

Shropshire Council

Draft Methodology: Site Identification & Assessment



Contents

1. Introduction	4
Purpose of this Document	4
The Next Local Plan	4
The Role of Allocations	5
2. Methodology Overview	6
Starting Point	6
An Iterative Process	6
Output	8
3. Stage 1: Identification of Sites	9
Overview	9
Parameters	9
Assessment Area	9
Site Size	9
Proposed Use	9
Types of Site	10
Call for Sites	13
Ongoing Invitation to Promote Sites	14
4. Stage 2: Assessment of Sites	15
Overview	15
Categorisation of Sites	15
Purpose	15
Categorisation in Shropshire	15
Site Categories in Shropshire	17
Development Potential	19
Considerations	19
Development Potential in Shropshire	19
Initial Assessment	20
Refinement	20
Part A: Initial Assessment	20
High-Level Assessment of Suitability	21
High-Level Assessment of Availability	26
High-Level Assessment of Achievability (including Viability)	27
Conclusion: Filtering Sites out of the Assessment Process	28

Part B: Detailed Assessment	32
Detailed Assessment of Suitability	32
Summarising Suitability Considerations	33
Characteristics of the Site	34
Site Proximity and Relationship to Built Form.....	34
Alignment - Vision, Objectives, and Spatial Strategy	35
Connectivity to Services.....	36
Green Belt.....	36
National Landscape	37
Legal Constraints	38
Physical Constraints.....	39
Conclusions of the SEA of sites	45
Natural Environment Assets and Settings	45
Built and Historic Environment Assets and Settings	50
Infrastructure Requirements and Opportunities	55
Strategic Considerations	56
Summary	56
Conclusion	57
Detailed Assessment of Availability.....	57
Detailed Assessment of Achievability (including Viability)	58
Overarching Conclusion	59
5. Stage 3: Determining Draft Allocations	61
Overview	61
Local Context.....	61
Approach to Determining Draft Allocations.....	61
Conclusion	62
Draft Allocations: Capacity & Development Guidelines	62
Information Requirements	63
Review	63
Engagement	63
6. Stage 4: Confirming Draft Allocations	64
Overview	64
Local Context.....	64
Approach to Confirming Draft Allocations.....	64
Conclusion	64
Format of Conclusions.....	64
Design Review	66

Appendices

Appendix 1: Call for Sites Response Form.....	67
Appendix 2: Call for Mineral Working Opportunities Response Form	68
Appendix 3: 'Get Involved' Webpage	69
Appendix 4: Call for Sites Local Plan Webpage	70
Appendix 5: Call for Mineral Working Opportunities Local Plan Webpage.....	71
Appendix 6: Call for Sites and Call for Mineral Working Opportunities Notification Email – Consultation Database & Agent/Developer Forum	72
Appendix 7: Call for Mineral Working Opportunities – West Midlands Aggregate Working Party Notification Email	73
Appendix 8: Call for Sites and Call for Mineral Working Opportunities Commencement Press Release	74
Appendix 9: Call for Sites and Call for Mineral Working Opportunities Mid-Point Press Release.....	75
Appendix 10: Call for Sites and Call for Mineral Working Opportunities Final Week Press Release.....	76
Appendix 11: Call for Sites and Call for Mineral Working Opportunities Social Media Posts	77
Appendix 12: Shropshire Council Portfolio Holder Social Media Post - Call for Sites and Call for Mineral Working Opportunities	78
Appendix 13: Example Agent & Site Promoters Call for Sites and Call for Mineral Working Opportunities Promotions.....	79
Appendix 14: Examples of News Articles Regarding Call for Sites and Call for Mineral Working Opportunities	80
Appendix 15: Ongoing Invitation to Promote Sites Local Plan Webpage	81
Appendix 16: Ongoing Invitation to Promote Mineral Working Opportunities Local Plan Webpage	82

