land	off Stone	bridge Clo	se, Aqueduct	
			opyright and o	latabase rights	2015 Ordnance		9694	Dram Jr	
Descripti	on of							rrently function	•
the site		•						rly level. It has i nore than 800n	
		•	•	•				elopment to th	
PDL	Green						_	t, they are not o	
		There are	e no maj	or constr	aints to	developn	nent of this	s site.	
Sustainal	•	•			•			and use of mine	
commen	ts	of the newithin the been ide constraint services, The site is secondar recreation between ensure the neutral enforces infrastru	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						
		-	e urban	-				egative effect o	
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	S 		a small si ed in the			aints, it could be	e
Recomm	endation	Access to	the site	is an iss	ue and th	erefore	the viabilit	y could be affec	ted.
Carried forward to the strategic fit stage There are no major physical constraints for this site to the strategic therefore the site could have potential for developments.						•	and		

SHLAA ID	677	7	Site Ac	ddress	Land	and of Concord, Dawley Bank					
		© Crown o	© Crown copyright and database rights 2015 Ordnance Survey100019694								
Descripti	ion of	•	Γhe site i	s current	ly called	Jubilee v	vood and i	s currently used	for public		
the site				nal space							
				•	the gree	n netwoi	rk; howeve	r it should cons	idered		
PDL Brown Brownfield. The site is a small site and is quite angler due to 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 this could be concealed by the trees. The constraints to development are that is part of green network and removing it may result in broken linkages in the area. Another 										
		• -	nave to b The site a acilities	e consul appears t	ted befor to be wel paces for	re a plan I connec ^r recreati	ning applic ted with B4 ion such as	nd the coal aut ration is submit 1373 nearby. Ot the playing fiel	ted. ther		
Sustaina	hility				•			to and use of r	mineral		
commen	•		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								
			resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study								
			_					yond reasonabl	_		
			stance to existing public transport modes (buses and trains) and strategic otpaths. The site is within reasonable walking distance to local centre								
							•	rce to local cen cycle routes and			
							_	ult in the loss o			
					•			is recognised th			
development could avoid this area and reduce th									-		
effects. The site has not been assessed in the Landscape Sensitivity S Update (2014), however development could result in the loss of green									•		
					-		r negative	_	illielu lallu		
Estimate	ed Yield	Density	40 DpH	Site Size	0.699 ha	Net site area	90%	Approximate Yield	25		
						urcu					
		Due to tl consider			the site a	nd irregi	ular shape	of it a density o	f 30 is		

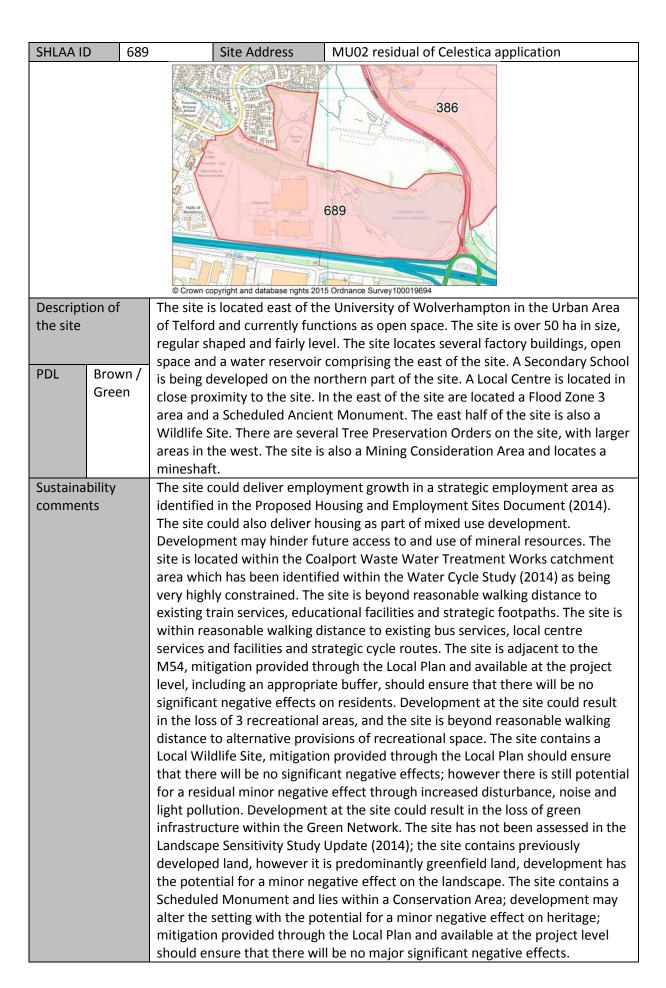
Phasing	5 years	Due to the size of the site it would be delivered within 5 years, however some time might be taken to access if the site has any instability issues because of the mines or if it needs to be remediated.						
Recommendation		The site is located within the urban area with a potential access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

SHLAA ID	679		Site Ad	ddress	ddress Land off Newlands Road, Oakengates						
		© Crown o	opyright and o	679 679 Compared to the comp							
Descripti	ion of	As relativ	ely sma	ll site on	the junct	ion of N	ewlands Ro	oad and Station	Road. The		
the site		site is cu	rrently o	pen gras	sland wit	h a smal	l play area	on it. Previously	y the site		
				-			•	ks/foundry and			
PDL	Droug	,	•	•		•	•	rt of the site has			
PDL	Brown		-					at. There is also			
								away from the			
					_			se woodland bei			
						-	-	cengates Centre			
Sustaina				the site could hinder the future access to and use of mineral ite is located within the Rushmoor Waste Water Treatment							
resources. The site is located within the Rushmoor Waste Water Trea Works catchment area which has been identified within the Water Cy (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. is within reasonable walking distance to existing public transport mode and trains), town centre services and facilities, secondary educational strategic footpaths and cycle routes and recreational space. Developed the site could result in the loss of green infrastructure partially within network. The site has not been assessed in the Landscape Sensitivity Supdate (2014), however development could result in the loss of green within the urban area; potential for a minor negative effect. Any increasing traffic as a result of development may negatively affect traffic constraints.						The site des (buses I facilities, ment at I the green Study Infield land eased aints along					
Estimate	d Yield	Density	40 DpH	Site Size	0.582 ha	Net site area	70	Approximate Yield	16		
								ict centre, a hig			
		-			-			ea has been app			
				•				There may also			
Phasing 5 -10 Years The site has numerous physical constraints which may											
Phasing 5 -10 Years The site has numerous physical control its viability. An innovative scheme site however it is considered that						e scheme o	could be deliver	ed on the			
				until lat	er in the	plan.					
Recommendation Although the site has numerous ground constraints, as an accessible site close											
Carried f			_				-	al for developm	ent with		
to the st	rategic	an innov	ative des	sign that	mitigates	the con	straints.				
fit stage											

SHLAA ID	685		Site Ad	ddress	Land	off Hills I	Lane, Made	eley	
		© Crown	opyright and c	Pol Sta		a Survey 10001	19 11 -		
Description of	of	The site	s locate	d in the L	Jrban Are	ea of Telf	ford and cu	rrently function	ns as open
the site								rly level. In the	
			•					ocal Centre is lo entre in close p	
PDL Bro	own	as well. 1	he site i	s adjacer	nt to exis	ting deve	elopment to	o the eat, and coton to a Landfill Site	pen space
Sustainability	/	Developi	nent at t	the site n	nay hinde	er future	access to a	and use of mine	eral
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 S (2014) as being very highly constrained. The site is beyond reasonable wad istance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educate facilities and strategic footpaths and cycle routes. The site is adjacent to a existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in Landscape Sensitivity Study Update (2014); however the site is greenfield with the potential for a minor negative effect on the landscape.							ycle Study e walking ng ducational t to an een ssed in the lfield land
Estimated Yie	eld	Density	40 DpH	Site Size	1.118 ha	Net site	90%	Approximate Yield	40
			te is in cl	ose prox	imity to a	area centre,	•	of 40 DpH is cor	
							minimum o	constraints a ne	t site area
Phasing		of 90% is 0-5 years	•	1			ittle constr	aints, it could b	e
Tildollig		o o years	,		ed in the			amis, it could b	
Recommend	ation	As a site	with few	, constra	ints and i	n close p	proximity to	the district ce	ntre, the
		site coul	d have p	otential f	or devel	opment.			
Carried forw									
to the strate	gic								
fit stage									



	has excellent according to close proximity to the site has a nui major constraints	d near Ladygrove Primary school which is 265 yards away and ess to recreational spaces such as a golf course. The site is in a town centre with it only being 429 yards away. The same its location such as the mineshaft located on the site, reviously being a landfill and the site being located on					
Phasing	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 now road infrastructure could prove too costly and time coming.						
Recommendation		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					
Not suitable	place and would and a mining con	ent orientated site will make a residential area look out of cause issues .Minor considerations such as having a TPO tree sideration status are constraints that a developer should eveloping this site.					



Estimated Yield	Density	30	Site	50.305	Net	30%	Approximate	452		
		DpH	Size	ha	site		Yield			
					area					
	As it is a	large site	e, a dens	ity of 30 [DpH is ex	pected as	a minimum. Du	e to the		
	large nui	mber of	constrair	its and re	cent dev	elopment (on the site, the	net site		
	area is re	area is reduced to 30%.								
Phasing	10-15 ye	ars	As the site currently locates factory buildings which are in							
			use, above the numerous constraints, it is phased for the							
			long te	rm.						
Recommendation	As there	are mul	tiple maj	or constra	aints to d	levelopme	nt on most part	s of the		
	site, it is not considered suitable to come forward.									
Not suitable										

SHLAA ID 690		Site Ad	ldress	Land	at Orleto	n Park Sch	ool - 2			
Description of			database rights 2015 Ordnance Survey100019694 is green open space							
the site	• 7	he site is	s Greenfi	ield						
	• 1	he site is	s regular	shaped I	out slight	tly wider at	one end			
PDL Green	• 7	he site is	s flat wit	h a slight	slope to	wards the	rail line			
PDL Green	• 7	he site is	s partiall	y covered	d by the	monument	s layer (archaed	ological),		
	F	access to	the site	would be	e throug	h third part	y land			
					outh of t	he rail line	within the urba	n area		
			to Welli							
Sustainability							Treatment Wo			
comments			which has been identified within the Water Cycle Study (2014)							
Estimated Vield	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 education 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.							ies and existing lucational sult in the ational f green I in the ivity to the ess.		
Estimated Yield	Density	40	Site	0.76	Net	80%	Approximate	24		
		DpH	Size	ha	site		Yield			
	Sita dana	ity has h	oon data	rmined l	area	nstrained	l nature of the lo	cal		
		•			•		and facilities.	Cui		
			•				f the site to the	existing		
						•	oise issues.	2569		
Phasing	0-5 years						secured for acce	ess to the		
	, , , , , ,			-	•		raints to the site			
						•	the site could a	_		
					_	mity of the				
Recommendation	The site i	s connec				-	d is close to We	llington		
	centre ar	nd theref	ore coul	d have p	otential t	for develop	ment. Access to	the site		
Carried forward	would ne	ed to be	address	ed.						
to the strategic										
fit stage										

SHLAA II	692		Site Ac	ddress	Land	at Wrock	kwardine Si	te 1		
Descript	ion of	Davi Bar	418 d's	•	2015 Ordnance	•		No. of the last of		
the site	1011 01			s Current s Greenfi	:ly used f ield	or agricu	iiture			
						egular sl	haped with	an irregular no	rthern	
PDL	Green		order							
FUL	Green		Γhe site i							
				trained n quire mit		cal road r	network to	wards the north	n of site	
				-	_	ringe of V	Wrockward	dine Village		
Sustaina	bility					_		mineral resourc	es. There	
commen	•			•				cessary WwTW		
		transpor	t modes	ne site is beyond reasonable walking distance to existing public (buses and trains), local centre services and facilities, ties and strategic footpaths and cycle routes. The site is						
		adjacent	to an ex	cisting recreational area. Development at the site could result en infrastructure (outside of the Green Network). The site has						
Estimate	ad Vield	not beer greenfie on the la Listed Bu mitigatio	assesse Id land and Indscape Iilding, do In provid Int negati	d in the I nd develo . The site evelopm ed throu ve effect	Landscap opment he lies with ent will r gh the Lo s, potent	e Sensitinas the polin a Conequire second Plan	vity Study I otential for servation A ensitive and should ens residual ne	Update (2014); r a minor negat Area and is adjad responsive de sure that there utral effect with	the site is ive effect cent to a sign; will be no	
Estilliate	eu fieiu	Delisity	DpH	Size	ha	site area	90%	Yield	16	
		Site dens	sity has b	een dete	ermined l		ral location	n of the site, the	lack of	
								s and services.		
					termined	by the s	ize of the s	ite and the like	ly need to	
Phasing		provide 1 5-10	acilities		netrainad	naturo	of the local	highway netwo	rk would	
riiasiiig		3-10		need to		gated and	d access th	rough third part		
Recomm	nendation	Provided	the con	strained	nature o	f the loca	al highway	network could	be	
Carried f					could be	agreed	then the si	te could have p	otential	
to the st	_	for deve	lopment.	•						
fit stage										

SHLAA II) 694	1	Site Ac	ldress	Britisl	n Sugar					
			31	atabase rights	694 2015 Ordnance	Properties and the second seco	Alta Coss Green	304 304			
Descript	ion of					er British	n Sugar Site	!			
the site			 The site is brownfield The site is elongated with regular boundaries to the west, so 								
			 Ine site is elongated with regular boundaries to the west, south and east and an irregular boundary to the north which follows the contours 								
PDL	Brown		of the roa	_	nar boan	aa.					
		• 7	he site i	s flat							
		f	 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 								
Sustaina	bility	Given its	size, the	e site could deliver a large amount of housing. Development							
Estimate	nts	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 publ 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 residuminor 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 previous developed land with the potential for a minor positive effect on the landscape							ting public s, e is Om of a here will and a residual pollution. ructure e previously		
Estillate	eu rieiu	Density	25 DpH	Site Size	30.2 ha	Net site area	60%	Approximate Yield			
		of access	to servi	ces, facili	ities and	public tr	ansport op	of the location, portunities. vide facilities o			
						•	ne existing i				
Phasing		5-10						n contaminated I require mitiga			

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
Carried forward	remediation. Therefore the site could have potential for development however
to the strategic	there are a large number of constraints that would need mitigating.
fit stage	

SHLAA ID	696	Site Address Land at Aqueduct, Longdon-on-Tern								
		Pp Ho	(dis) 696 Roc didatabase rights 2015 Ordnance Survey100019694							
Description of the site		The state is carried and agricultural purposes								
PDL Gree	en •									
Sustainability comments	are un infrast transp educat space. (outsid Landso develo The sit respor that the effect partial Seque	Development may hinder future access to and use of mineral resources. are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreation space. Development at the site could result in the loss of green infrastru (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 site is adjacent to Listed Buildings, development will require sensitive responsive design; mitigation provided through the Local Plan should en that there will be no significant negative effects, potential for a residual effect with an element of uncertainty until site level details arise. The site partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.						ting public s, tional tructure e and dscape. sitive and ensure ual neutral		
Estimated Yie	Site de	DpH ensity has b			•		Approximate Yield of the site and transport access			
	from t need t	from the site. Net site area has been determined by the size of the site need to provide facilities on site.								
Phasing	10-15		service: rural co	s and faci ommunity	lities to 1	meet the n	e need to provi eeds of an expa	inding		
Recommenda							ootential for dir			
Carried forwa to the strateg fit stage	rd isolate	d nature o	f the site	and land	lscape w	ould need	ment, issues over addressing. It w act existing devel	ould also		

SHLAA ID 697		Site Ac	dress	Land	at Weir,	Rodington		
	ouse	Rodingt House Parkfield	56m	97	Ppg Sta Weir	Rodin Old Canal	igt	
	© Crown o	opyright and d	atabase rights	2015 Ordnanc	e Survey10001	19694		
Description of the site PDL Green	• 1 • 1 • 1	The site i The site i The site i A small p The site i	s current s Greenfi s regular ortion of s located	ly used field shaped the site	or agricu and flat in the ea	ltural purp	oses e is within flood odington, which	
Sustainability comments	limited facilities. Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchm area which has been identified within the Water Cycle Study (2014) as havin 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 (outs 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							
Estimated Yield	Density	25 DpH	Site Size	2.02 ha	Net site area	75%	Plan and NPPF. Approximate Yield s to facilities, se	37
	public tra surround	ansport o lings. area has	opportun	ities as v	vell as de	evelopment	t in keeping with	h its
Phasing	10-15		addition develop and in l	nal traffio ment th kind.	on the	local highw liments the	tigate the impac ray network. Ac e existing village	hieving in scale
Recommendation Carried forward to the strategic fit stage	for devel	opment of develo	as long a opment v	is approp would sig	riate mi	tigation me	nd could have peasures were pune setting of the	it in place.

