

Outline planning application proposals (14/02286/OUT) have been put forward on land opposite Baschurch's former railway station, which includes the old sidings and the now closed Boreatton Arms pub. (post 31st March 2014). Total capacity for 50 dwellings, including land at BAS019b. BAS026 figures reduced from 34.	Baschurch	BAS026	2 No	Former Builders Yard, Station Road	1.23	The site is former railway land that is currently used as a reclamation yard / builders yard. The site is flat and has been largely cleared to support storage uses. A temporary structure exists on site to support current uses. No major physical or legal impediments to development.	Site is subject to pre-application (application no.) discussions with an application expected xxx.	No major representations raised to date.	Pre-app discussion July / August 2014. Planning consent by end of 2014. S.106 by Mid 2015 and some limited delivery through 2015.	No major viability issues raised by the applicant.	The site is suitable for medium density two storey housing, subject to resolution of noise and vibration due to proximity of the railway line.		0	12	13		25										
	Baschurch	BAS017 (SAMDev)	4 Yes	Land to the west of Shrewsbury Road	2.63	No impediments.	Yes, subject to provision of land for medical centre in accordance with site development guidelines. Outline planning permission granted subject to S106 Agreement.	Yes. Greenfield site on edge of village, but centrally located and relatively close to facilities. No fundamental planning issues.	Outline planning permission granted subject to S106 Agreement (14/01123/OUT) on 26/08/14.	No known viability concerns. Requirement of land for medical centre offered by landowners linked to allocation of site.	Straightforward greenfield site in centre of village now with outline planning permission (14/01123/OUT) subject to S106 Agreement (including provision of land for new medical centre). Parish Council support. Likely to be delivered.		15	15		30											
	Baschurch	BAS025 (SAMDev)	4 Yes	Land to the rear of Medley Vale	1.21	Straightforward greenfield site with developer involvement	SAMDev Plan site and sustainable development	No fundamental planning issues raised	Galliers Homes/Cameron Homes current outline application, aiming for consent by end of 2014, then reserved matters early 2015, commencing construction autumn 2015, with build out over 18 months. Application - 14/04174/OUT.	No known viability concerns	Straightforward greenfield site with developer involvement and no fundamental planning issues raised in representations: Galliers Homes/Cameron Homes current outline application, aiming for consent by end of 2014, then reserved matters early 2015, commencing construction autumn 2015, with build out over 18 months. Parish Council support. Likely to be delivered.		10	15		25											

Discussion to be held at Bridgnorth Session.	Bridgnorth	BRID001 and BRID20b (SAMDev)	4	Yes	Land north of Wenlock Road, Tasley	11.90	New junction onto A458 required. Linked to relocation of Livestock Market although redevelopment of BRID20b not dependent on the relocation happening in advance. Single major landowner (Tasley Estates) including site for relocation of Livestock Market.	Yes - considered to be sustainable development delivering strategic growth of major market town with limited realistic alternatives and no fundamental planning issues.	Site on edge of town including redevelopment of Livestock Market site - sustainable development with no fundamental planning issues affecting suitability. Planning objections submitted regarding proposed allocation, but major extension to town with limited realistic alternatives to deliver required housing and employment land.	Site promoted by principal employment land/buildings provider in Bridgnorth with track record of delivery. Detailed site investigations in hand prior to submission of planning application.	Major project but housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land.	Site on edge of town including redevelopment of Livestock Market site - sustainable development with no fundamental planning issues affecting suitability. Planning objections submitted regarding proposed allocation, but major extension to town with limited realistic alternatives to deliver required housing and employment land. New junction onto A458 required. Linked to relocation of Livestock Market although redevelopment of BRID20b not dependent on the relocation happening in advance. Site promoted by principal	14	50	50	114	50	36					86				
Discussion to be held at Bridgnorth Session.	Bridgnorth	BRID020a (SAMDev)	4	Yes	Land north of Church Lane, Tasley	12.73	Development dependent on access, linked to progress of BRID001 and BRID020b. Single major landowner (Tasley Estates).	Yes - considered to be sustainable development delivering strategic growth of major market town with limited realistic alternatives and no fundamental planning issues - subject to access provision via BRID020b and highway improvements on Church Lane.	Site on edge of town - sustainable development with no fundamental planning issues affecting suitability. Planning objections submitted regarding proposed allocation, but major extension to town with limited realistic alternatives to deliver required housing and employment land.	Development linked to progress with BRID001 and BRID20b, so development not likely in years 1-6. Site promoted by principal employment land/buildings provider in Bridgnorth with track record of delivery.	Major project linked to BRID001 and BRID020b but housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land.	Site on edge of town - sustainable development with no fundamental planning issues affecting suitability. Planning objections submitted regarding proposed allocation, but major extension to Bridgnorth with limited realistic alternatives to deliver required housing and employment land. Development dependent on access, linked to progress of BRID001 and BRID020b and highway improvements on Church Lane. Single major landowner (Tasley Estates) including site for relocation of Livestock Market. Housing cross-subsidises infrastructure	0				20	50	60	60	190	60	50	110			
	Broseley	BROS021a	2	No	Land off Cockshutt Lane	1.07	A well located site suitable for residential development subject to the relocation of the existing businesses. This therefore likely to be a longer term site.	Prepared to grant permission, but will require the location of existing businesses.	Smaller part of site BROS021/09, which is fully inside of settlement development boundary.	Site has been actively marketed in the past.	From the information available, it is considered that there is a reasonable prospect that housing may be delivered on the site.	A well located site which is suitable for residential development, but there would be a delay in delivering housing due to the current active use of the site.	0				10				10						