1. Introduction

Purpose of this Document

- 1.1. This document summarises the Council's proposed methodology to achieve a comprehensive and proportionate site identification and assessment process. This methodology is intended to align with and achieve the requirements of:
 - a. The National Planning Policy Framework (NPPF), which sets out Government's planning policies for England.
 - b. The Environmental Assessment of Plans and Programmes Regulations 2004 (Strategic Environmental Assessment (SEA) Regulations).
- 1.2. The methodology is based on the guidance provided by Government on 'Selecting Sites for Development'¹, whilst also positively responding to local circumstances and responses to targeted engagement with selected statutory consultees and infrastructure providers.
- 1.3. It is intended to provide a 'standard approach' for the identification and assessment of housing and employment sites, informing the determination of draft allocations for inclusion in the next Local Plan for Shropshire. These allocations will contribute to the achievement of sustainable development in the County to 2046.
- 1.4. *This methodology would be adapted for other uses such as gypsy & traveller provision, minerals extraction, renewable energy, retail development, and leisure development - where allocations for such uses are considered necessary and appropriate.*

The Next Local Plan

- 1.5. Shropshire Council is shortly to commence preparation of its next Local Plan. This will establish the vision, objectives and spatial strategy for sustainable development in Shropshire.
- 1.6. The next Local Plan will be informed by assessments of need for housing (including specialist accommodation to meet needs of gypsies and travellers, older people and those with disabilities and special needs), employment and other appropriate land-uses. To meet these identified needs, the next Local Plan will allocate land and provide policies to

¹ MGCLG, (2025), <https://www.gov.uk/guidance/selecting-identifying-and-assessing-sites-for-local-plans>

determine applications for 'windfall' proposals on sites which are not allocated for development.

- 1.7. Whilst ensuring sufficient development occurs to meet needs is important, the next Local Plan will also seek to do much more, including:
 - a. Enabling delivery of the type, size, tenure and location of housing and other accommodation necessary to meet the needs of our new and existing communities.
 - b. Enabling the delivery of a suitable mix and location of employment land and floorspace to support the growth of the local economy and support job creation to meet the needs of our new and existing communities.
 - c. Supporting the vitality and vibrancy of our town and rural centres.
 - d. Securing the supply of minerals and ensuring necessary waste management capacity to support economic growth, housing, and infrastructure projects.
 - e. Delivering the infrastructure necessary to support new development and meet the needs of our new and existing communities – complemented by our Infrastructure Delivery Plan and Place Plans.
 - f. Safeguarding our valued built, historic and natural environment.
 - g. Supporting our transition to net zero and our adaptation to climate change.
 - h. Facilitating high-quality and accessible design that complements and enhances character and supports the wellbeing and vibrancy of our communities.

The Role of Allocations

- 1.8. Allocations ensure sufficient and appropriately located land will be available that is capable of delivering sustainable development and meeting the identified needs of our existing and new communities through to 2046.
- 1.9. This land and the development to be provided must also contribute to the wider priorities of the vision, objectives, and spatial strategy of the next Local Plan. As such, they will provide for an appropriate housing and employment mix; support our town centres; support the delivery of necessary infrastructure; safeguard the built, historic and natural environment; facilitate our transition to net zero and our adaptation to climate change; and achieve high-quality and accessible design across Shropshire.

2. Methodology Overview

Starting Point

- 2.1. The Council's proposed site identification and assessment methodology is intended to align with and achieve the requirements of:
 - a. The National Planning Policy Framework (NPPF), which sets out Government's planning policies for England.
 - b. The Environmental Assessment of Plans and Programmes Regulations 2004 (Strategic Environmental Assessment (SEA) Regulations).
- 2.2. The methodology is based on the guidance provided by Government on 'Selecting Sites for Development'², whilst also positively responding to local circumstances and responses to targeted engagement with selected statutory consultees and infrastructure providers.

An Iterative Process

- 2.3. The proposed site identification and assessment methodology involves an iterative process that fully integrates the conclusions of the Strategic Environmental Assessment (SEA) of sites. The key stages of this iterative process and their purpose is summarised in Figure 2.1, with further details of each provided in subsequent chapters.