SHLAA II	698		Site Ac	ddress	Land	at The M	loorings, Lo	ong Lane	
		© Crown c		The Mod Home and	698 Landsdo	pwne 7	9694		
Descript	ion of	• 7	he site i	s current	ly used a	s grazing	g land and l	nas an existing r	esidence
the site				e farm bu	_				
				s Greenfi					
PDL	Green/		i ne site d west	curves ro	und the I	ine of the	e old canal	coming to a po	int in the
	Brown		nesι Γhe site i	s flat					
					nstraints	to deve	lopment ot	ther than poten	tial
				commerc			•		
		• 7	The site i	s located	to the w	est of Lo	ng Lane		
Sustaina commer	nts	There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing publi 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 ha the potential for a minor negative effect on the landscape.							ting public 5, tional tructure e sly oment has
Estimate	ed Yield	Density	25	Site Size	1.95 ha	Net	80%	Approximate Yield	39
			DpH	Size	IId	site area	(1.56)	rieiu	
		and publ The net s the old c	ic transp site area	ort oppo has beer vell as ap	ortunities n determi opropriate	by the lad ined by t e landsca	he need to aping given	s to facilities , so consider the po the rural locati	roximity of on.
Phasing		10-15			k of facili be cons		services in	the local area w	vould
	endation	highway	network	therefor	re the site	e could h	ave poten	nnected to the l	ment,
Carried f		however this will r			he way o	f service	s and facili	ties close to the	e site and
fit stage									

SHLAA IE	6	99	Site Ac	ldress	Land	adjacent	to site 509	, opposite Tibb	erton
		© Crown c		6 6 6 2 6 2 2 6 2 2	Issues 699	509	000 PW Rec		
Descripti	ion of	The site i	s located	d north o	f Tibbert	on, on la	nd betwee	n the village an	d the
the site								ntly flat and is b	
			_		_		-	nent. The site is	-
PDL	Green	is affecte			ain const	raint is a	ccess. A no	rthern portion	or the site
		13 directe	.a by 110						
Sustaina	ts	Development may hinder future access to and use of mineral resources. are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonab walking distance to existing strategic cycle routes and recreational space Development at the site could result in the loss of green infrastructure (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 landscap site lies partially within Flood Risk Zones 2 and 3, development would re Sequential and Exception Tests in line with the Local Plan and NPPF.							ting public s, nable ace. re (outside ape o the scape. The I require
Estimate	d Yield	Density	20 DpH	Site Size	6.2 ha	Net site area	70%	Approximate Yield	82
		density he in kee The site is appear to flood risk features some recommend.	s fairly repeated as the second secon	a relativ h the cha egular in n site. Al Some all uld be re n develo the need	ely lower aracter of shape ar n allowar lowance stained i.o pable are	density f the surn nd topog nce has b may be a e hedger a. Some	would ens roundings. raphy. No peen made also needed ows and tr additional	permanent feat to account for p d to take accoune ees that may re open space ma llowance (30%)	ures potential nt of any sult in y also be

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					
Not suitable	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.					

SHLAA ID	700		Site Ac	ldress	North	West of	f Horton Fa	rm		
		© Crown o	705 707 Copyright and d	atabase rights	35-700 2015 Ordnanc	388	read 706	H H D O D		
Description	of		•	enfield/a	•	ral land				
the site			Ū	shape, le				6. 4.		
						-	gh middle d			
PDL Gr	een		 Located on urban fringe, impact on highway, impact on landscape – 							
Sustainabilit	tv		grade 3a land. Housing at this site would be located within an existing strategic employment							
Comments Estimated V		area, and may hinder the future expansion of employment development area. The site is located within the Rushmoor Waste Water Treatment V catchment area which has been identified within the Water Cycle Study as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), locentre services and facilities, educational facilities, strategic footpaths a cycle routes and recreational space. Development at the site would result the loss of green infrastructure (outside the green network). The site has been assessed in the Landscape Sensitivity Study Update (2014), howeved development would result in the loss of greenfield land on the edge of a urban area; potential for a minor negative effect. The site contains an an aflood risk that runs centrally through the site, development would requise 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 most versatile agricultural land (Grade 3a).						at Works ady (2014) able), local s and esult in has not rever of an n area of quire est and		
Estimated Y	ield	Density	25 DpH	Site Size	3.242 ha	Net site area	45%	Approximate Yield	36	
		A density	of 25 D	pH is sele	ected be		the rural lo	cation.	l .	
				•				and flood area.		
Phasing		0-5 years	5	No cons	straints t	o delay c	delivery			
Recommend		for devel	opment,	howeve	r the site	has seve	eral constr	_	ade 3a	
	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.							cated in		

SHLAA ID	701		Site Address Land north of Crudgington, east of A442							
438 701 900 551 420 Crudgington Crown copyright and database rights 2015 Ordnance Survey100019694										
Description	on of				•	_		oses and fairly f		
the site				s irregula st of the s		smaller p	oortion jutt	ing out towards	s the	
						nstraints	to develo	oment other tha	an the	
PDL	Green		 There are no significant constraints to development other than the impact of additional traffic on Crudgington Cross Roads 							
		• 7	he site i	s located	to the n	orth of C	Crudgingtor	n village		
Sustainab	ility	Develop	Development may hinder future access to and use of mineral resources. The							
Estimated	catchment area was being very high distance to existing services and facility cycle routes and redistance to existing could result in the The site has not be (2014); the site is the potential for a to Listed Buildings mitigation provides significant negative element of uncert				s been id rained. T transpo- ondary e nal space ry educa green inf essed in t eld land a negative opment w gh the Lo s, potent	entified whe site is ducation e. The sit tional factorist tional factorist diagram of the Lands diagram of the tional Plantial for a light	within the value of the second residual facilities of the urbant the lands of the second research of the lands of the land	water Cycle Sturasonable walking trains), local control of the Green Nativity Study Upon area, developed and responsive and responsive sure that there was a sure that the sure that the sure was a sure was a sure	entre caths and king e site Network). date coment has adjacent e design; will be no	
Estimated	d Yield	Density	25 DpH	Site Size	15.28 ha	net site area	75%	Yield	286	
			-			-		ne site and the I	ack of	
		access to						vido comicas = -	, d	
								vide services ar	iu	
Phasing		facilities on site due to the scale of the development. 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.						ghway		
Recomme				_				have potential		
Carried fo					_			of developmer	nt and	
to the stra	ategic	location	will need	n mitigati	ng when	it comes	s forward.			
fit stage										

SHLAA ID	702	<u>)</u>	Site Ad	ddress	Land	east of C	rudgingtor	, south of B506	2		
		1420		Ø e	701 Wrekin view 568 702 Windley Farmhouse atabase rights 2015 Ordnance Survey100019694						
Descripti	ion of				-	or agricu	ltural purp	oses			
the site				s Greenfi		with a cn	nall indent	to the north of	the cite		
	_		The site i	_	Shapeu	with a sin	iaii iiideiit	to the north of	the site		
PDL	Green	• 7									
		 development The site is located on the western fringe of Crudgington 									
6	1										
Sustainability Development may hinder future access to and use of mineral resources. The comments site is located within the Crudgington Waste Water Treatment Works											
		site is located within the Crudgington Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2 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 of green infrastructure (outside of the Green Network). The site has not b assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potentia minor negative effect on the landscape.						ng entre ycle n the loss not been			
Estimate	d Yield	Density	25 DpH	Site Size	2.28 ha	Net site area	75%	Approximate Yield	43		
		the edge	ite density has been determined by the location of the site and the lack of ccess to facilities, services and public transport opportunities. The site is on he edge of the village and density should reflect the existing developments. Jet site area has been determined by site size and the need to provided ervices and facilities on site to meet local resident's needs.								
Phasing		10-15 Site size, location and mitigation of traffic management issues.						nent			
Recomm	nendation			_	_		_	side of reasonal			
Carried f	orward		Jpton. Tl	ne issue d	of Crudgi	ngton Cr	oss Roads v	would need to b	e sorted		
to the st	rategic	out.									
fit stage											

CHLAAID	702 704	C:+ - A -l	d	l a sa al s		-+ -£\\/I	al NA a sua Daule D	\t		
SHLAA ID	703, 704	Site Ad	aress	Land	north we	st of wear	d Moors Park, P	reston		
	© Crown	70.		703	705 Survey100018		5 Villa Farr			
Description o	f • :	Site are gi	reenfield	d/agricult	ural field	s and level				
the site		 Site are greenfield/agricultural fields and level Site is square shaped with curved bits. Site is level 								
			•			• ,	tigation require	ed, impact		
PDL Gre	Δn	 on landscape and listed buildings adjacent Site is located in the rural area 								
	• :									
Sustainability		703: The site is located within the Rushmoor Waste Water Treatment Works								
comments	as being walking centre so footpath walking site coul Network (2014) a Listed Bu mitigation significate element	catchment area which has been identified within the Water Cycle Study (20 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 reason walking distance to existing primary educational facilities. Development at 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 significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. 704: The site is located within the Rushmoor Waste Water Treatment Work						able), local c easonable ent at the en date ent to esign; will be no n an		
	as being walking centre so cycle rou loss of gidentifie sensitiviti develope through effects, I	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 t 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 provide 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 Yie		25	Site	e. 15.344	Net	75%	Approximate	287		
Latimateu rie	Delisity	DpH	Size	ha	site area	73/0	Yield	207		

	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					
Carried forward to the strategic fit stage	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.					

SHLAA ID	705		Site A	ddress	Land	west of N	Moorhead,	Preston			
		Sim	3m Oxmoor	704	703 705	707 Survey10001	700 3	706 388			
Description	n of	• [and is g	reenfield	, agricultu	ıral					
the site			ite is irr	_							
			Site leve								
PDL	Green			•		ited in fl	ood zone 2	and 3, impact of	on		
		highway, hedgerows • Site is located in rural area									
Suctainah	ility	The site i	The site is located within the Rushmoor Waste Water Treatment Works								
Sustainability The site is located within the Rushmoor Waste Water comments catchment area which has been identified within the											
				oderately to highly constrained. The site is beyond reasonable							
		_			o existing public transport modes (buses and trains), local						
								ategic footpath:			
		•			•		•	he site could re			
		_			ucture (outside of the Green Network). The site has not Landscape Sensitivity Study Update (2014); the site is						
				djacent to the urban area with the potential for a minor							
		_		n the landscape. The site is adjacent to Listed Buildings,							
		-		-		-		sign; mitigation			
		_						e no significant element of unce	_		
								n Flood Risk Zor	•		
							•	on Tests in line			
		Local Pla		PPF.	T		ı		T		
Estimated	l Yield	Density	25	Site	14.545	Net 	65%	Approximate	236		
			DpH	Size	ha	site area		Yield			
		A density	of 25 D	pH is iust	L tified give		<u>l</u> ral locatior).	l		
					_		lood zones				
Phasing		5-10 years Size of site may delay deliverability somewhat									
Docoros	ndstis:	Ac 2 51+5	on +h = =	dac of s	rural catt	lomont :	tho site ser	ıld baya natarıt	ial for		
Recomme	nuation			_				uld have potent eed be appropr			
Carried fo	rward							opment would h			
to the stra			-					nd the adjacent			
fit stage	-	_				ıld need	improving	and the absence	ce of		
		public transport needs addressing.									

SHLAA ID	706		Site Ad	ddress	Land	east of N	/loorhead,	orhead, Preston					
		705 707 7	1	Farm Moorhead 62m Moorhead 388	Preston Grange Moorhead 706 714								
Description o	f		_	eenfield,	_	ral							
the site				egular an									
				and land ed in rur	•	pacts							
PDL Gre	en	,	Site located in rural area.										
Sustainability comments		Development may hinder future access to and use of mineral resources. site is located within the Rushmoor Waste Water Treatment Works catch area which has been identified within the Water Cycle Study (2014) as be moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centr services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the of green infrastructure (outside of the Green Network). The site is identif the Landscape Sensitivity Study Update (2014) as of high / medium sensit to housing development. The site is adjacent to a Listed Building, develop will require sensitive and responsive design; mitigation provided through Local Plan should ensure that there will be no significant negative effects potential for a residual neutral effect with an element of uncertainty until level details arise.						atchment s being ing entre ycle n the loss entified in ensitivity elopment ugh the ects, until site					
Estimated Yie	eld	Density	25 DpH	Site Size	7.56 ha	Net site area	70%	Approximate Yield	132				
		A density Net site a			_		ral location	٦.					
Phasing		0-5 years					eliverability	/					
Recommenda		developr	nent, ho	wever th	e size an	d scale v	vould not n		riate and it				
Carried forwa to the strateg fit stage		development, however the size and scale would not need be appropriate a 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.							listed				

SHLAA ID	707		Site Ac	ddress	Land	Land opposite Queens Head, Preston					
		© Crown	Kinley 712	705 706 706 706 706 706 706 706 706 706 706							
Description of	f		_		agricultur	al					
the site				egular an nartially		od zone	2 and 3. in	npact on landsc	ane and		
PDL Gree	on		nighway	partially	Within Tie	04 20116	2 4114 3, 111	inpute on furiuse	ape ana		
I DL GIE	211	Site is on the urban fringe									
Sustainability comments		Given its size, the site could deliver a large amount of housing. Developmed may hinder future access to and use of mineral resources. The site is locat within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderat highly constrained. The site is beyond reasonable walking distance to exist public transport modes (buses and trains), local centre services and facilitie educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastruct (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 NPPE.						ocated which lerately to existing acilities, cional tructure esing			
Estimated Yie	ld _	Density	25 DpH	Site Size	24.501 ha	Net site area	65%	Approximate Yield	398		
		•			_		ral location area of floo				
Phasing		5-10 year						d zone areas			
Recommenda	ition			-				•			
Carried forwa to the strateg fit stage		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 i 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.							listed cesses to		

SHLAA ID 70	8, 711	Site Ad	ddress	Land	north of	and at Wh	eat Leasowes/A	1	
	361	609	Jatabase rights	711	708	712 Wheat Leas Wheat lease Wheatley Grange	71.3		
Description of	• 9	Sites are	greenfie	ld, agricu	Itural lar	nd			
the site			irregular						
				_		ons (requir	e mitigation bu	ffer),	
PDL Green		impact on highway and landscapeSite in rural area							
Sustainability comments Development may hinder is site is located within the R area which has been ident moderately to highly const distance to existing public educational facilities, strat within reasonable walking Development at the site confithe Green Network). The Update (2014) as of high / increased traffic as a result constraints around Leegon result in the loss of best are which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities, educated within the R area which has been ident moderately to highly const distance to existing public services and facilities.					r Waste ' hin the V The site of the site o	Water Treation of the Lart of	estment Works content works are services and conal space. The ic cycle routes. It is en infrastructural decape Sensitively affect trainent at the site of land (Grade 3) are asonable walked trains), local content works are sult in the loss are is identified in medium sensitit of development of development works are sult in the loss are is identified in medium sensitit of development works are sult in the loss are is identified in medium sensitit of development.	atchment s being ing facilities, site is re (outside vity Study nt. Any ffic could a). res. The atchment s being ing entre existing s of green n the tivity to nt may	
Estimated Yield	Density	25 DpH	(Grades 2 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					
Carried forward to the strategic fit stage	the exting settlement. The site would require highway and flooding mitigation. Accesses to the sites would need improving and the absence of public transport needs addressing.					

SHLAA ID	71	0	Site Ac	ldress	Land	and build	lings to the	north of Cherr	ington	
31127 (7112			Site it				lies, Tibber			
Descripti the site	ion of	© Crown or	s located	atabase rights 2	574 62 2015 Ordnance Vest of Ti	Survey10001 bberton	village bet	ween Cherringt		
						•		e is affected by f		
PDL	Brown		An outline planning application for two dwellings was granted approval in August 2013 with reserved matters being passed in 2015.							
Sustainal	its	Developring are uncertainted infrastructural transport education walking of the Gram Sensitivity however negative 2 and 3, 6 with the Density	ment ma rtainties cture. Th t modes nal facili distance ment at t een Net y Study it is pred effect of developr Local Pla	y hinder fin regarding site is be (buses and site sand site site cowork). The Update (2 dominant in the landing an and NP Site Size	future action to the peyond report of training trategic g strategic le site har 2014); the ly green discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape. To all discape.	provision easonable, local confootpath gic cycle alt in the series so the series of the site land th	and use of in of the nealle walking of entre services. The site routes and loss of green assessed with the pies partially	ting employmemineral resourcessary WwTW distance to existes and facilities is within reason recreational spen infrastructurd in the Landscariously developed total for a new within Flood Reception Tests in Approximate Yield	es. There ting public s, nable ace. re (outside ape ed land, ninor isk Zones	
Phasing 0-5 years				As the site benefits from planning permission, the site could come forward early in the plan period						
Recomm	endation	The site o	currently	benefits	from pla	nning p	ermission.			