OK	Shifnal	SHI006 (SAMDev)	4	Yes	Land north of Wolverhampt on Road	tbc	No impediments.	Yes - outline permission granted subject to suitable highways and transport mitigation measures.	Yes - sustainable development subject to suitable highways and transport mitigation measures.	Outline planning permission for 250 dwellings (14/00062/OUT) secured by Taylor Wimpey (27th May 2014).	No known viability concerns.	Sustainable development subject to suitable highways and transport mitigation measures. Outline planning permission for 250 dwellings (14/00062/OUT) secured by Taylor Wimpey. Likely to be delivered – potentially over years 3 – 9.			38	38	38	114	27	27	27	27	28	136					
Self contained units -no change.	Shifnal	SHI002 (care home)	6	No	The Uplands, Shifnal	tbc	Listed building conversion to a care home - now with full planning permission (September 2014). No major issues identified.	Permission granted - 13/04842/LBC Conversion and extension of 'The Uplands' to form an 'Extra Care' care home comprising 29 no. self contained apartments with communal facilities affecting a Grade II Listed Building	Sustainable location and re use of a building.	Completions forecast for 2015/16.	No major viability issues raised to date.	Sustainable re-use of an existing building in a suitable location. Now with full planning permission.			14	15		29											0
OK	Shifnal	SHI002 (66 dwelling development)	6	No	Land off Wolverhampt on Road / The Uplands	tbc	Mixed residential development of 66 dwellings and garages. No major impediments noted.	Application 13/04840/FUL fully approved with s.106 in October 2014.	On the edge of a settlement.	Completions forecast - 2016/17 and 2017/18.	No known viability concerns.	Edge of settlement development now with resolved to grant.			33	33		66										0	
	Shrewsbury	SHREW002, SHREW035, SHREW083 and SHREW128 (Shrewsbury West SUE)	2	Yes	Shrewsbury West SUE	tbc	Yes, although major development requiring complex S106 Agreements and involvement of a number of landowners, the primary landowners are working collaboratively to deliver the development. Highways Authority has accepted principle of up to 400 dwellings accessed off Welshpool Road prior to construction of new Link Road, so no legal or physical impediment to first phases of development.	Yes, for development in accordance with adopted masterplan to include 750 dwellings and the provision of new Oxon Link Road and other infrastructure.	Primarily greenfield development on western edge of Shrewsbury. Sustainable development established in Core Strategy. Comprehensive development in accordance with adopted masterplan to include 750 dwellings and the provision of new Oxon Link Road and other infrastructure.	Phase 1 outline application (only landscaping reserved) for 296 dwellings approved by Committee subject to signing of S106 Agreement on 16/10/14 (14/00246/OUT), with national housebuilder involvement. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Phase 1 build out over years 2-7, with Phase 2 following on (same developer) but other phases to be marketed and developed separately. LEP grant offer towards elements of highways costs, subject to detailed business case approval	Major infrastructure requirements, including provision of new Oxon Link Road, but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues.	Principle of development established in Core Strategy. Comprehensive development in accordance with adopted masterplan to include 750 dwellings and the provision of new Oxon Link Road and other infrastructure. Phase 1 outline application (only landscaping reserved) for 296 dwellings approved by Committee subject to signing of S106 Agreement on 16/10/14, with national housebuilder involvement. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working		20	40	78	98	236	113	108	78	69	38	406	51	51	102		

Self-contained apartment developments - not detailed within the first 5 years.	Shrewsbury	SHREW022	4	Yes	Westside	tbc	Yes - no impediments.	Yes - sustainable development in the context of adjoining Shrewsbury West SUE.	Straightforward greenfield site, to be adjacent to Shrewsbury West SUE Phase 1 housing development and with two existing dwellings on site.	Committee resolved to grant outline planning consent, subject to signing S106 Agreement on 18/09/14 (14/02749/OUT). Indicative layout for 5 dwellings and two retirement blocks for 21 apartments and retention of two existing dwellings.	No known viability concerns, but proposal for retirement apartments to be firmed up.	Straightforward greenfield site, to be adjacent to Shrewsbury West SUE Phase 1 housing development. Committee resolved to grant outline planning consent, subject to signing S106 Agreement on 18/09/14 (14/02749/OUT). Indicative layout for 5 dwellings and two retirement blocks for 21 apartments and retention of two existing dwellings. Some development likely to be delivered, but proposal for retirement apartments needs to be firmed up, so indicated for years 6-10.				5	5	21						21				
	Shrewsbury	SHREW027 (SAMDev)	4	Yes	Land off Preston Street and East of London Road	tbc	Land owned by Taylor Wimpey and Persimmon Homes. At least 150 dwellings can be served off Preston Street subject only to improvements to Preston Street. Remainder is dependent on agreement of access from London Road. Developers have an agreement for an access over land owned by Shropshire Council, but preferred access is over land owned by Shrewsbury College.	Yes, subject to satisfaction of comprehensive development guidelines for site, including access improvements/provision.	Suitable location on edge of town - sustainable development with no fundamental planning issues.	National housebuilders Taylor Wimpey and Persimmon Homes own the site. Information provided that intend to submit planning application in 2014/15....	Key issue is need for access to serve the majority of site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions held.	Major greenfield site for coordinated development in two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to agreement of access. Two national house-builders own the site. High likelihood of delivery over the Plan period - limited delivery counted for years 1-5 to reflect primarily the area which can come forward without new access off London. Road		38	57	57	57	209	57	57	57	57	57	285	33	23	66	