Figure 2.1: Site Assessment Process

Stage 1: Identify Sites	<p>Consistent with Government guidance on 'Selecting Sites for Development' and local circumstances, identification of sites will draw on a large range of partners and sources of information. This includes:</p> <ol style="list-style-type: none">a. Existing allocations in the adopted Development Plan without planning permission.b. Sites identified in the Brownfield Land Register without planning permission.c. Sites that previously benefited from planning permission where the consent has lapsed but the development of the site remains viable.d. Sites subject to recent planning applications that were refused or withdrawn but where the issues affecting the site may be resolved.e. Surplus land or land likely to become surplus in public sector ownership (including land held by the Council).f. Sites submitted during a 'Call for Sites' undertaken between 10th July 2025 and 2nd October 2025.g. Sites submitted during the 'ongoing invitation to promote sites'. <p><i>The 'Call for Sites' and 'ongoing invitation to promote sites' provides an opportunity for all interested parties to promote sites for consideration. This includes sites promoted during previous land availability or intensification assessments, sites subject to recent pre-application or planning application, land in public sector ownership, vacant / derelict land and buildings, re-development or intensification opportunities, and opportunities to extend existing settlements.</i></p>
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² MGCLG, (2025), <https://www.gov.uk/guidance/selecting-identifying-and-assessing-sites-for-local-plans>

Stage 2: Assess Sites	Reflecting Government guidance on 'Selecting Sites for Development' and local circumstances, assessment of sites will involve:	
	Categorisation	Sites categories will be defined by: a. Scale. b. Promoted use. c. Location.
	Development Potential	Development potential initially determined using standard assumptions responsive to local circumstances. Potential for refinement informed by promoter information and assessment.
	Part A: Initial Assessment	<p>Part A: Initial Assessment will involve:</p> <p>a. High-level assessment of suitability. Considering planning constraints; physical constraints; and natural, built and historic environment assets and settings affected. <i>Incorporating conclusions of SEA of sites.</i></p> <p>b. Consideration of alignment with emerging vision, objectives & spatial strategy for distribution of development in next Local Plan.</p> <p>c. High-level assessment of availability.</p> <p>d. High-level assessment of achievability and viability.</p> <p>Culminates in a conclusion on whether a site proceeds to Part B: Detailed Assessment. Sites will not proceed where:</p> <p>a. Strategic suitability: Significant physical, natural environment, or built/historic environment affects are identified.</p> <p>b. Strategy alignment: Site does not align with the emerging vision, objectives, and spatial strategy for the distribution of development in the next Local Plan.</p> <p>c. Availability: Insufficient certainty exists that the site is available for relevant form(s) of development.</p> <p>d. Size: Alone or in combination site too small for allocation.</p> <p>e. Achievability: Insufficient certainty exists about site viability.</p>
	Part B: Detailed Assessment	<p>Part B: Detailed Assessment will draw on Part A: Initial Assessment (<i>including conclusions of SEA of sites</i>) to:</p> <p>a. Undertake detailed assessment of suitability for development through consideration of:</p> <p>i. Services, facilities and infrastructure requirements and opportunities, informed by existing accessibility and capacity.</p> <p>ii. Natural, built and historic environment assets and settings.</p> <p>-Identify on/off site assets and settings that may be affected.</p> <p>-Determine contribution of site (in current form) to these identified assets and their settings.</p> <p>-Determine impact development of sites may have to these identified assets and their settings.</p> <p>-Explore opportunities to maximise enhancement and minimise or avoid harm to these identified assets and their settings.</p> <p>iii. Identify physical constraints to development or through development impact upon a wider area and explore opportunities to mitigate them and create enhancement.</p> <p>iv. Planning and other strategic considerations.</p> <p>b. Further consider alignment with emerging vision, objectives and spatial strategy for distribution of development in next Local Plan.</p> <p>c. Undertake detailed assessment of availability.</p> <p>d. Undertake detailed assessment of achievability and viability.</p> <p>Culminates in a conclusion which informs identification of draft allocations in Stages 3 and 4 of the assessment.</p>

**Stage 3:
Determine
Draft
Allocations**

Reflecting Government guidance on 'Selecting Sites for Development' and local circumstances, determination of draft allocations will largely be undertaken on a settlement basis (with the exception being those that have the potential to form a new settlement, which will be considered collectively) informed by consideration of:

- a. Categorisation in Stage 2 of the assessment.
- b. Ability to deliver strategic development.
- c. Conclusion on alignment with emerging vision, objectives and spatial strategy for distribution of development in next Local Plan. In particular the proposed role of the associated settlement (where applicable) and sites relationship to this settlement.
- d. Connectivity of the site.
- e. Conclusions on suitability (including consideration of planning constraints; physical constraints; and natural, built and historic environment assets and settings affected - *incorporating conclusions of SEA of sites*) in Stage 2 of the assessment.
- f. Conclusions on availability in Stage 2 of the assessment.
- g. Conclusions on achievability (including viability) in Stage 2 of the assessment.
- h. The ability to achieve an efficient use of land.
- i. Alternative or competing land uses.
- j. Timescales for delivery to ensure new development can be provided throughout the proposed period of the next Local Plan.
- k. Other evidence prepared to inform the next Local Plan.
- l. Competing sites.
- m. Potential cumulative benefit(s) and impact(s) of sites.