SHLAA ID	712	, 713	Site Ad	ddress	Land a	t Whea	t Leasowes	B and C			
		609	711	708 Wheat addatabase rights	707 713 Harversa 714 The Rockey Far The Rockey Gas Valve Station						
Description	of	• (reenfie	ld, agricu	ıltural						
the site		• 5	ite irreg Contrain	gular but	level	ghway, l	andscape,	grade 3a agricu	ltural		
PDL G	een		Site is located in rural area								
Sustainabili	thin the Feen idenged publications, educates. Develor traffic control to the site of the site of the site of (Grade 3)	Rushmoor tified with strained. To transpor ucational feels withing the Green dy Update y increase onstraints could resura).	Waste Nin the Mine site in modes acilities, areason that the solution (2014) and trafficaround in the	Water Trea Vater Cycle s beyond re (buses and strategic for hable walking site could re rk). The site as of high / as a result Leegomery loss of besi	mineral resource tment Works can Study (2014) as easonable walking trains), local contracts and many distance to escult in the loss are is identified in medium sensition of development Roundabout.	atchment s being ing entre xisting of green the ivity to at may					
Estimated Yield Density 25 DpH A density of 25 D				Site 11.619 Net 70% Approximate 203 Size ha site area Yield OpH is justified given the rural location.							
Phasing 5-10years				been decreased to 70% to address shape of site. No significant reason to delay development – site size may cause some delay							
Recommendation The site is considered to have potential for development, however by readit being an isolated rural site, with poor connections, landscape and highwissues would require mitigation.											

SHLAA ID	714	4 Site Address Land at The Hoo								
SILAA ID	/14		Site At	uress	Lanu	at me n	00			
Descriptio	on of	© Crown c		Pres Grai	714			Scra		
the site	J., J.		•	ctangular	•	ıuı				
				_		ghway, la	andscape			
201	<u> </u>			ated in r	-	-	•			
PDL	Green									
Sustainab	ts	site is locarea whi moderat distance services a routes. T space. Do (outside Sensitivit developr	cated with child has been been been been been been been bee	thin the Feen identify considering publications, educations within rent at the reen Netrones.	Rushmoo tified wit trained. transpoi cational easonable e site cou work). The 2014) as	r Waste hin the V The site of modes facilities walkin uld result	Water Treat Vater Cycletis beyond reactions and strates and strates and strates and strance to in the loss identified if medium se	mineral resource the trains of the case of	atchment s being ing entre nd cycle eational tructure e	
Estimated	d Yield	Density	25	Site	5.705	Net	75%	Approximate	99	
			DpH	Size	ha	site		Yield		
		A density	/ of 25 D	nH is inst	ified give	area en the ru	ral location	n. A net site area	a of 75% is	
		expected			•			ince site aire	2 31 7 3 / 0 13	
Phasing		0-5 years			ificant de					
		,								
Recomme	endation				-		-	ent , however th		
			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 fo		come for	ward. h	ighway a	nd lands	cape issu	ies would r	equire mitigation	on.	
to the str	ategic									
fit stage										

SHLAA ID	716		Site Address	Land	at Fairwa	ays, Roding	ton Heath, SY4	4QX		
		Stain Rov		59m	Survey 10001	Playing	Fie			
Description	on of	A - 3 - 10 - 60 - 10 - 10	e site currently				d and a private	residence		
the site			e site is Greenfi			۱۳۱۱ ق. ۳-۰۰۰				
			e site is regular	-		ndent to th	e eastern boun	dary of		
DDI	Cusani	the site								
	Green/ Brown	• Th	e site is flat							
	DIOWII		e impact of add				ined local high	way		
			twork will need							
			e site is toward	_		_	•	rovides		
			the opportunity for medium scale infill development. Development may hinder future access to and use of mineral resources. The							
Sustainab	•	•								
comment	:S									
site is located within the Monkmoor Waste Water Treatment Works car area which has been identified within the Water Cycle Study (2014) as I low constraint. 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 reasonal walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development at the potential for a minor negative effect on the landscape.						sting acilities, nable ace. re (outside ape opment				
Estimated	a Yieia	•	25 Site OpH Size	0.9 ha	Net site area	85%	Approximate Yield	19		
			y has been dete		•			ack of		
			ervices, facilitie	•						
			ea has been det		-					
			nstraints to dev	reiopmei	it and th	ie snape of	the site and the	e need to		
Phasing		5-10	itable access.	ncated in	the villa	ge no mai	or constraints.			
riiasiiig		3-10	Site is it	ocateu iii	the villa	ge, no maj	or constraints.			
Recomme	endation	impact of t	considered to h	and othe	r develo	pment site	s will need to b	e		
Carried fo	rward		d. The site is sma	all / med	ium size	and could	accommodate l	nousing to		
to the stra	ategic	meet villag	ge needs.							
fit stage										

SHLAA ID	719		Site Ac	ddress	Land	at oppos	ite Allscott	House	
		© Crown o		Mill House Allscott House atabase rights 2015 Ordnance Survey100019694					
Description of				s current	-	ıs grazing	g land		
the site				s Greenfi s irregula		d			
DDI Cros			he site i	_		•			
PDL Gree	Green • A significant northe							thin flood zone	2-3
	The site is adjacent to the village of Allscott								
Sustainability		Developr	nent ma	y hinder	future a	ccess to a	and use of	mineral resourc	es. There
Development may hinder future access to and use of mineral are uncertainties in regards to the provision of the necessary infrastructure. The site is beyond reasonable walking distance transport modes (buses and trains), local centre services and educational facilities, strategic cycle routes and recreational within reasonable walking distance to existing strategic footy Development at the site could result in the loss of green infraof the Green Network). The site has not been assessed in the Sensitivity Study Update (2014); the site is greenfield land and has the potential for a minor negative effect on the landscap adjacent to Listed Buildings, development will require sensitive design; mitigation provided through the Local Plan should enwill be no significant negative effects, potential for a residual with an element of uncertainty until site level details arise. The partially within Flood Risk Zones 2 and 3, development would sequential and Exception Tests in line with the Local Plan and					distance to exist the same facilities of the same facilities of the same facilities of the same facilities of the same facilities of the same facilities of the same facilities. The site lies of the same facilities of the same fac	te is esponsive t there effect			
Estimated Yiel	u L	Density	25 DpH	Site Size	1.18 ha	Net site	70%	Yield	20
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 flooding constraints and the size of development site.									
Phasing	1	.0-15			-		lscott, how ities close b	ever there is lit	tle in the
Recommendat	tion T	he site i	s consid					ent; issues men	tioned will
Carried forwar	n		oe mitiga		•		•	•	
to the strategi									
fit stage									

SHLAA ID 721		Site Add	dress	Aston	Grove, I	Moorfield L	ane, Newport	
	n Hill © Crown o	opyright and da	Grove Farm	Aston Gr 722 72015 Ordnano		DARKIANE	P N N N N N N N N N N N N N N N N N N N	
Description of	The site i	is located	adjacen	nt to Woo	odfield La	ane, Newpo	ort. An outline	planning
the site		on (TWC/ ment in D			granted a	approval fo	r residential	
PDL Brown								
Sustainability comments	are unce infrastru services, routes are existing large is ide / low ser develope for a min	rtainties in cture. The town cert of recrease ous service the loss of the loss	in regard e site is I ntre serv tional sp es and e of green the Lan o housing owever	ds to the beyond rices and pace. The education infrastrundscape S g developit is pred	provision easonab facilities site is w hal facilit cture (ou fensitivit oment, tl ominant landscap	n of the ned le walking of , strategic f within reaso ies. Develo utside of th y Study Up he site conf ly greenfiel	mineral resourcessary WwTW distance to exist footpaths and conable walking dipment at the single Green Netword date (2014) as contains previously and land with the	ting train ycle listance to te could rk). The of medium
Estimated Yield	Density The site	- yield mate	Site Size ches tha	- t of the i	Net site area ndicative	- e plan from	Approximate Yield the planning a	9 pplication.
Phasing	0-5 years			benefits dearly in	•		mission so coul	d come
Recommendation	Commen	tary on w	vhy we t	hink the	site is su	itable or as	a summary of	the above

SHLAA ID	722)	Site Address	Land South of	Acton Grov	ve, Moorfield La	200	
JIILAA ID	/ / / / / / / / / / / / / / / / / / /	•	Site Address	Newport	ASTOIT GIO	ve, ividorneia La	iiie,	
Descripti	ion of	The site is	Grove Farm opyright and database rights 20 of slocated adjacent	722 722 015 Ordnance Survey1000 to Woodfield La	19694 ane, Newpo			
the site		planning application (TWC/2014/0437) was granted approval for 33 dwo in October 2014.						
PDL	Green							
Sustainal	its	Development may hinder future access to and use of mineral resources. The are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing traservices, town centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance existing bus services and educational facilities. Development at the site coul 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 med / 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).						
Estimate	d Yield	Density - Site - Net - Approximate 3. Size site area The site yield matches the reserved matters application.						
Phasing		0-5 years		benefits from pl me forward earl	• .		erefore	
Recomm	endation	ion The site benefits from a current planning consent.						

SHLAA ID	723	Site Addre	ess	Land	East of A	udley Aver	nue, Newport			
		Audiey FW Ladde 616 copyright and databa	Sports Ground Audie/sworths Business (Park or)							
Description of	The site	is located to	the e	ast of Ne	ewport b	uilt up are	a, abutting the A	441. The		
the site					•	•	nning along the			
		outh direct	_			•				
PDL Gree	en									
Sustainability	Develop	ment may h	y hinder future access to and use of mineral resources. The							
Sustainability comments Development may hinder future access to and use site is located within the Newport Waste Water Trearea which has been identified within the Water Cyvery highly constrained. The site is beyond reasonate existing public transport modes (buses and trains), facilities, primary educational facilities and strategion within reasonable walking distance to existing second strategic cycle routes and recreational space. Deverment in the loss of green infrastructure (outside or site is identified in the Landscape Sensitivity Study medium sensitivity to housing development.						Water Cycle reasonable trains), loo strategic foing second ce. Developutside of the y Study Upott.	e Study (2014) a e walking distan cal centre servic potpaths. The si ary educational ement at the site e Green Netwo date (2014) as c	s being ce to es and te is facilities, e could rk). The of high /		
Estimated Yie	ld Density		te	2.2 ha	Net	50%	Approximate	33		
		e shape and	Size site area and nature of the site, the potential for residential considered to be severely constrained.							
Phasing	5-10 yea	rs W	ould a	appear to	be a br	ook passin	g through the si	te. Would		
	require site levelling and preparatory works to enable housing development. TPOs on site however a site of t size could easily mitigate against this.							ble		
Recommenda						_	en buffer betwe			
				-			rn art of the Ne	-		
Not suitable	the A41. Site constraints severely impact on deliverability of the site were it considered for development.							were it		

SHLAA ID	725		Site Ac	ddress	Land	adjacent	to Hadley	Park West		
		-14-5-C-019-C-0-9-9	opyright and d	latabase rights	Queensw Business P 725	sill sill sill	Section 2015			
Description	on of		_		l – vacan	t howeve	er got resei	rved matters pp	for 68	
the site			lwellings	s. ctangular						
			ite is lev	_						
PDL	Green	• S	ite is wi			oloyment	area. High	nway impacts.		
Sustainab	ility	Housing	at this si	te would	be locat	ed withir	n an existin	g strategic emp	loyment	
comment		area. Deventineral recessar distance services a within recoutes. Departially Landscap in the loss minor negative	velopme esource y WwTW to existing and facil asonable evelopm within the Sensites of greed gative edge.	nt at the s. There a s. There a s. Infrastr ng public ities, edue walking nent at the green ivity Stucenfield la ffect. Any traffic co	site may are uncer ucture. T transport cational distance ne site con network. dy Update nd on the y increase instraints	ralso hin rtainties he site is rt modes facilities e to exist uld resul . The site e (2014), e edge of ed traffic s along th	der future in regards beyond re (buses and and recrea ing strateg It in the los has not be however of an urban as a result	ment developm access to and unto the provision easonable walkind trains), local continuational space. This footpaths and ean assessed in development we area; potential to of development	se of of the ng entre ne site is d cycle structure the ould result for a nt may	
Estimated	i Yieid	Density	35 DpH	Site Size	3.179 ha	Net site	75%	Approximate Yield	83	
			phii	Size	IId	area		rieid		
						a, a den	•	pH is justified. <i>i</i> re of 75% is exp		
Phasing		0-5 years	0-5 years No issues to delay development							
Recomme	endation	The site is considered to have potential for development. Development may hinder employment expansion, poor connections, highway impacts would								
Carried fo to the stra fit stage		require n	nitigatio	n.						

SHLAA ID	726		Site Ad	dress The Beeches South, Waters Upton						
		© Crown o		726 438	om Cen		Qua Vie 400 Issue PH Issu 404	ew 5		
Descripti	on of				ly used f	or agricu	Itural purp	oses		
the site			s it Gree							
			The site i	s regular	snaped	and elon	gated			
PDL	Green				442 wou	ld be a c	onstraint to	o development		
								posite Waters U	Jpton	
Sustainability comments Development may hinder future access to and use of mineral resources site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local censervices and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the of green infrastructure (outside of the Green Network). The site has not assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential minor negative effect on the landscape.						ks Idy (2014) Ing entre ycle In the loss not been ential for a				
Estimate	a vieia	Density	25 DpH	Site Size	0.56 ha	Net site	85%	Approximate Yield	12	
			'			area				
			•			•		s to a wide rang	ge of	
				•			ortunities.	l to provide ada	auato cito	
		access or			terrime0	by the b	y the need	I to provide ade	quate site	
Phasing		10-15			ation of t	he site a	cross the A	4442 and the ne	ed to	
								points for vehic	cles and	
							e phasing o			
	endation	several s	erious co	onstraint	s that ne	ed addre	ssing. First	ent, although it ly would buildir	ng on the	
Carried fo			-		-		-	s need to be red		
to the strategic the village, adequate access to the site should be provided and safe crossing					rossing					
fit stage points for pedestrians have to be provided.										

SHLAA ID	732		Site Address	The F	ormer P	hoenix seco	ondary School			
		486 oseley	Path Se	732	Sports Cen	167m	, and the state of			
Description	n of						land sits a dere	lict school.		
the site							to the land bei	_		
			_	_			e are no mine sh			
PDL	Brown						to the site bour	•		
			 The site is wide at the south of the site and narrows to the north of the site. 							
				of the site	e appears	s to be flat.				
			 The topography of the site appears to be flat. The site has a minimal amount of constraints, the only constraint that 							
		n	nay restrict dev	elopment/	is that it	is in minin	g consideration	area and		
						_	e of the site boo	-		
					neart of I	Little Dawle	ey in the middle	of a		
Custainah	ili+v		esidential area		ult in the	loss of ovi	sting education	al facilities		
Sustainab comments	•						Development at			
	3		•				rces. The site is			
		within the	e Coalport Was	ste Water	Treatme	nt Works ca	atchment area v	which has		
					-		s being very hig	-		
							stance to existin			
						-	e to existing bu es and strategic			
							creational area.	-		
		-		-		_	en infrastructui			
		-				_	the Landscape			
			•			-	iously develope	-		
			-				e urban area wi	th the		
Estimated	l Viold	Density	for a minor ne 35 Site	8.284		wnscape. 70%	Annrovimata	202		
Estimated	rieid	Delisity	DpH Size	8.284 ha	Net site	70%	Approximate Yield	202		
			5)11 512C		area		Ticia			
		This site i	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							
						_				
			-	-	-		ocated 775 yard e to a mineshaf	-		
		site.	once. The field		2.1811CI) I	caucca au		. Jii tiit		

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 consid	ered to have potential for development. The site is located
	within the green	network therefore mitigation for this loss by providing green
Carried forward	infrastructure on	the site would need to be made.
to the strategic		
fit stage		

SHLAA ID	733		Site Ad	ddress	Land	adjacent	to Ivydale,	, High Street, Co	alport
Description	of	© Crown o		NO. 2010 10 10 10 10 10 10 10 10 10 10 10 10	733 Silkin 2015 Ordnance of the Urb	Survey10001		and mainly fund	rtions as
the site								te is over 0.7 ha	
		•	•			•		e proximity to a	
PDL Br	own						•	al Landscape Ch Consideration A	
Sustainabilit		are unce infrastru transpor education walking within 20 sites and will be not be Gree Study Up with the within a require so Plan sho however a residua	rtainties cture. The temodes nal facili distance Dom of a mitigation signification Netwoodate (20 potential Conservate ensitive all minor	in regard ne site is (buses a ties and to existing Local Wiston provi- cant nega- the site coork. The so ork. The so ork. The so ork. The so ork and respere that the oment man negative	ds to the beyond re trains) recreation g strateg ildlife Site ded throutive effectould resultive has no elopment inor negata and Woonsive denere will be ay alter the effect.	provision easonable, local cenal space, there is lighthe Lets; poter let in the lot been accould resign, mit lesign, mit les no signe setting	n of the neces walking of the service. The site is and cy sexisting docal Plan slots of greets sees of the lates of the lates of the William and gof the William and gof the William and sees of the W	mineral resource cessary WwTW distance to exist ses and facilities is within reasonate routes. The evelopment between infrastructure the Landscape sevelopment wo ovided through a with the potestal of the sevelopment work ovided through a with the potestal series and scape.	cing public , able site is tween the at there effect. e within Sensitivity Id land ite lies ould the Local fects; ential for
Estimated Y	ield							Approximate Yield ity of 35 DpH is reduced to 90%	-
Phasing		0-5 years						rward in the sho	
Recommend	dation	With the develop	-	tigation	measures	the site	is consider	ed to have pote	ential for
Carried forw to the strate fit stage									