Stage 3 culminates in identification of the proposed approach to each site, including identification of initial draft allocations. This will be supported by a summary explanation of the reasons for this approach.

Stage 3 will also indicate any additional evidence required to support draft allocations. The outcomes of Stage 3 to be subject to appropriate engagement.

**Stage 4:
Confirm
Draft
Allocations**

Reflecting Government guidance on 'Selecting Sites for Development' and local circumstances, confirmation of draft allocations will largely be undertaken on a settlement basis (with the exception being those that have the potential to form a new settlement, which will be considered collectively).

In confirming draft allocations, Stage 4 will draw on the conclusions of Stages 2 and 3 of this assessment and information from the engagement following Stage 3.

Stage 4 will culminate in confirmation of the proposed approach to each site, including confirmation of draft allocations. This will be supported by a summary explanation of the reasons for this approach.

Output

- 2.4. This iterative approach to site assessment reflects Government guidance on 'Selecting Sites for Development' and is also considered responsive to local circumstances. It will ensure that all sites are assessed as potential allocations in a consistent, objective and transparent manner.
- 2.5. Through this assessment, draft allocations will be identified which are capable of achieving sustainable development that contributes towards meeting the needs of our communities and supporting the proposed vision, objectives, and spatial strategy of the next Local Plan.

3. Stage 1: Identification of Sites

Overview

- 3.1. **Stage 1** involves the **identification of sites** for assessment.
- 3.2. The methodology for this stage of assessment is informed by Government guidance on 'Selecting Sites for Development' and responsive to local circumstances.

Parameters

- 3.3. The three key parameters for the identification of sites are:
 - a. Assessment area.
 - b. Site size.
 - c. Proposed use.

Assessment Area

- 3.4. The assessment area aligns with the geography to be addressed in the next Local Plan – this being Shropshire Council's administrative area.
- 3.5. Sites outside of this assessment area are unsuitable for consideration within this assessment. In circumstances where sites are partly within the assessment area and partly beyond, only the component within it will be assessed.

Site Size

- 3.6. A minimum site size threshold of 0.2ha is applied. Such a threshold is considered appropriate as it is responsive to the diverse characteristics of Shropshire and those below it unlikely to accommodate 5 or more dwellings or 500m² floorspace of economic development. Sites below this threshold will not be assessed.

Proposed Use

- 3.7. Sites will initially be assessed where promoted for housing-led development (including specialist housing) or employment-led development. This will allow for consideration of sites for a variety of different types of housing and employment uses.
- 3.8. *Sites for other purposes will be assessed where it is determined that allocations for these purposes are necessary and appropriate. In such circumstances, this methodology would be appropriately adapted for these purposes.*

Types of Site

- 3.9. Consistent with Government guidance on 'Selecting Sites for Development', a large range of partners and sources of information will be drawn upon to identify sites for inclusion within the assessment.
- 3.10. Figure 3.1 summarises the mechanisms to be used to identify sites for inclusion within the assessment, detailing how they align with the potential sources identified by Government in their guidance on 'Selecting Sites for Development'.

Figure 3.1: Type of Site

Types of Site	Data Source(s)	Approach
Allocations in current Development Plan	<ul style="list-style-type: none"> -Local Plan and Neighbourhood Plans -Call for Sites -Ongoing invitation to promote sites 	<p>Assess allocations for housing-led development or employment-led development in current Local and Neighbourhood Plans without planning permission at 31st March 2026.</p> <p><i>Allocations for housing-led development or employment-led development with extant planning permission at 31st March 2026 are considered suitable, available and achievable (including viable). Such sites will only be further assessed if actively promoted through the Call for Sites or ongoing invitation to promote sites.</i></p>
Sites in the Brownfield Land Register	<ul style="list-style-type: none"> -Brownfield Land Register -Call for Sites -Ongoing invitation to promote sites 	<p>Assess sites identified in the Brownfield Land Register that have not been subject to redevelopment and are without planning permission at 31st March 2026.</p> <p><i>Guidance stipulates sites should not be removed from the Brownfield Land Register once redeveloped, such sites will not be assessed unless actively promoted through the Call for Sites or ongoing invitation to promote sites.</i></p> <p><i>Sites in the brownfield land register with extant planning permission at 31st March 2026 are considered suitable, available and achievable (including viable). Such sites will only be further assessed if actively promoted through the Call for Sites or ongoing invitation to promote sites.</i></p>