SHLAA ID	734	ļ	Site Ad	ddress	Site 2	at Suthe	erland Farn	n, Tibberton	
Description	on of			East View Souther Farm	734	582	583	749 n. The site is cur	rently
the site								west and south	-
		specific o	constrair	its exist,	based on	availabl	e evidence		
PDL	Green								
Sustainability comments There are uncertainties in regal infrastructure. The site is beyon transport modes (buses and transport modes) (buses) (buses and transport modes) (buses)					easonab), local co footpath gic cycle ult in the s not be e site is	le walking entre servions. The site routes and loss of green field	distance to exis ces and facilitie is within reason recreational sp en infrastructur d in the Landsca	ting public s, nable ace. re (outside ape o the	
Estimated	d Yield	Density	25 DpH	Site Size	0.96 ha	Net site area	90%	Approximate Yield	21
		developi relatively the char The site available features	ment (pr y lower of acter of the is regula e evidence that sho	edomina lensity w the surro r in shape te. Some ruld be re	ntly lowe ould ensi undings. e and has allowand tained i.e	er density ure deve s no pern e may be e hedger	y dwellings lopment w nanent fea e needed to ows and tr	ng residential and open land) rould be in keep tures on site, be take account rees that may recown) has thereform	ing with ased on of any sult in
Phasing		5-10 yea	rs	prepare		. Could h	nave highe	ed remediation r costs connecti	
Recomme	endation							s to developme	
				-				of a greenfield si	
Not suital	ble	Any deve	elopmen	t would r	equire a	new acc	ess, which	further along B would require I visibility splay.	oss of part

SHLAA ID	737		Site Ad	ldress	Land	off Kings	ton Road T	rench	
Description of		© Crown o	opyright and o	PO latabase rights	Path aying 7.37 or 2015 Ordnance	DR VI	140	s Leisure Centre	e and
the site		Athletics	Stadium	to the s	outh. The	e site is b	ounded to	the north and	east by
residential development and to the west by residential and commercial									
PDL Brow	wn	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.							
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 Stu (2014) as being moderately to highly constrained. The site is within reasonal 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 span however there is alternative provisions of recreational space within reasonal walking distance of the site. Development at the site could result in the loss green infrastructure within the Green Network. The site has not been asses in the Landscape Sensitivity Study Update (2014), however development coresult in the loss of greenfield land within an urban area; potential for a minnegative effect.						rcle Study easonable cilities, easonable nal space, easonable he loss of n assessed eent could r a minor			
Estimated Yie	ld	not a largis largely	ger centi open sp	e. A densace at th	sity of 35 e momei	is there nt with p	fore assum lay equipm	Approximate Yield Yy to a local cent ned for the site. nent, the loss of ver net site area	As the site this may
Phasing		5-10 Yea	rs	There a there is address come fo	re few pl poor acc sing. Ther orward u	nysical co cess curr refore it ntil later	onstraints on ently and t is consider in the plar	on the site, how his would need ed the site coul n.	vever d not
Recommenda								onstraints on th	
Carried forward 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. fit stage									

SHLAA ID	744	Site Addr	ess La	nd South of	, Grangefie	lds, Hay Street,	Tibberton
Description of the site	f	© Crown copyright and databate. The site comprises edge of Tibberton vihedge line on all side.	existing resi llage. The s	inance Survey1000 dential build ite is predo	dings withir minantly er	nclosed, bounde	ed by a
PDL Mix	ed	exist on site.					
Sustainability comments There are uncertainties in regards to the provision of the necessary infrastructure. The site is beyond reasonable walking distance to transport modes (buses and trains), local centre services and facilities and strategic footpaths. The site is within rewalking distance to existing strategic cycle routes and recreations. Development at the site could result in the loss of green infrastruction of the Green Network). The site has not been assessed in the Lan Sensitivity Study Update (2014); the site contains previously development it is predominantly greenfield land with the potential for negative effect on the landscape.							ting public s, nable ace. re (outside ape ed land,
Estimated Yie	:ld	,	te 0.68 ze ha	Net site area	90%	Approximate Yield	12
		Given the location a development (predo relatively lower densitively lower densitive character of the The site is regular in that the existing dwallowance may be not retained i.e hedgero	ominantly losity would of surroundires shape with ellings would eeded to take ows and tre	ower density ensure deve gs. In no perman Id be redeve ke account es that may	y dwellings lopment w nent feature eloped as p of any feat result in so	and open land) ould be in keep es on site. It is a art of any propoures that should ome reduction in	ing with ssumed osal. Some d be
Phasing		developable area. A 5-10 years Ex				een applied.	additional
				ses within th			
Recommenda Not suitable	ition	There do not appear this site. However, v intensification of use consolidation, of the	vhilst involve, this woul	ving a certai d result in a	n amount o	of redevelopme	-

SHLAA ID	746		Site Ad	ddress	The F	inney's,	Marsh Road	d, Edgmond	
Description of the site	of	The site	is locate	Chetwyn Grange	746 2015 Ordnanc f Edgmo	e Survey1000- nd Marsh	19694	ently meets the	need of
		67 60	,			•			
PDL Gro	een								
Sustainabilit		Developing site, the are unce infrastru transporteducation space. Do (outside Landscape develope for a mir Buildings provided negative uncertain	ment cou effects of rtainties cture. The t modes nal facili evelopm of the Good be Sensited and, le for negates of develo through effects, nty until	uld acconor the loss in regard esite is left the loss and the sent at the reen Netrivity Student we effect pment was the Local potential site level	nmodate of existing to the beyond regic foom the light of	housing ing pitch provision easonab, local contracts and resulting site has e (2014); lominant landscape sensitivational nearise.	on an exist es is uncert nof the ner le walking of entre servion cycle root in the loss as not been the site couly greenfie we. The site we and respondent that the utral effects	mineral resource ting Gypsy and tain at this stage cessary WwTW distance to exist the ces and facilities and recreations of green infrastrations previous ld land with the is opposite List tensive design; are will be no stage with an element	Travaller e. There ting public s, tional structure e sly e potential ed mitigation significant nt of
Estimated Yi	eld			-		-	70% avellers. If t	Approximate Yield this is continued.	15 I it is likely
Phasing		0 – 5 yea		The site	is curre	ntly in re	sidential u	se for gypsy and site is available	
Recommend	lation							y to have poter xisting resident	
Carried forw to the strate fit stage		new bull	u nomes	, noweve	ar coulu (Jonanae	unuei its e	visitlik Lesinelli	iai use.

SHLAA ID	74	8	Site Ac	ddress	The C	harlton	School, Sev	ern Drive, Doth	ill
		© Crown o	oran propriet and of	Dothill 7.	188 Chariton School	e Survey1000	500 FB	SII G	
Description	on of							ing field and Ch	arlton
the site			School						
				egular an		ıl (howe)	var naw sch	nool opening) in	nnact on
PDL	Mixed				-	-		, green network	•
local wildlife site									
	Site located in urban area Sustainability Development at the site could result in the loca of existing advectional facilities.								
	Sustainability 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 a cycle routes and recreational space. The site is adjacent to a Local Wildlife Sit mitigation provided through the Local Plan should ensure that there will be n significant negative effects, however there is the potential for a residual minon negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partial 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.							been o highly ng train s services, tpaths and Idlife Site, will be no ual minor on. re partially dscape eloped urban wnscape.		
Estimated		Density	40 DpH	Site Size	6.31 ha	Net site	65%	Approximate Yield	
		A donoit	, of 10 D	nU in an-	cidore d	area	ato given ti	no citos location	and size
							_	he sites locatior rildlife site.	i and size.
Phasing		0-5 years						lay developmer	nt
Recomme	endation	The site	is consid	l ered to h	ave note	ntial for	develonme	ent however the	ere us a
Carried fo							•	would need to	
to the str		consider							
fit stage									

SHLAA IE	749	Site A	ddress	Land	at, Hay S	treet, Tibb	erton	
		582	583	457 74		19694	744	
Descripti	ion of	The site is locate			_			
the site		agricultural use. bounded by ope		_	-			
		existing highway					_	
PDL	Green	countryside. The			-	•		_
Sustainability comments There are uncertainties in regards to the provision of the necessary Weinfrastructure. The site is beyond reasonable walking distance to existing transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonal walking distance to existing strategic cycle routes and recreational span Development at the site could result in the loss of green infrastructure of the Green Network). The site has not been assessed in the Landscap Sensitivity Study Update (2014); the site is greenfield land adjacent to urban area with the potential for a minor negative effect on the landscap							eting public s, nable pace. re (outside ape o the	
Estimate	d Yield	Density 20 DpH	Site Size	0.7 ha	Net site area	90%	Approximate Yield	12
		Given the location development (prelatively lower the character of the site is regular available eviden features that shows ome reduction applied.	redomina density w the surro ar in shape ce. Some ould be re	ntly lowe ould ensi undings. e and has allowand tained i.e	r density ure deve no perr e may be e hedger	y dwellings lopment w manent fea e needed t rows and tr	and open land yould be in keep tures on site, be to take account rees that may re	ased on of any esult in
Phasing		10+ years		ities cou		_	he site to infras e is removed fr	
Recomm	endation	Due to the site lo						
Not suita	able	countryside. The	site is the	e subject		-	_	

SHLAA II	D 751		Site Address	Land	to the re	ar of, Emle	ea, Rodington			
		© Crown cop	751 ⁱⁿ	Roding	1	19694				
Descript	ion of	• Th	ne site is curren	tly used a	s grazing	g land				
the site			ne site is Greenf	•	-					
		• Th	ne site is elonga	ted with	a small p	ortion adjo	oining the highw	/ay		
PDL	Green		ne site is flat wit	_	e slope t	owards the	river			
	0.00		ne site access is							
			here is the site or within distri	-		ural/Newp	ort/Fringe) also	is it close		
Containa	la : 1:4						:	Th-		
Sustainability Development may hinder future a site is located within the Monkmo										
commen	165		site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having							
						•	distance to exis	_		
				•		_	e services and f	-		
							is within reason			
		_		•	• .		recreational sp			
						_	en infrastructur	-		
							d in the Landsca land and develo	-		
						_	ndscape. The si	•		
				_			nt would require			
			l and Exception		-	•	•			
Estimate	ed Yield	Density	25 Site	1.4 ha	Net	60%	Approximate	21		
			DpH Size		site		Yield			
		Cip. d	hu baa li u da		area		a ta fa ciliu			
			•		by the la	ск от acces	s to facilities, se	rvices and		
		'	nsport opportur te area has hee		ined by t	he constra	ined nature of a	access into		
					-		2-3 and presen			
		old windm	•				_ 0 00 p. 00011	23 0. 011		
Phasing		10-15	The co	nstrained	nature o	of the local	highway would	need to		
				_			es and services i	in the		
						addressed				
Recomm	nendation			nave pote	ential for	developme	ent, issues men	tioned		
_		would nee	ed addressing.							
Carried f										
to the st	_									
fit stage		<u> </u>								

SHLAA IE	753	3	Site Ad	ddress	ress Matheson House, Grange Central						
			Hollinsgar Car Park	ASIM PARENTS OF THE P	7.07	W000					
Descripti	ion of							n Area of Telfor			
the site 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											
					-		constraint		iiiiig		
PDL	Brown					•					
Sustaina	its	(Offices) mineral in Treatme Cycle Stureasonal trains), to and recreive these are has not be site is propositive developre.	Developes esource of Works of the great the speen asset effects of the ment ma	oment at s. The sit s catchmer of distance of the service of the service of the service of the service of the town the town of the town of the service of the town of the service of the town of the service of the town of the service of the town of the service of	the site relie is located ent area was ent existed to existe existed e	may hind ed withir which ha ghly cons ting edu ting pub cilities, s recogni negative cape Ser id develo Any incre traffic c	ler the future the Coalp is been idensified. The cational factional factional areas coall	ating employmenter access to any ort Waste Wate ntified within the site is beyond cilities. The site of modes (bused of green infrastrould development by Update (2016) is the potential of within the Tow	d use of er le Water d le Water d le sand ele routes ucture ent retain The site ent minor en Centre.		
Estimate	d Yield	Density	40 DpH	Site Size	2.847 ha	Net site area	75%	Approximate Yield	85		
		delivered	d. Due to	the regu		and mir	•	of 40 DpH cou straints a net si			
Phasing		5-10 yea	rs		re not ex	-		ce building and ward until the r			
Recomm	endation				-		developme nitigation.	ent as there are	no major		
Carried f											
to the st fit stage	rategic										

SHLAA II)	754	Site Ad	ddress	Land	Opposite	Ashtree P	ark, Horsehay		
		© Crown c	Down and the company of the company	Coalmoor Coalmoor 343 abase rights 201	7 172	344 July 100019694	588 491			
Descript	ion of	The site i	s a large	greenfie	ld on the	e edge of	Telford an	d runs along to	the east	
the site					-			or Road. There	_	
								the site. There		
PDL	Green				s on the	site. The	re are pylo	ns and cables c	rossing the	
length of the site.										
Sustaina	•			•						
Development may hinder future access to and use of mineral resources. are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing 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 spaces site is located within 200m of a Local Wildlife Site, which connects to an supports the Lydebrook Dingle SSSI. Mitigation provided through the Loshould ensure that there will be no significant negative effects; however is still the potential for a residual minor negative effect through increase disturbance, noise and light pollution. Development at the site could rest the loss of green infrastructure (outside of the Green Network). Part of the is identified in the Landscape Sensitivity Study Update (2014) as of high medium sensitivity to housing development, and the whole site is green land containing areas of best and most versatile agricultural land (Grade)							ting public s, nable ace. The and Local Plan ever there ased result in of the site gh /			
Estimate	a rieia	Density	30 DpH	Site Size	17.15 ha	Net site	60%	Approximate Yield	308	
			Spii	SILC	Tiu	area		riciu		
Phasing		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. 5-10 years Due to size of the site and the constraints of this site it is								
Phasing		5-10 yeai	5					dway through t		
Recomm	endation	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	prior to any development coming forward.
to the strategic	
fit stage	

SHLAA ID	755	,	Site Ad	ldress	Land	At Fortor	n Road, Ne	wport	
		SS Peter ai atholic Primar	yright and d	atabase rights	755 gton House 373 2015 Ordnance		BEECHFIELD W	17	
Description	of					_	•	etween the A41	
the site			-	-			•	ce comprising fo	
				_				by hedgerows	
PDL G	reen	opens out to the west. Topography is prominently flat and, based on available evidence, no site-specific constraints exist.							
Sustainabili	ty	Developm	ent ma	y hinder	future ac	cess to a	and use of	mineral resourc	es. The
Estimated Y	ield.	area which very highly existing pure facilities, at to existing result in the recreation infrastruct Landscape developments.	n has be y construblic tra and stra educat ne loss of al space cure (ou e Sensiti	een ident rained. T ansport n ategic foo tional fac of existin e within atside of ivity Stuc e site is g	tified wit he site is nodes (bi otpaths. T cilities an g recreat 800m. Do the Gree dy Updato reenfield	hin the V beyond uses and he site is d strateg cional gro evelopm n Netwo e (2014) land adj	Vater Cycle reasonable trains), too s within reastic cycle roound, howe ent could rrk). The sit as of medical root to the	ment Works cate Study (2014) as walking distant wn centre services asonable walking utes. Developmenter there is altown sensitivity to be urban area; approximate	s being ce to ces and ng distance ent could ernative of green the o housing
Latimated	ieiu	,	DpH	Size	J.6 11a	site	7070	Yield	203
			.			area			
		density wo	ould be	more ap egular in	propriato shape ar	e. nd topog	raphy. No (ved, a relatively other permaner ed to take acco	nt features
							•	able buffer to th	-
								on in developab	
		-			-			s in current prov	
		well as pro	oviding	access to	o open sp	ace mee	et the need	s of residents. <i>F</i>	
		area allow	ance (3						
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							
Recommen	dation			-				d prevent devel oss of a significa	-

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.

SHLAA ID 757	Site A	Address	Land	at, Stanc	lford Bridge	e				
	78m Garage	d database rights	757	81m						
Description of						proximately ha	ılf a mile			
the site PDL Green	the grazing and and flat. There	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.								
Sustainability			•				Λ/w/T\\\/			
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 development, s		-			-	ever, the			
Not suitable	site is situated i and would invol	n a relative	ely isolat	ed locati	on outside	any suitable se	-			

SHLAA ID	75	9, 760,	Site Ad	ddress	Land	at the Hu	umbers			
PPHO 810 Representation of the state of the										
Descripti	ion of							ich was used as	part of	
the site			•				_	ry parts to the e	•	
								s and tennis co		
								sites are narroy		
PDL	Green			-			-	y contained wit	-	
		zone 2.			J			,		
Sustainal	bility	759 and	760 - De	velopmei	nt at the	site coul	ld hinder th	ne future access	to and	
commen	•			•				e Rushmoor Wa		
								ntified within th		
		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.							es (buses nd existing e could k). The (2014),	
	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 with 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 ri (Zones 2 and 3) development would require Sequential and Exception Tests in line with the Local Plan and NPPF.								been o highly ng public s, e is within nent at the en site has however an area; f flood risk	
Estimate	ed Yield	Density	35	Site	0.586	Net	55%	Approximate	11	
			DpH	Size	ha	site area	,	Yield		

	appropriate for t	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	O-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						
Carried forward to strategic fit stage		r allocation with innovative designs that mitigate the flood the sites and the loss of facilities.						

SHLAA ID 763	2	Site Ac	ddress	Shrop	shire Sta	ar, Ketley B	usiness Park, Ke	etley				
	138	Depo Deporight and d	The station road of the state o									
Description of	• [Brownfie	ld, site is	existing	employn	nent units	and carpark					
the site				wever le			•					
	• (Constrair	nts: loss o	of employ	/ment, hi	ighway imp	oacts, adjacent					
PDL Brown				ne south.								
				nin the urban area.								
Sustainability				nis site could result in the loss of an existing employment								
Estimated Yield	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 Rushme Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrain 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 previously developed land however the site is predominantly greenfield land within the urban area; potential for a minor negative effect on landscape.							Rushmoor tified nstrained. entre stional sand sas of been sareas of eld land				
Estimated field	Density	40 DpH	Site Size	2.115 ha	Net site	90%	Approximate Yield	70				
		1			area							
	A density	of 40 D	pH is sele	ected bed	ause of	the locatio	n of the site in t	he urban				
	area. Ne	t site are	a has be	en reduc	ed to ado	dress existi	ng employment	site				
Phasing	0-5 years	5	Demoli develor	_	e and site	e investigat	ion works may	delay				
Recommendation	Unsuitab	le – site	is existin	g employ	ment sit	e, unviable	e to demolish us	se				
Not suitable												

SHLAA ID	763		Site Ac	ddress	West	of Little	Wenlock			
		sues	Tellord & Wrekin Tellord & Wrekin Tellord & Wrekin Tellord & Wrekin Tellord & Wrekin							
Descripti the site	a designated use. This site is classified as Greenfield land. The site is quite jagged due to the gardens of homes that are locat 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 min which mean the residents will have to choose the unsustainable of to drive. Little Wenlock does not have local centres, educational facilities and leisure facilities this results in the residents having drest 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.							located at s. s minimal ble option nal ng drive es and		
Sustainal	•	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. Developmen 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,							ting public s, able elopment he Green	
Estimate	d Yield	Density 35 Site 4.542 Net 85% Approximate Yield The low new net area is sue to the site being costly to connect for util service networks Within 5 years Due to the size and location of the site the housing								
Phasing		Within 5	years		the size a			site the housing	scheme	
Recomm Carried for to the str fit stage	orward	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								

SHLAA ID	764		Site	Address	Lan	d North I	East of Li	ttle Wenlock	
		763	ekin right and c	atabase rights 2	764	225 20 N S I L		nd & Wreki	
Description of								ısed for agricultu	ral use.
the site				is classifie	•			J	
				s triangula					
PDL Gre	en	• Du wh to fac to	e to the nich me drive.	e location ean the re Little Wer	of the s sidents v llock doo e facilitie	site the p will have es not ha es this re	to choos to choos eve local esults in t	slope downward nsport available se the unsustaina centres, education he residents havi	is minimal able option onal
Sustainability	D							f mineral resour	ces.
comments	th av un in tr ec w Do of Se un fo	rough it is voiding the certaint frastruct ansport reducations ithin reast evelopment the Greensitivity ban areastr a mino	s recogne sma ies in rure. The modes al facili sonable ent at the en Net Study and wernegat	Inised that Il area that egards to le site is b (buses an ties, strate e walking the site co work). The Update (2 vithin the strive effect	t this count the proveyond reductions of trains) egic foot distance suld result of the foot on the l	uld be eathin a midision of easonable, local certains are to existing the solution of the AC andscap	nsily mitigoneral restriction in the neces walking entre send recreating strates loss of green assess greenfield NB, development.	gated by develop source area. Ther ssary WwTW g distance to exisvices and facilitie tional space. The egic cycle routes. The infrastructured in the Landscad land adjacent to elopment has the	ment e are sting public s, e site is re (outside ape o the e potential
Estimated Yield		ensity	40 DpH	Site Size	0.743 ha	Net site area	75%	Approximate Yield	22
	th si	ie site wi te.						e village of Little located in the no	-
Phasing	0-	5 years		Due to the would no				e site the housing	g scheme
Recommendat Carried forwar to strategic fit stage					_			and therefore in ootential for deve	

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. 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.		T	N	765			749	
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PDL Green • 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. 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 Site Size 1.184 Net 85% Approximate 30 Yield area area 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.	the site	• This site	is classified	as Gree	enfield lar	nd.		
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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 Site Size 1.184 Net 85% Approximate Yield 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		transport mode	s (buses and	l trains),	local cen	itre serv	ices and facilities,	
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 Site Size 1.184 Net 85% Approximate Yield 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 Due to the size and location of the site the housing scheme					•			
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 Oph 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 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 to the landscape. The site will 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 Due to the size and location of the site the housing scheme			•	•	•		•	•
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 Site Size 1.184 Net site yield 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 Due to the size and location of the site the housing scheme					_		· ·	
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 Site Size 1.184 Net site Approximate Yield 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		-						Study
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 Site Size 1.184 Net 85% Approximate Yield 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			_		-			scane
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 Site Size 1.184 Net 85% Approximate Yield 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		·	•			_		
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 DpH 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		•			_	•	·	
Estimated Yield Density Dens						_		
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 DpH ha site Yield 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 Due to the size and location of the site the housing scheme		effect with an e		ncertain	ty until si	te level	details arise.	-1
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	Estimated Yield	,	Site Size			85%	• •	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 Due to the size and location of the site the housing scheme		DpH		ha			Yield	
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		The site of the		- حيمالم		.a. 4 = 11:	village efficiels to	lonle el
Site. Phasing Within 5 years Due to the size and location of the site the housing scheme							~	-
Phasing Within 5 years Due to the size and location of the site the housing scheme			ge with the	evisilis	, riouses t	וומג מו פ	iocated iii tile 1101	מוטונופ
	Phasing		Due to the	e size an	d location	n of the	site the housing so	cheme
would have to be phased.						2. 3.10		= e
Recommendation The site is located on the edge of a rural settlement and therefore in this	Recommendation	The site is locate			·	lement	and therefore in the	nis
	Carried forward			_				
·	to strategic fit		. 5 10 15 05 151	acrea ti	31	ιασ ρ	Steritian for acvert	, p
	stage							

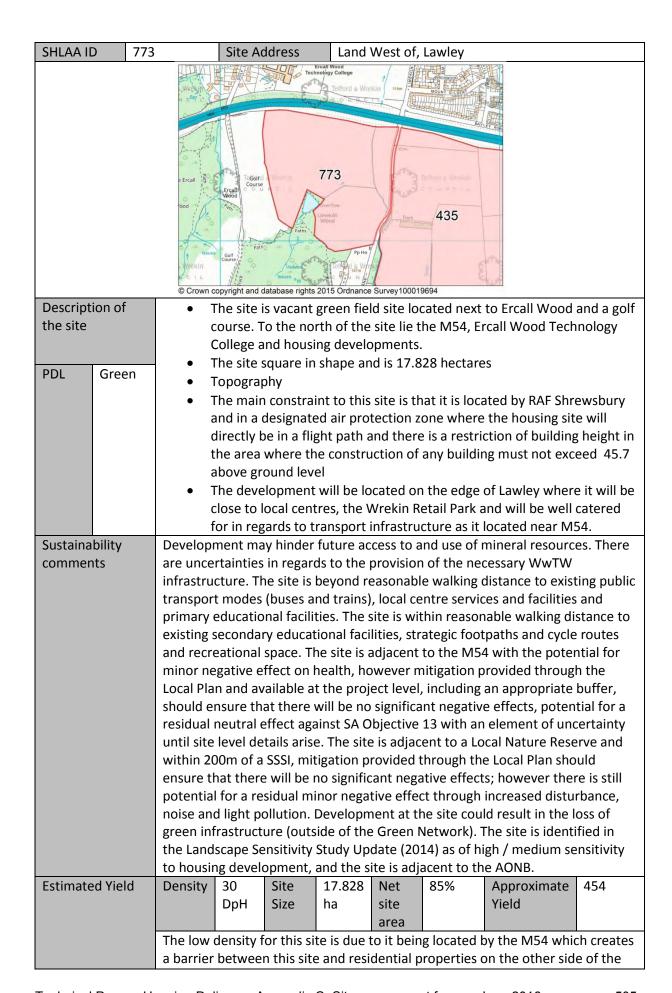
SHLAA ID	766	Site Ad	dress	Land	to the ea	ast of, Mar	sh Road, Edgmo	ond
		Sinks 67m Edg M Town copyright and da	767 nd arsh	766		9694	68	
Description of							imately a quarte	
the site		_			-		ssland, with hed	_
				_		-	gular shape and do not appear t	
PDL Green		pecific const		on curre	iii evidei	nce, there	uo not appear t	o be any
Sustainability	The s	ite is located	within t	he Edgm	ond Was	te Water 1	Treatment Work	(S
comments	as be walki centr cycle loss o been greer on th	catchment area which has been identified within the Water Cycle Study (20 as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), loca centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result ir loss of green infrastructure (outside of the Green Network). The site has no been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effont the landscape.						
Estimated Yield	d Dens	ity 20 DpH	Site Size	2.3 ha	Net site	90%	Approximate Yield	40
	locat at the The s availa featu	ion outside of the lower end. Ite is regulared by the lower end. Ite is regulared by the lower end. Ite is reduction in the lower end.	f a suital in shape e. Some a uld be ref	e and has allowance tained i.e	ment, ar no perm e may be hedgere	n approprion nanent feat e needed to ows and tro	and facilities, and facilities, and facilities, and facilities, and tures on site, based take account of the facilities and fa	ely to be ased on of any sult in
Phasing	5-10	years	would r	need redi	recting a	and could b	ing across the si be costly. Other ssociated with I	r than this
Recommendat		-	-	-	-		nt to developme result in the lo	
Not suitable		nfield land in		-				

SHLAA II	D	767		Site A	ddress	Land	west of N	Marsh Road	d, Edgmond	
				Mars Farr opyright and o	database rights	Edgmond 767				
Descript	ion of								imately a quart	
the site			mile nor	th of Edg	gmond. 1	The site is	current	ly open gra	ssland, with he	dgerows
			and trees	s within	and bord	lering the	site. Th	e site is re	gular shape and	l
201			predomi	nantly fl	at. Based	on curre	nt evide	nce, there	do not appear t	to be any
PDL	Gree	en	site-spec	ific cons	traints, v	vith the e	xception	of some p	ylons that run a	across the
			eastern p	oart of th	ne site.					
Sustaina	bility		The site i	s locate	d within	the Edgm	ond Wa	ste Water	Freatment Wor	ks
commer	•		catchme	nt area v	which ha	s been id	entified v	within the	Water Cycle Stu	ıdy (2014)
									beyond reason	
			_		•				uses and trains	
			_			• .			ategic footpath	
									the site could re	
			•			•		•	work). The site	
			_			-			ate (2014); the	
									r a minor negat	
			on the la			оринсии	ias tric p	otentiai io	i a minor negat	ive effect
Estimate	nd Vial	4	Density	20	Site	2.3 ha	Net	80%	Approximate	38
LStilliate	eu Hei	u	Delisity	DpH	Size	2.3 110	site	0070	Yield	36
				υрп	3126				rieiu	
			Given th	o cito's :	colated :	torms =	faccoss	to convices	and facilities, a	nd
									•	
			at the lo			ibie settie	ement, a	парргорга	ate density is lik	tely to be
			A suitabl	e allowa	nce has l	oeen app	lied to ta	ake into aco	count the overh	ead
			power lir				- 7-			
Phasing			5-10 yea				tricity ca	ables runni	ng across the si	te. These
8			2 = 2 , 50	=			•		e costly. Other	
							_		ssociated with b	
						forward				σο
Recomm	nendat	tion	There do	es not a	J			fic constrai	nt to developm	ent of this
Reconni	ichida	CIOII				•	-		However, the s	
Not	ab!a				-				nfield land in th	
Not suit	apie				u anu wo	uiu resul	t iii tile l	oss of gree	iniciu ialiu ili (II	ic .
			countrys	iue.						

SHLAA ID	770		Site Ad	ddress	Land	east of H	lay Street,	Tibberton	
		749 © Crown o	opyright and o	744	822 770			Ma Cot	
Description	n of		•	_				bberton village	
the site		_	-	-	-		e evidence.	hedgerows. No	obvious
PDL G	Green								
Sustainabil comments		infrastru transpor educatio walking of Developi of the Gi Sensitivit	cture. The modes nal facilidistance ment at reen Netential octored to the control octored t	ne site is (buses a ties and to existir the site c work). Th Update (for a mir	beyond rains strategic ng strategic ould resine site ha 2014); th	reasonab), local co footpath gic cycle ult in the as not be ne site is	le walking entre servions. The site routes and loss of gre en assesse	-	ting public s, nable vace. re (outside ape opment
Estimated '	Yield	Density	20 DpH	Site Size	1.5 ha	Net site area	90%	Approximate Yield	27
		The site available features some recapplied.	y lower of the control of the contro	density w the surro r in shap ce. Some ould be re n develo	ould ensoundings. e and has allowand itained	ure deve s no perr ce may bo e hedger ea. An all	nanent fea e needed to ows and tr owance (10	cality (open lar ould be in keep tures on site, ba o take account ees that may re 0%) has therefo	ased on of any esult in re been
Phasing		10+ year	S	the cos	t of conr	ecting th		uld be required, services and ut	
Recommer	ndation			ilable ev	idence, t	here wou	ıld be no o	bvious site-spec	
Not suitabl	le	well rela	ted to th	e existin	g built-u _l	p area an	id would cr	eate a large hole countryside.	

SHLAA ID	771 Site A	.ddress L	Land at, Church Road, Lilleshall					
	© Crown copyright and		The Croft 771 Ordnance Survey100019694					
Description of			th side of Church Road, Lilleshall. The site is					
the site			nd bordered to the north and south by existing					
			ernible boundary to the east as the site comprises specific constraints comprise a number of pylons.					
PDL Green	part of a larger i	ieiu. The site-	-specific constraints comprise a number of pylons.					
Sustainability			Rushmoor Waste Water Treatment Works					
Estimated Yield	as being modera walking distance and educational existing bus serv space. Developm (outside of the Clandscape Sensithe urban area with a site is adjact responsive design that there will be effect with an elements of the site is a site of the site	catchment area which has been identified within the Water Cycle Study (2 as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilitical 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 infrastruct (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 urban area with the potential for a minor negative effect on the lands. The site is adjacent to Listed Buildings, development will require sensitive responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neeffect with an element of uncertainty until site level details arise. Density 25 Site 0.58 Net 80% Approximate 11						
Estimated field	DpH	Site 0.5 Size ha	site Yield					
	open land), a rel in keeping with the site is regular allowance may be retained i.e hedgedevelopable are respect the setti	Given the location and the character of the locality (low density housing open land), a relatively lower density would assist in ensuring any proporting keeping with the character of the surroundings. 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 respect the setting of the listed buildings adjacent to the site may also in on site capacity. An allowance (20%) has therefore been applied.						
Phasing	5-10 years	There are a relocating i	number of electricity pylons that would need in order for the site to be easily developable. No traints 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
Not suitable	isolated greenfield site in a rural location.