Types of Site	Data Source(s)	Approach
Sites subject to planning applications (permissions and previous refusals)	<ul style="list-style-type: none"> -Planning application records -Development start and completion records -Call for Sites -Ongoing invitation to promote sites 	<p>Assess sites that had planning permission for 5 or more dwellings and/or 500m² of employment floorspace, where planning permission has subsequently lapsed in the last 5 years and it has not been subject to a subsequent planning permission for housing-led development or employment-led development.</p> <p>Assess sites subject to a planning application for 5 or more dwellings and/or 500m² of employment floorspace refused or withdrawn in the last 5 years, where planning permission has not subsequently been granted for housing-led development or employment-led development.</p> <p><i>Sites with extant planning permission for residential or employment development at 31st March 2026 are considered suitable, available and achievable (including viable). Such sites will only be further assessed if actively promoted through the Call for Sites or ongoing invitation to promote sites.</i></p>
Sites subject to pre-application submissions (in agreement with developers)	<ul style="list-style-type: none"> -Call for Sites -Ongoing invitation to promote sites 	<p>Assess sites subject to pre-application submissions where they are promoted through the Call for Sites or ongoing invitation to promote sites processes.</p> <p><i>Pre-applications are generally confidential. The most effective mechanism to secure agreement for their inclusion is through the Call for Sites or ongoing invitation to promote sites.</i></p>
Sites identified in current or previous Land Availability Assessments	<ul style="list-style-type: none"> -Call for Sites -Ongoing invitation to promote sites 	<p>Assess sites included in Land Availability Assessments where they are promoted through the Call for Sites or ongoing invitation to promote sites processes.</p> <p><i>The Council's last Land Availability Assessment was completed in 2018. To ensure confidence that identified sites remain available for development, they will be assessed if actively promoted through the Call for Sites or ongoing invitation to promote sites.</i></p>

Types of Site	Data Source(s)	Approach
Land owned by the Local Authority and other public bodies in consultation	<ul style="list-style-type: none"> -National register of public sector land -Engagement with strategic plans of relevant public sector bodies -Submissions to the Call for Sites or ongoing invitation to promote sites by public sector bodies -Submission to the Call for Sites or ongoing invitation to promote sites by Shropshire Council Estates 	<p>Assess identified surplus land or land likely to become surplus in public sector ownership (including land held by the Council).</p> <p><i>If land is not identified as surplus or likely to become surplus it will not be assessed unless actively promoted through the Call for Sites or ongoing invitation to promote sites.</i></p>
Land identified in new or previous capacity or intensification assessments	<ul style="list-style-type: none"> -Call for Sites -Ongoing invitation to promote sites 	<p>Assess sites included within Capacity or Intensification Assessments where they are promoted through the Call for Sites or ongoing invitation to promote sites processes.</p> <p><i>The Council has not undertaken a recent Capacity or Intensification Assessment.</i></p>
Vacant and derelict land and buildings	<ul style="list-style-type: none"> -Brownfield Land Register -Call for Sites -Ongoing invitation to promote sites 	<p>Assess vacant and derelict land and buildings identified through these mechanisms (subject to the caveats identified for sites in the Brownfield Land Register).</p>
Land in alternative use that may be suitable for re-development, such as commercial buildings or car parks	<ul style="list-style-type: none"> -Brownfield Land Register -Call for Sites -Ongoing invitation to promote sites 	<p>Assess land in alternative use that may be suitable for re-development identified through these mechanisms (subject to the caveats identified for sites in the Brownfield Land Register).</p>
Sites with opportunities to intensify uses or redevelop areas (particularly in urban areas)	<ul style="list-style-type: none"> -Brownfield Land Register -Call for Sites -Ongoing invitation to promote sites 	<p>Assess sites with opportunities to intensify uses or redevelop areas identified through these mechanisms (subject to the caveats identified for sites in the Brownfield Land Register).</p>
Sites providing opportunities to extend existing settlements	<ul style="list-style-type: none"> -Call for Sites -Ongoing invitation to promote sites 	<p>Assess sites providing opportunities to extend existing settlements identified through these mechanisms.</p>