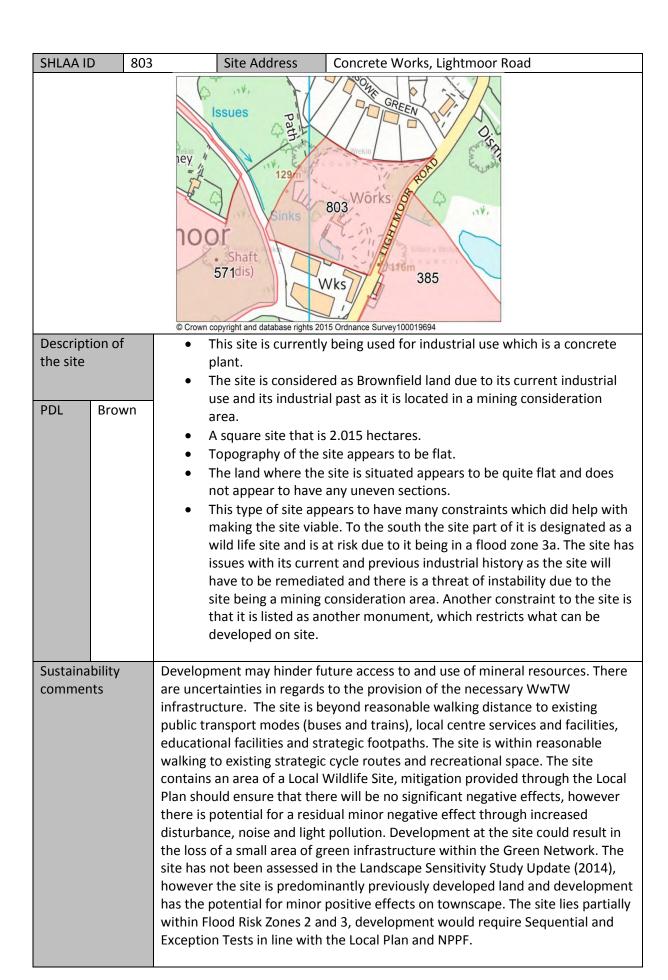
Phasing	to junction 5, judgo public transport sand road network retail parks and so	M54. If residents want access to local centre or schools they will have to travel to junction 5, judging where the site is located it does not appear to have public transport servicing this site. The site is well connected 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. 5-10 years The site has minimal constraints to development due to it							
Pridsing	5-10 years	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		edge of the urban area and could have potential for ere would be a large number of constraints to mitigated							
Carried forward to strategic fit stage	before developm	ent could be delivered.							

SHLAA II	776		Site Addres	ss Plot	D, Pool H	ill Road, Da	wley	
		491	1	372	F Y TOO S		32	
Descript	ion of	• C	urrently this	site does no	t have a	use and it i	s vacant green	field land.
the site		• T	his site is cla	ssified as Br	ownfield	lands due t	o being located	l near a
			nining consid					
PDL			-	_	nd is a qu	uite suitable	e shape, the site	9
	Brown		neasures 0.6			1. 1 .1 .1		
							illy and uneven	
						_	in a mining cor the site which o	
			resent diffic		•		the site which t	.aii
		-	his site is loo		-			
Sustaina	hilitv				_	-	mineral resourd	es. There
commen	•		•				cessary WwTW	
		infrastruc	ture. The sit	e is beyond	reasonab	le walking	distance to exis	ting public
		transport	modes (bus	es and train	s), local c	entre servi	ces and facilitie	S,
				_	•		is within reaso	
				_	-		recreational sp	
						_	en infrastructu	
							ssed in the Land nt could result i	
							a minor negativ	
Estimate	ed Yield	Density	40 Site		Net	95%	Approximate	29
		,	DpH Size		site		Yield	
					area			
		This site	oresents a hi	gh density d	ue to it b	eing well co	onnected for ed	lucation,
		employm	ent and a to	wn centre.				
		The net s	ite area for t	his site is an	nronriate	for the siz	e of the site.	
Phasing		5 years		•			5 years due to	the size of
8		, , , , , , , ,				•	ited due to it be	
				-			rea and there n	_
			sor	ne instability	issues a	ssociated w	vith it.	
Recomm	endation						to existing resid	lential
		areas. Th	erefore the	site could ha	ve poten	tial for dev	elopment.	
Carried f								
to strate	gic fit							
stage								

SHLAA ID	800	Site Address	Old Mill Nurseries, Tibbe	erton
	© Crown		Nurseries 800 SI Rec PH PH PH PH PH PH PH PH PH PH PH PH PH	
Description of	The site	is located on the	northern edge of Tibberton,	adjacent to the River
the site		•	ing application (TWC/2014/1	080) was approved in
	Februar	y 2015 for 22 dw	ellings.	
PDL				
Sustainability comments	are unce infrastru transpore education within reducation of the G	ertainties in regar acture. The site in the modes (buses anal facilities, streasonable walking ment at the site treen Network).	r future access to and use of rds to the provision of the ne beyond reasonable walking and trains), local centre servintegic footpaths and recreating distance to existing strateg could result in the loss of greather in the loss of greather in the loss of greather in the loss of greather in the loss of greather in the last preenfield inor negative effect on the last	cessary WwTW distance to existing public ces and facilities, onal space. The site is cic cycle routes. en infrastructure (outside d in the Landscape land and development
Estimated Yield		- Site Size yield matches tl	- Net - site area e extant planning permission	Approximate 22 Yield
		-	, 0,	
Phasing	0-5 year		e benefits from a current pla ore could come forward ear	
Recommendat	The site	benefits from a	current planning application.	

SHLAA II	801	<u> </u>	Site Ad	dress	Land	at Pave L	ane Farm S	Site B, Chetwyn	d Aston
Description the site	ion of	© Crown or The site i currently	neadowcroft propyright and design agriculture	Pave Lan Farm Toank labase rights off Pitcultural us	801 2015 Ordnance hcroft Lase, with a	e Survey10001 ne, outsi	e Lane arm 19694 de Chetwy r of existing	nd Aston. The sg buildings on si	te. The
PDL	Green	dwellings	to the n /. Based	orth. Th on avai	ere is an lable evid	existing dence, th	hedgerow iere does n	that flanks the ot appear to be	western
Sustaina	nts	(Pave Lar resources WwTW in existing proposed facilities, site is with Developm of the Gram Sensitivith however negative Schedule design; may will be not the heritan eleme	ne Farm). s. There a nfrastruct bublic tra education chin reasonent at the een Netw y Study U it is pred effect on d Monur nitigation o signification cage settinent of unce	Develo are unce ture. The nsport re onal facil onable ve he site of vork). The Jpdate (lominan in the lan ment, de ant major ant major certainty	pment mertainties e site is benodes (builties, strawalking discould resune site has 2014); the tly green dscape. The evelopme ed through or negative the poter y until site	ay hinde in regard eyond reuses and ategic foo istance to littin the is not be in the site is not will regard the Love effects atial for a level de	r future acids to the presentations, local paths and operates of green assessed with the presentations of green assessed with the presentations of green are sensed with the presentations of green are sidual metalls arise.		of mineral necessary e to sees and pace. The putes. re (outside ape ed land, minor ding and a nsive t there may alter effect with
Estimate	ed Yield	open land in keepin may impo Some allo retained	d), a relage g with the act on site owance note in the decay to be area,	tively love e characi e capaci nay be r erows ar as well	wer dens cter of th ity. needed to nd trees t as poten	ity would e surrou take acd hat may tial for so	d assist in endings. The count of an result in score public	Approximate Yield www density house ensuring any proper particles and the properties of the propertie	oposal was of th site should be

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 a	There does not appear to be any site-specific constraints to development,						
	subject to the site	subject to the site becoming available. However, the site is relatively isolated						
Not suitable	and would result in the loss of agricultural use in the rural area, raising sustainability concerns.							



Estimated Yield	Density	35	Site	2.015	Net	75%	Approximate	52		
		DpH	Size	ha	site		Yield			
					area					
	The site	The site appears to be well connected due to residential areas being located								
	nearby ,t	hat is wl	hy the sit	e has be	en given	a reasonal	oly density size .	The net		
	set area	has decr	eased is	sue to th	e ecolog	ical issues t	that this site pre	esents		
	which a l	ocal aut	hority wo	ould stru	ggle to m	itigate for.				
Phasing	Could be		There is	s a possik	oility that	the site co	ould be develop	ed within		
	delivered	l in 10	10 year	s due to	the size a	and amoun	t of constraints	proposed		
	years		on the	site could	d prove a	challenge	and will have to	b be		
			phased	•						
Recommendation	This site	has a lar	ge amou	nt of con	straints	that could	hamper viability	/ and		
	deliverat	oility of a	ny schen	ne on the	e site. Th	ese include	Flood Zones, V	Vildlife		
Not suitable	Sites and issue regarding its current use.									

SHLAA ID	804		Site Ad	ddress	Land	adjacent	to Quainb	ury House, Allso	ott	
		© Crown c	opyright and co			House	2			
Description o	f			s used as s Greenfi	-	land				
				_	shaped	with a sm	nall portior	jutting out to t	he west	
PDL Gre	en	• T	 The site is flat There are no significant constraints to development The site is located in the village of Allscott 							
Sustainability	•	•		•				mineral resourc	es. There	
comments		infrastructransport strategic walking c in the los not been	cture. The transfer of the transfer of the transfer of green assessed land and areassessed.	ne site is local cer ns and re to strate en infrast d in the L djacent t	beyond r ntre serv creation gic cycle cructure andscap o the urk	easonab ices and al space. routes. E outside e Sensiti oan area,	le walking facilities, e The site is Developme of the Gree vity Study I	cessary WwTW distance to exist ducational facility within reasonal nt at the site connern Network). The Update (2014); and has the potential distributions.	ities, ble uld result e site has the site is	
Estimated Yie	eld	Density	25 DpH	Site Size	0.82 ha	Net site area	90%	Approximate Yield	18	
	-	public tra Net site a	ansport o area has deliver d	opportun been det evelopm	ities. termined	by the la	ocation and	s to services, fac d size of the site I area including		
Phasing		10-15		The site facilitie		vices wo		ral village and the beautiful of the addressed		
Recommenda	ation							I to have potent the phasing of t		
Carried forwa to strategic fi stage		-					_	an be improved		

SHLAA IE	805)	Site Ac	ddress	Land	at Pave L	ane Farm S	Site A, Chetwyn	d Aston		
Descripti	ion of		opyright and d		2015 Ordnance		19694	Clyt	cito is		
the site	011	currently flat with	part of no disce	a larger p rnible we	parcel of a	agricultu undary.	iral land. Th There are ϵ	ne site is predor existing residen	minantly tial		
PDL	Green		es not ap					on available evic nts preventing	ience,		
Sustaina	nts	infrastructransporteducation within reduced Developer of the Gramin Schedule design; nuill be not the heritan eleme	cture. The transfer modes nal facilities as on able ment at the en Network Study nor negated Monumitigation of signification of un	ne site is less of the site of	beyond rand trains; tegic food g distance could resure site ha 2014); the control of the levelopme or negative the poter y until site	easonable, local ce tpaths are to exist alt in the s not bee e site is g landscap nt will re th the Local re effects atial for a	le walking of entre service ing strateging strateging loss of green assessed greenfield line. The site equire sensical Plan shoot, however a residual metails arise.		ting public s, site is re (outside ape otential nsive t there nay alter effect with		
Estimate	d Yield	Density 20 Site DpH 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 wa 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	ondation	0-5 years		develop	oment of	this site,	, based on a		nce.		
Not suita	able	subject to and wou	development of this site, based on available evidence. 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.								

SHLAA ID	806		Site Address Land at Eyton Hall, Eyton Upon the Weald Moors							
Descripti the site		Eyeon Converse Conver	Parkside 518 opyright and d iite is gree On site is irre	atabase rights eenfield. a listed legular ye	weald Mod 2015 Ordnance building —	519 Survey10001s	Wappenshal Covert 361			
PDL	Green	i	 Constraints are listed building and setting, existing trees, water cours impact on highway Site is located within rural area. 							
Sustainal	nts	ment ma rtainties cture. Th t modes nal facili asonable ment at t een Net y Study it is pred negative negative nent will the Loca potential level de ly develond nd most	y hinder in regard le site is le (buses al ties, strate walking the site cowork). The Update (dominant effect or le require I Plan shot for a restalls arise pped land versatile tive 25 ar	future acds to the pleyond reind trains) tegic foot gidstance ould resune site has 2014); the land sensitive ould ensuidual neue. Developed, however agriculture therefores	cess to a provision easonable, local ce paths an to existi It in the s not bee e site con- field land scape. T and resp re that the tral effect oment con- pre consider	n of the need to be walking of the service and recreation of the strateging strateging strateging strateging strateging strateging strateging properties of the site consive despite with an experience of the strateging of the str	mineral resourcessary WwTW distance to existes and facilities onal space. The ic cycle routes. In the Landscariously developed in the Landscariously developed in the Jisted Busins a Listed Busin; mitigation is eno significant element of uncerate an area of all also result in the potential elemential element	ting public s, site is re (outside ape ed land, otential for uilding, provided negative ertainty f a the loss ffects and		
Estimate	d Yield							Approximate Yield rea reduced to	141 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									
Phasing		10-15		howeve	er could p	ossibly b	e converte	ed.	_	
Recomm	nendation	Within a rural settlement the site could have potential for development,								
Carried f				-				d buildings and also need cons		
stage										

SHLAA ID	808		Site A	ddress	Land	off Mars	h Road, Ed	gmond	
	•		•	1	46/				
Description	n of			Adams rights database rights d to the v		Sinks spile		nd Marsh. The s	site is
the site							. •	open land. The	
		_	_			•		ubs. The northe	
		boundar	y halts a	long Blac	k Brook.	An elect	ricity pylor	runs along the	eastern
PDL	Green		•	_		other si	ite-specific	constraints are	evident,
		based or	ı availab	le inform	ation.				
Sustainabil	lity	Develop	ment ma	y hinder	future a	ccess to a	and use of	mineral resourc	es. There
comments		are unce	rtainties	in regard	ds to the	provisio	n of the ne	cessary WwTW	
		infrastru	cture. Tl	ne site is	beyond r	easonab	le walking	distance to exis	ting public
		-						ces and facilitie	
					_	-		onal space. The	site is
				-				gic cycle routes.	, , , , ,
								en infrastructu	
				-				d in the Landsca land and develo	•
							ct on the la		phileiit
Estimated	Vield	Density	20	Site	8.7 ha	Net	75%	Approximate	130
Latimated	Ticia	Density	DpH	Size	0.7 114	site	7570	Yield	130
			ορ	3.20		area		11010	
		Given th	e site's i	solated ir	n terms o		to services	and facilities, a	nd
								ate density is lik	
		at the lo						-	
					_				
				-	•			lon running alor	-
			_			•		s on site, based	
						-		o take account	-
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 need									
of local residents. An allowance (25 %) has therefore been applied.									
Phasing		0-5 years						s stage of the pla	an? Issues
to consider – Viability, size of the site, constraints that									
					nitigated.	-			
Recommer	ndation	There do	es not a	ppear to	be any s	ite-speci	fic constra	int to developm	ent of this
					-	-		d result in the lo	
Not suitab	le	greenfie	ld land ir	n the cou	ntryside.				

SHLAA ID	810		Site Ad	ddress	Land	to the No	orth of The	Humbers, Don	nington
		70-70-70-70		565 761 latabase rights	7.59 2015 Ordnance		482	08	
Descripti	on of				_			Γhe site has Hur	
the site		_			_			t. Humber Lane	
				_		_		To the north of ne north east of	
PDL	Green				•			and 3 run to the	
Sustainal	bility	Given its	size, the	site cou	ld deliver	a large a	amount of	housing. There	are
	Given its size, the site could deliver a large amount of housing. The uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to transport modes (buses and trains), local centre services and facilities and strategic footpaths. The site is within rewalking distance to existing strategic cycle routes and recreations. Development at the site could result in the loss of green infrastruof the Green Network). The site has not been assessed in the Lan Sensitivity Study Update (2014); the site is greenfield land adjace urban area with the potential for a minor negative effect on the liste lies partially within Flood Risk Zones 2 and 3, development we Sequential and Exception Tests in line with the Local Plan and NP Development at the site could result in the loss of best and most agricultural land (Grade 2).						distance to exist les and facilities is within reason recreational spen infrastructured in the Landsca and adjacent to ect on the lands lopment would lan and NPPF. It and most vers	nable ace. e (outside pe the cape. The require atile	
Estimate	d Yield	Density	30 DpH	Site Size	50.452 ha	Net site area	60%	Approximate Yield	908
		area is ag density o infrastru	gricultur of 30 is a cture an	al and ru ssumed a d service	ral with so appropria s put into	ome low te for the place as	density ho e site. The s well as mi	n area. The suri ousing, therefore site would need itigating the floo	e a I
Phasing		therefore a lower net site area has been assumed. 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.						ivered,	
Recomm	endation					•		d need to see	
Not Suita	able	the edge Due to th	of the une location	rban are on of the	a the imp	act on tha numbe	ne landscap r of constr	number of dwe oe would be a co aints would hav or development.	onstraint. e to

Site Add	ress Land	to the Nor	th of the	Manor, Waters	Upton				
43 Mand Lodg The Manor	ange 811	Me	Lynden	use					
The site is of	currently green	space							
		•							
The site is r	regular shaped								
The site is f	flat								
	ocated to the n	orth of Wa	aters Upto	on and fronts or	nto the				
road.									
· ·	•								
infrastructure. The transport modes (beducational facilities within reasonable within reasonable within reasonable within reasonable within reasonable with Green Netwood Sensitivity Study Uphowever it is predofaminor negative ef	site is beyond repuses and trains as strategic fool walking distance is site could resure the site has been added (2014); the site of the land frect on the land	easonable), local cer tpaths and to existin If in the los s not been e site con field land, dscape.	walking on tre serviced recreation of strateging oss of gree n assessed tains previous	distance to exist exact the second space. The country is considered to the second seco	site is e (outside ape ed land, tential for				
, , , , , , , , , , , , , , , , , , ,			80%	Approximate	35				
DpH S	Size ha			Yield					
public transport opportunities. Net site areas has been determined by the rural location and the									
a	alongside other	more app	ropriate s	ites in the villag	ge				
					he core				
	The Manor The site is of the site is of the Green Network Sensitivity Study Uphowever it is predor a minor negative education and reaches the site areas has sof the site is detached. The site is of the site is of the Green Network Sensitivity Study Uphowever it is predor a minor negative education and facilities within reasonable with the Green Network Sensitivity Study Uphowever it is predor a minor negative education and facilities within reasonable with the Green Network Sensitivity Study Uphowever it is predor a minor negative education and facilities within reasonable with the Green Network Sensitivity Study Uphowever it is predor a minor negative education and the site of the site from Was of the site areas has sof the site from Was of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of the site is detached the site of	The Manor Lodge The site is currently green 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 nor road. Development may hinder future act are uncertainties in regards to the infrastructure. The site is beyond retransport modes (buses and trains) educational facilities, strategic fool within reasonable walking distance Development at the site could result of the Green Network). The site has Sensitivity Study Update (2014); the however it is predominantly green a minor negative effect on the lance Density Density The site is detached from the village of the site from Waters Upton The site is detached from the village of the site of the site is detached from the village of the site of the site of the site of the site of the site of the	The Grange The Manor Lodge The site is currently green space The site is Greenfield The site is regular shaped The site is located to the north of Waroad. Development may hinder future access to ar are uncertainties in regards to the provision infrastructure. The site is beyond reasonable transport modes (buses and trains), local cereducational facilities, strategic footpaths and within reasonable walking distance to existing Development at the site could result in the lof the Green Network). The site has not been Sensitivity Study Update (2014); the site conhowever it is predominantly greenfield land, a minor negative effect on the landscape. Density 25 Site 1.76 Net has site areas has been determined by the lack public transport opportunities. Net site areas has been determined by the result of the site from Waters Upton The site is detached from the village and developed the si	The Manor Lodge The site is currently green space The site is regular shaped The site is flat There are TPO's on site The site is located to the north of Waters Uptoroad. Development may hinder future access to and use of a are uncertainties in regards to the provision of the ner infrastructure. The site is beyond reasonable walking of transport modes (buses and trains), local centre service educational facilities, strategic footpaths and recreation within reasonable walking distance to existing strategic Development at the site could result in the loss of green of the Green Network). The site has not been assessed Sensitivity Study Update (2014); the site contains prevent however it is predominantly greenfield land, developing a minor negative effect on the landscape. Density 25 Site 1.76 Net 80% Site areas has been determined by the lack of access public transport opportunities. Net site areas has been determined by the rural location of the site from Waters Upton The site is remote and would need a longside other more appropriate s The site is detached from the village and development	The Manor Lodge The site is currently green space The site is regular shaped The site is located to the north of Waters Upton and fronts or road. Development may hinder future access to and use of mineral resource are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to exist transport modes (buses and trains), local centre services and facilities educational facilities, strategic footpaths and recreational space. The within reasonable walking distance to exist transport modes (buses and trains), local centre services and facilities educational facilities, strategic footpaths and recreational space. The within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructur of the Green Network). The site has not been assessed in the Landsca Sensitivity Study Update (2014); the site contains previously develope however it is predominantly greenfield land, development has the po a minor negative effect on the landscape. Density 25 Site 1.76 Net 80% Approximate Yield Site density has been determined by the lack of access to facilities, se public transport opportunities. Net site areas has been determined by the rural location and the rem of the site from Waters Upton The site is remote and would need to be considere alongside other more appropriate sites in the village and the remost the site from Waters Upton				

SHLAA ID	812		Site Ac	ddress						
		Zelford a W	//	Coalmoor 754 database rights 2015 Ordnance Survey100019694						
Description	of	• (Currently	the site	does not	have a u	ise and it a	ppears to be ac	ting a	
the site			-		en space.					
						d is a qu	ite wide si	ded shape with	the east	
PDL Gr	een			e narrow	_					
	ccii		-					s being quite fla		
						neshaft a	and is bran	ded in a mining		
				ation area		han frina	ge of Telfor	-d		
			ille site i	s located	in the ur	Dall IIII	ge of Tellor	u		
Sustainabili	tv	Develop	ment at t	the site c	ould resu	It in the	loss of exis	ting employme	nt land	
comments	-,	(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								
								e has not been		
			-				=	site contains pr		
		develope	ed land, l	nowever	it is predo	ominant	ly greenfie	d land, develop	ment has	
					_			ape. The site is	-	
				_	•	•		e and responsiv		
		_	-		_			ure that there		
		_	_		s, potenti Itil site lev			utral effect with	ı an	
Estimated Y	ïeld	Density	30	Site	14.214	Net	75%	Approximate	319	
L3timateu 1	iciu	Density	DpH	Size	14.214 ha	site	, 3/0	Yield	313	
				0.20		area				
		As the si	te is loca	ted in th	e urban fı	inge, a c	density of 3	0 DpH is applie	d. As thee	
						_	is set at 75			
Phasing		10-15		The site	e is not lik	ely to co	me forwar	d in the short to	erm	
Recommen	dation	The site i	is adjace	nt to the	urban ar	ea and th	nerefore co	ould have poten	tial for	
Carried forv		_		wever is:	sues arou	nd acces	ssibility and	d landscaping w	ould need	
to strategic	fit	mitigatin	g.							
stage										

SHLAA ID	814		Site Ac	ddress	Land	to the no	orth of Crud	dgington Primar	y School			
		© Crown o	438 Chapel House 814 Crudglington Primary School Primary School © Crown copyright and database rights 2015 Ordnance Survey100019694									
Description	on of						Itural purp	oses				
the site				s Greenf	•	0						
		• 7	The site i	s regular	shaped	with to ir	ndents (mid	d point and bott	tom			
PDL	Green	corner) on the western boundary of the site										
I DL	Green		The site i									
					-			s arrangements	of the			
				_	gton Cro				r I.			
						Naters L	Jpton and r	runs north / sou	th			
Sustainah	ility		alongside the A442.									
Development may hinder future access to and use of mineral resort are uncertainties in regards to the provision of the necessary WwT infrastructure. The site is beyond reasonable walking distance to extransport modes (buses and trains), local centre services and facilitie educational facilities, strategic footpaths and recreational space. To within reasonable walking distance to existing strategic cycle routed Development at the site could result in the loss of green infrastruction of the Green Network). The site has not been assessed in the Lands Sensitivity Study Update (2014); the site is greenfield land and development at the potential for a minor negative effect on the landscape.							cessary WwTW distance to exis ces and facilities onal space. The ic cycle routes. en infrastructurd in the Landscaland and develondscape.	ting public s, site is re (outside ape opment				
Estimated	l Yield	Density	25 DpH	Site Size	8.4 ha	Net site	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		local ge	_	and gen	erate a sigi	a major impact nificant additior				
Recomme	endation	The site			-			oncentrate deve	lopment			
Not suital	ole											

SHLAA ID	816		Site Ac	ddress	Aga R	ayburn,	Waterloo R	Road, Ketley			
		SANUVAY Path etleybrook W 01	138 opyright and do	Vallens 357 Back Reverse Stration Read Street Playing Fields Watting Street Playing Fields Watting Street Playing Fields Watting Street Playing Fields Watting Street Playing Fields Watting Street Playing Fields Watting Street Playing Fields							
Description	n of				and exist	ing emp	loyment sit	te			
 Site is irregular, Impact on highway, loss of employment, mineshafts, loss of green 											
PDL B	Brown		pace .ocated i	n urban a	area						
Sustainabil		and may uncertain infrastructranspor footpath routes ar result in recreating green ne Study Up however negative may negative	hinder to the time of the loss	he future egards to he site is with centre se of recreace within the site he had a minant on landsca	e access to the pro- beyond rand trains in reasor rvices an tional grass not be site contally green ape. Any	o and us vision of easonab, primar nable wad facilitie ounds (and green asses ains som field land and greased increased raints alo	the necess le walking of yeducation lking distances. Develop lthough the infrastruct ised in the leeprevious d with the point the leeprevious d traffic as ong the A52		ting public d strategic cycle e could e thin the sitivity nd, ninor		
Estimated	Yield				•	Approximate Yield DpH is justified t site area is re-					
Phasing		0-5 years	j		al of exist evelopm	_	dings , site i	nvestigation wo	ork may		
Recommendation Unsuitable – site contains mineshafts and is an employment site, highway mitigation needed - unviable Not suitable							nway				

SHLAA ID	817		Site Ad	ddress	Land	to the no	orth of Rod	ington			
		© Crown o	52m opyright and o	751 ^{lin}		7	19694				
Description	on of						ıltural purp	oses			
the site				s Greenf							
				_		-	-	ining the highv	vay		
PDL	Green				_	•	owards the	river			
					very limit		ural/Nown	ort/Eringo) also	ic it close		
 Where is the site located (Urban/Rural/Newport/Fringe) also is it close to or within district centres etc. 											
Sustainab	ility	Developr	nent ma	ıv hinder	future ad	cess to	and use of i	mineral resourc	es. The		
comment	-		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									
						-	•	t would require	è		
								lan and NPPF.			
Estimated	l Yield	Density	25 Dall	Site	4.3 ha	Net	60%	Approximate Yield	64		
			DpH	Size		site area		rieid			
		Site dens	ity has h	l Deen dete	rmined l		ck of access	s to facilities, se	rvices and		
		public tra	-			,					
			•			ined by t	he constra	ined nature of a	access into		
		the site, a	a portioi	n of the s	ite being	within f	lood zones	2-3 and presen	ice of an		
		old wind	mill on s								
Phasing		10-15						highway would			
					_		k of facilitie addressed	es and services	in the		
Recomme	endation	Although	the cite					ent and signific	antly		
Necomme	Huation	_			_		_	uld have potent	-		
Carried fo	rward	_			_			nsidered as we			
to strateg		-						ate additional t			
stage to allow two way running.											

SHLAA I	818	}	Site Ad	ddress	Land	South of	B5062, Ro	den				
		139 © Crown o			atabase rights 2015 Ordnance Survey100019694							
Descript	ion of	• 1	he site i	s current	ly used	for agricu	ıltural purp	ooses				
the site				s Greenf								
				s regular	shaped							
PDL	Green		he site i									
				-			levelopmeı		. 6.11			
							provides a	n opportunity f	or infill			
	1 111.		•	nent within Roden Village								
Sustaina	•			•	y hinder future access to and use of mineral resources. There							
comments are uncertaintie infrastructure. T transport modes educational facil within reasonab Development at of the Green Ne Sensitivity Study has the potentia adjacent to a Lis design; mitigatic will be no signifi with an element				(buses al ties, stra e walking the site c work). Th Update (for a min ed Buildi n provide ant nega	nd trains tegic foo g distance ould resune site ha 2014); the nor negaring, develot throughtive effective effections), local ce tpaths are to exist alt in the as not be as site is a tive effect opment th the Locats, pote	entre serviond recreation ing strateg loss of green assessed greenfield lotton the lawill require cal Plan shortial for a r	ces and facilities on al space. The ic cycle routes. en infrastructurd in the Landscaland and develondscape. The site sensitive and residual neutral	re (outside ape opment te is responsive t there			
Estimate	ea vieia	Density	25 DpH	Size	1 na	site	90%	Yield	22			
			Phil	SIZE		area		Ticia				
		Site dens	ity has b	een dete	ermined		ck of access	s to facilities, se	rvices and			
		public tra	-			-		•				
		Net site	area has					ation of the site				
Phasing		The lack of access to facilities and services will need to be considered in the phasing of the site.										
Recomm	endation	B5062 sc	access	would no	t seem t	o be an is	ssue on the	in Roden and fr face of it. The	lack of			
Carried f	orward	facilities	and serv	ices in R	oden cou	ld affect	the viabilit	y of developme	ent.			
to strate	gic fit											
stage												

SHLAA ID	819	Site A	ddress	Land	North of	B5062, Ro	den		
	de	364 818	Whitehouse F819m database rights 2015 Ordnance Survey100019694						
Description of	•	The site	is current	ly used f	or grazin	g land			
the site	•		is Greenfi	•	Ū				
	•	The site	is regular	shaped					
DDI Cros	•	The site	is flat						
PDL Gree	n •	Site acce	ss would	need to	be throu	gh third pa	arty land		
	•	The site	is located	in the v	illage of I	Roden, it is	set back from	the main	
		road and separated from the public highway by third party land							
Sustainability	Develo	pment at	the site n	nay hind	er future	access to	and use of min	eral	
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 nec WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services facilities, educational facilities, strategic footpaths and recreational spaces site is within reasonable walking distance to existing strategic cycle rout Development at the site could result in the loss of green infrastructure (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.						ce to ices and space. The routes. ure (outside cape lopment			
Estimated Yiel	d Density		Site	0.75	Net	95%	Approximate	18	
		DpH	Size	ha	site		Yield		
	public t Net site	nsity has laransport e area has	opportun been det	ities. termined	by site s	size.	s to services, f		
Phasing	5-10						ervices will ne	ed to be	
			conside	red in th	ie phasin	g of the sit	e.		
Recommendat	ion The site	offers th	ie opporti	unity for	infill dev	elopment/	in Roden , hov	vever	
	access	to the site	would re	equire ag	greement	t with third	parties. The la	ack of	
Carried forwar	d facilitie	s and serv	vices in Ro	oden coเ	ıld affect	the viabili	ty of developm	nent.	
to strategic fit									
stage									

SHLAA ID	820)	Site Ad	ddress	Land	north of	A518, Hort	onwood				
		TONWOO		Hortonwood Roundabout Roundabout 158 158 158 158 158 158 158 15								
Descripti	ion of		_	_		_		nwood industria				
the site								518 runs to the				
								site is otherwise				
PDL	Green		•					e railfrieght terr				
			opposite to the south. The site has recently been granted planning permission or large warehousing. The site is within 400m of a local centre									
		101 large	or large warehousing. The site is within 400111 Of a local centre									
Sustainability The site could deliver employment growth within a strategic employment area,												
Sustaina	•			-	•	_						
as identified in the Proposed Housing and Employment Sites Docume Development may hinder future access to and use of mineral resource are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to exist transport modes (buses and trains), local centre services and facilities educational facilities and strategic footpaths. The site is within reason walking distance to existing strategic cycle routes and recreational sp Development at the site could result in the loss of green infrastructur within the Green Network. The site has not been assessed in the Land Sensitivity Study Update (2014); the site is greenfield land within the area, development has the potential for a minor negative effect on the landscape.							es. There ting public s, nable ace. e partially dscape urban ne					
Estimate	d Yield	Density	35 Dn⊎	Site Size	3.844 ha	Net site	95%	Approximate Yield	127			
			DpH	Size	l IIa	area		Tielu				
		As an acc	cessible	greenfiel	d site wit		ırban area.	that is not in cl	ose			
				-				ed appropriate				
			_			tively fe	w constrair	nts and therefor	e a high			
		net site a										
Phasing		0-5 years	5	_	eenfield s d early in			aints, the site co	ould come			
	endation	warehou	sing, it is	s conside	red it wo	uld be d	ifficult to d	ermission for eliver a viable s				
Not suita	able	resident suitable		-			fore the sit	e is considered	not 			

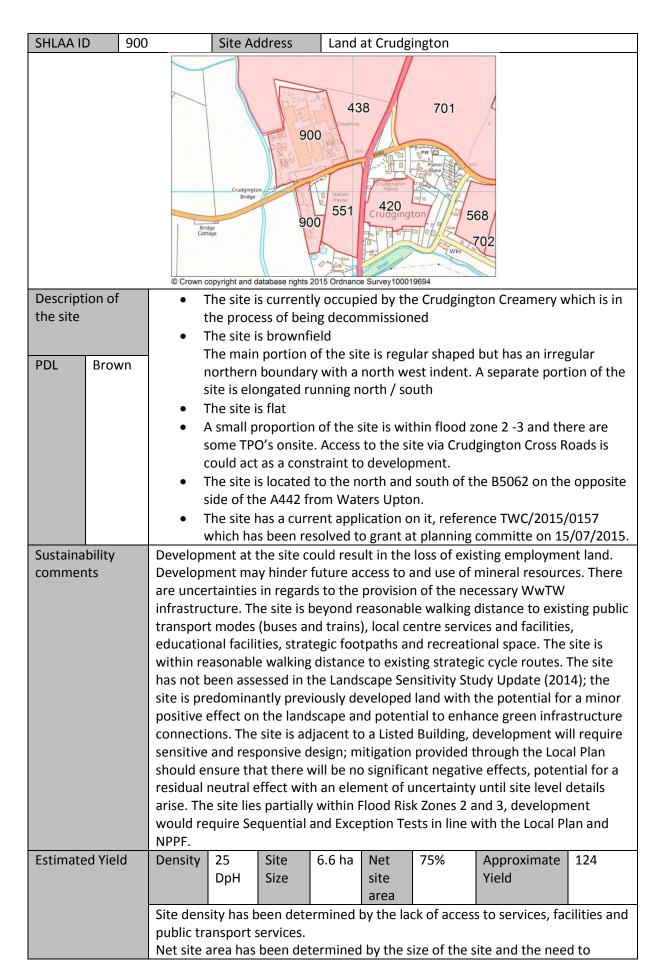
SHLAA ID	821	Site A	ddress	Land o	ff Shrev	wsbury Roa	d, Edgmond			
	-	Th	ne llies Z	ew Inn Farm						
		SHREWS	7							
	d	6	LONG			M	//			
		Oaklar	nds ANE		PH	72m	B50			
	ar	^{rm} 346		821						
			NOW THY	7 /	Playing Fields	Hall Hall				
	*	H	NE	1	Pav	PW				
				att Pit 38	390	390	1/2:1			
	©	Crown copyright and	101		Survey1000					
Description o	f The	site is situate	ed south o	of the B50	62 on t	he edge of	Edgmond, bety	ween the		
the site	villa	ige and Harpe	er Adams I	University	, camρι	us. The site	is currently in			
	agri	cultural use,	and is bor	dered by	a low h	edge with	a number of tre	ees		
DDI Cro		_				•	isting dwelling			
PDL Gre	Onto	_	•			-	northern bound	•		
							is obscured by			
				-	onstra	ints exist p	reventing devel	opment,		
		ed on availab								
Sustainability			•				mineral resourd			
comments			in regards to the provision of the necessary WwTW							
				-		_	distance to exis			
		•	-				ces and facilitie	-		
				_			is within reaso			
		-			-		e site is adjacen			
		-		-			uld result in the			
	_						The site has not			
			•				014); the site is			
		the landscape		ритепт па	is the p	otentiai io	r a minor negat	ive effect		
Estimated Yie		nsity 25	Site	7.1 ha	Net	65%	Annrovimato	115		
Estimated fie	iu Deii	DpH	Size		site	05%	Approximate Yield	113		
		Брп	3126		area		rieiu			
	Give	l on the norinh	eral locati			ctor of the	l locality (low d	Ansity .		
							y would ensure			
		•		· -	-		of the surround			
	l dev	ciopinent we	ala be iii i	Keeping v	itir tire	character	or the surround	ливэ. 		
	The	site is fairly i	regular in	shane and	tonog	ranhy. No i	other permane	nt features		
		•	-	•			it access constr			
				-	_		y features that			
			-				me reduction i			
							her supporting			
							e area allowand			
		therefore be						` '		
Phasing		years			pecific	constraints	preventing dev	velopment,		
		•					e. Provision of	•		
			_	utilities and infrastructure could be costly due to peripheral						
				of the site			<u> </u>			

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 Ad	ddress	Land	off Hay S	Street, Tibb	erton	
		749 © Crown o	opyright and o	744	822 770 50m			Ma Cot	
Description	of		•	_				bberton village	
the site		_	-	-	-		ordered by e evidence.	hedgerows. No	obvious
PDL Gr	een								
Sustainability comments There are uncertainties in regards to the provision of the necessary value infrastructure. The site is beyond reasonable walking distance to exist transport modes (buses and trains), local centre services and facilities educational facilities and strategic footpaths. The site is within reason walking distance to existing strategic cycle routes and recreational specific provides and recreational specific provides are provided in the loss of green infrastructure of the Green Network). The site has not been assessed in the Landsco Sensitivity Study Update (2014); the site is greenfield land and development at the potential for a minor negative effect on the landscape.							ting public s, nable vace. re (outside ape opment		
Estimated Y	ield	Density	20 DpH	Site Size	0.7 ha	Net site area	90%	Approximate Yield	12
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. 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.							ased on of any esult in re been		
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.							
Recommend	dation							bvious site-spec	
Not suitable		well rela	ted to th	ne existin	g built-u	area an	nd would cr	eate a large hole countryside.	

SHLAA ID) [8	323	Site Ad	ddress	Land	off Longf	ford Road, I	Newport				
		© Crown	Vauxhall Farm copyright and or		823 Lower Farm Farm Hall House Habase rights 2015 Ordnance Survey100019694							
Descripti	ion of							existing built u	•			
the site				-				separate assess				
		,			•	_		mber of existing				
PDL	Green	is an are	buildings, with trees and hedgerows along the majority of the boundary. Ther is an area of existing trees that are grouped to the west end of the site. The si is reasonably flat and open in aspect. The nearby sewage works is located to									
			-	-	-		-	oss the centre o				
								s the site or adja				
								constraints spe				
			the site that might impact on deliverability.									
Sustainal	•			•				mineral resourc				
commen	ts			_		•		cessary WwTW				
					•		_	distance to existices and facilitie				
								onal space. The				
					_	-		outes. Developn				
		result in	the loss	of green	infrastru	cture (oı	utside of th	e Green Netwo	rk). The			
						-		y Study Update				
			_				area develo	opment has the	potential			
Cation at a	d Viola			e effects			2.4	Ammavimata	72			
Estimate	a rieia	Density	30 DpH	Site Size	4.8 ha	Net site	2.4	Approximate Yield	72			
] Dpii	Size		area		Tield				
		The site	is located	d to the p	periphery		own where	e existing develo	pment is			
		less inte	nsively la	id out th	an more	central I	ocations. A	relatively lowe	r density			
		would th	nerefore	be in kee	ping with	າ the cha	racter of th	he surrounding	area.			
		Due to t	he shape	of the si	te and th	e numbe	er of factor	s that could imp	oact on			
		any desi	gn layou	t highligh	ted abov	e, the de	evelopable	area of the site	is likely to			
								may be needed				
			•		•			hedges and tre				
					_			nity space. A sit	e area			
Phasing		5-10 yea					account of	rtnese vailable, a numl	her of			
Tildsing		J 10 yea	3			•		elopability of the				

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
Not suitable	the loss of greenfield land on the edge of Newport and would extend the built development boundary into the rural area.



	provide facilities 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							
Carried forward	Upton which is co	Upton which is connect to Crudgington by a pathway.							
to strategic fit									
stage									

SHLAA II	908	}	Site Ac	ddress	Land	north of	Synders W	ay, Lawley	
		Junet		138	335	Underpass		70	
Description	ion of	435 569	opyright and d		908 2015 Ordnance		Personal Property of the Personal Property of	21	the NATA
Descript the site	1011 01							of a junction to shape and fairly	
the site				-	J			lished. It currer	
			•						•
PDL	Brown	the Newo proximity site falls	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.						
Sustaina	bility	Development at the site could hinder the future access to and use of mineral							mineral
commen		WwTW in existing properties of the Gree Study Upgreenfiel site is adjusted to the Local potential of uncert	nfrastruction bublic trace ducation the policies of the Loca ate buffern resider ment at the Netword land word date (20 d land word design Plan to for a restainty un	cture. The ansport sonal facilitizate veroutes. The sonal facilities, should a facilities and a Listed and it is consure the sidual neutral site le	e site is beervices (klities and hicle. The site is dayailable ensure to be to	eyond repuses and strategic site is wadjacen e at the chat there acent to be en a elopmen and as suthat suits will be not agains a crise.	rasonable velocities of the MS project levelos of green an existing loss of green assessed in the could resolute mittigation of the mittigation of	ovision of the novalking distance cal centre serving, which could in mable walking of the following and significant negative and infrastructure the Landscape full in the loss of the provided	e to ces and crease distance rovided gative ea. e within Sensitivity f ffect. The ind I through cts; element
Estimate	d Yield	Density	30 DpH	Site	4.497	Net	70%	Approximate	94
			DpH	Size	ha	site		Yield	
			. Due to	the irreg	gular shap	-		, a density of 30 site area of 70%	•
Phasing							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
Carried forward	residential development.
to strategic fit	
stage	

SHLAA ID 9	009	Site A	ddress	Land	north of	Synders W	ay, Lawley	
	326	copyright and of	database rights	909 2015 Ordnance	Survey10001s	Car		
Description of	The site	is locate	d in the l	Jrban Are	a of Telf	ord, on the	edge of Telford	d Town
the site PDL Brown								ns as open
Sustainability	Develon	ment at	the site r	nav hinde	r future	arress to a	ind use of mine	ral
comments	are unce cture. Th ansport r onal faci ng distar ent could Networl Update (y negativ	ertainties e site is bo modes (bu lities and nce to exis d result in c. The site 2014). An yely affect	in regard eyond re ises and strategic ting stra the loss has not by increas traffic c	Is to the pr asonable v trains), loc footpaths tegic cycle of green in been asses sed traffic a	ovision of the nyalking distance al centre service. The site is with routes and reconfrastructure passed in the Landas a result of within the Town	ecessary to es and nin reational artially lscape n Centre.		
Estimated Yield	Density	75	Site	0.544	Net	95%	Approximate	38
	As the site is located in Telford Town Centre, a density of 75 Delivered. Due to the small size of the site, a net site area of 9						of 75 DpH coul	
Phasing	0-5 years		As ther		najor co		nis site could be	
Recommendation Carried forward	As there develop		najor cor	nstraints t	o the site	e it could h	ave potential fo	or
to strategic fit								
stage								

SHLAA II	910)	Site Ac	ddress	Wildv	vood Dev	velopment	Site, Woodside	
		259	Teltar opyright and o	alatabase rights	910 2015 Ordnance	No Paris Par	9694		
Descript	ion of	• (Currently	the site	is not in	use, it is	vacant Bro	wnfield land wh	nere
the site					ad previo				
		• 7	The site v	wide tow	ards the	north of	the site an	d narrows towa	ards the
201		s	outh. Th	e site is s	shaped li	ke 'F' sha	ape and is (0.6 hectares.	
PDL	Green/ Brown	• 7	The land	of the sit	e is very	flat and	suits housi	ng developmen	t.
	Brown	• 7	The site i	s located	within a	mining o	considerati	on area. The sit	e does not
			•					located around	
					ite. The s	ite is als	o highlighte	ed to be in 250r	n buffer
			or a land						
6	1 111						area of W		- 1
Sustaina								mineral resourc	es. There
commen	ILS			_		•		cessary WwTW	ting public
		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							
				-			ownscape,	, and the potent	tial to
		improve							
Estimate	ed Yield	Density	40	Site	0.661	Net	95%	Approximate	25
			DpH	Size	ha	site		Yield	
		The -!+	 		ا جاء ماء ا	area			- f
								gan abundance veloped site wil	
						_	-	also supports th	
		density r		. is locate	.a near a	iocai cei	TO C WITHOUT	aiso supports ti	ic mgner
			_	is high d	ue to it h	aving fev	w constrain	nts; the main	
								consideration a	rea.
Phasing		Less thar						e developed wi	
		years						vithin a mining	
				conside	ration ar	e there a	are possible	e issues which n	night need
				l .				and remediation	
	nendation							vith close proxir	nity to
Carried f		services.	Therefo	re the sit	e could h	ave pote	ential for d	evelopment.	
to strate	gic fit								
stage									

SHLAA ID	912		Site Ad	ddress	The F		wan Centre	e, Grange Avenu	e,	
		© Crown o	opyright and o	Schools Jatabase rights 2015 Ordnance Survey100019694						
Descriptio	n of	The site	s locate	d in the L	Jrban Are	a of Telf	ord and pre	eviously located	la	
the site		commun the soutl	ity centr n corner	e. The sit	te is 0.7 h irly level.	a in size, It is adja	mostly reg	gular shaped ap sting residentia	art from I	
PDL	Brown	within w	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.							
Sustainabi									ing public , nable ace. en at if of the	
Estimated	Yield	Density	35 DpH	Site Size	0.708 ha	Net site area	85%	Approximate Yield	21	
		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.								
Phasing		0-5 years	.			-		nd the site is cu he short term.	rrently	
Recomme		As there developr		najor con	straints t	his site is	could hav	e potential for		
Carried for to strategi stage										

SHLAA IE	913	Site Address Land adjacent, 12 Tibberton								
	The Green Tibberton Green 749 822 770 © Crown copyright and database rights 2016 Ordnance Survey 100019694									
Descripti the site	east run to open countryside. The site is currently used for agriculture. There									
PDL	Green	previous TWC/201	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.							
Sustaina	•	There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing put 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 (outs 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.								
Estimate	d Yield	Density 25 Site 2.731Ha Net 70% Approximate 47 Yield 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.							ea the	
Phasing		As a large site within the rural area, a site of this type is no expected to be required at the earliest late in the plan period.								
Carried f		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							need his	
to the stage.	_	proved difficult through the recent application and the potential of this site t deliver dwellings is limited.								

Sites Submitted at Regulation 19 Stage

SHLAA ID)		Site Ad	ddress	Barnf	ield Farn	n		
Descripti	ion of	Jnderpass © Crown		507 tabase rights 2016	arnfield Farr	100019694	HAMPTON P	reen the M54 ar	nd the
the site		edge of \	Wellingto	on. The s	ite slope	s from th	e south to	the north. The	majority
		of the sit	_			_	ral purpose	es. There is an e	xisting
PDL	Green	pond to		west o.					
Sustainability comments The site is located within the Rushmoor catchment area which has been identificated as being moderately to highly constrained walking distance to existing public transfacilities and primary educational facilities walking distance to existing secondary earned cycle routes and recreational space in the loss of green infrastructure (outsidentified in the Landscape Sensitivity Sensitivity to housing development. The Park and Garden and development would design, mitigation provided through the will be no significant major negative effect the heritage setting with the potential for an element of uncertainty until site level could regenerate a small area of previous						entified varianed. transporfacilities. dary edurespace. De votte foutside to the sit to would respect to the Love effects at all for a level de veel d	within the The site is the site is cational factoring the Greety Update (expense is adjace require sent a residual metails arise.	Water Cycle Stubeyond reasonal centre serve within reasonal cilities, strategicate at the site course Network). The 2014) as of high not to Registered sitive and responsitive and responsitive and responsitive and responsitive and responsitive and regative endinor negative endin	idy (2014) able ices and ble footpaths ild result e site is / medium I Historic onsive t there hay alter
Estimate	d Yield	Density	35 Dph	Site Size	4.65 Ha	Net site area	85%	Approximate Yield	138
						_	constraints	35 DpH is expec s.	ieu. IIIe
Phasing		0-5 years						ld delay delivera	ability.
Recomm	nendation				•		•	t, however som	
Carried f		_	-	•		•	o the moto	•	., 01
fit stage	o.v								

SHLAA ID			Site Ad	ddress	Tessa	nt House	e, Newport				
Descriptio the site	on of	The site i	ert popyright and dal s within	-	329 Tessant Ordnance Survey	House House side, adj	Churc Gas Gov	e edge of Newpellings on site a			
the site					_			ected from the			
200			_				•				
PDL	Green	two plan	area and accessed via a narrow drive from Church Aston. The site currently has two planning applications awaiting determination for single dwellings.								
Sustainabi	ility	Development may hinder future access to and use of mineral resources. T									
Estimated	are uncertainties in infrastructure. The services, local centrand recreational sp existing bus service result in the loss of site is identified in tamedium sensitivity Buildings, developing provided through the loss of service and the loss of service the loss of site is identified in tamedium sensitivity. Buildings, developing provided through the loss of best and					easonab facilities, within renal facilit cture (ou sensitivitielopmen e sensitivitielould ensidual ne arise. Dev	le walking of strategic for sasonable vies. Develow itside of the y Study Upot. The site investment that the utral effect	distance to exise cotpaths and contents and contents at the sign of the contents at the sign of the contents at the sign; are will be no sign; with an element at the site coules.	ting train ycle routes to te could rk). The of high / sted mitigation ignificant nt of d result in		
Estimated Yield Density 25							a ing with				
Phasing		0-5 years	j	forward		the plan	period, pr	ne site could co ovided highway			
Recomme	ndation	Within th	nis locati	on, the s	ite is con	sidered t	to have pot	ential for devel	opment.		

Carried forward			
to the strategic			
fit stage			