Call for Sites

- 3.11. A Call for Sites is an important and effective mechanism for identifying potential development sites. It involves inviting stakeholders (including developers, landowners, public bodies and the general public) to propose land they think is right for development.
- 3.12. Shropshire Council conducted a Call for Sites and associated Call for Mineral Working Opportunities between the 10th July 2025 and 2nd October 2025.
- 3.13. To support those intending to respond to this Call for Sites, an interactive response form was prepared (in Spreadsheet format), detailing required information. A copy of this response form is provided Appendix 1 of this document.
- 3.14. A similar interactive response form was also prepared (in Spreadsheet format) for those wishing to promote mineral working opportunities. A copy of this response form is provided Appendix 2 of this document.
- 3.15. To publicise the Call for Sites and associated Call for Mineral Working Opportunities a number of mechanisms were utilised, including:
 - a. Consultation webpage created in the Council's 'Get Involved' facility (see Appendix 3).
 - b. Complementary Call for Sites webpage created in the Planning Policy element of the Council's website (see Appendix 4). Similar webpage created for the Call for Mineral Working Opportunities (Appendix 5).
 - c. Notification of Call for Sites and Call for Mineral Working Opportunities issued via email to all those on the Planning Policy Consultation Database. This includes adjoining and closely related Local Planning Authorities, infrastructure providers, businesses, interest groups, agents, land promoters, developers, the general contact for Town and Parish Council's in Shropshire (for dissemination), and interested individuals (Appendix 6).
 - d. Notification of Call for Sites and Call for Mineral Working Opportunities issued via email to those on the Council's Agent and Developer Forum (Appendix 6).
 - e. Notification of Call for Mineral Working Opportunities issued via email to West Midlands Aggregate Working Party members (Appendix 7).
 - f. Press release issued at the commencement of the Call for Sites and Call for Mineral Working Opportunities exercises (Appendix 8).
 - g. Press release issued at the approximate mid-point of the Call for Sites and Call for Mineral Working Opportunities exercises (Appendix 9).

- h. Press release issued with one week remaining of the Call for Sites and Call for Mineral Working Opportunities exercises (Appendix 10).
- i. Shropshire Council social media posts issued at various points during the Call for Sites and Call for Mineral Working Opportunities period (Appendix 11).
- j. Shropshire Council Portfolio Holder for Planning social media post at commencement of the Call for Sites and Call for Mineral Working Opportunities period (Appendix 12).
- k. Various agents and site promoters operating in Shropshire issued press releases and social media posts advertising Call for Sites and Call for Mineral Working Opportunities exercises (examples in Appendix 13).
- l. Various news articles published regarding Call for Sites and Call for Mineral Working Opportunities exercises (examples in Appendix 14).
- m. Officers attending public meetings during the Call for Sites and Call for Mineral Working Opportunities exercises publicised the processes.

3.16. As a result of these mechanisms, around 750 sites were promoted during the Call for Sites exercise and a further 10 areas were promoted during the Call for Mineral Working opportunities exercise.

Ongoing Invitation to Promote Sites

- 3.17. Following the conclusion of the Call for Sites and Call for Mineral Working Opportunities exercises, a complementary ongoing invitation to promote sites was launched.
- 3.18. This process allows for the continued submission of sites which the Council will endeavour to consider within this site assessment process – caveated by the fact that if the submission is made after the completion of the assessment process this may not be achievable.
- 3.19. The ongoing invitation to promote sites is publicised on a Promoting a Site for Allocation webpage within the Planning Policy element of the Council’s website (see Appendix 15). A similar webpage was created for the ongoing invitation to promote mineral working opportunities (Appendix 16).
- 3.20. The Council will also utilise the initial Scoping Consultation during the notification of intention to commence plan-making period and subsequent Plan Content and Evidence Consultation to further publicise this ongoing invitation.

4. Stage 2: Assessment of Sites

Overview

- 4.1. **Stage 2** involves the **assessment of sites**.
- 4.2. The methodology for this stage of assessment is informed by Government guidance on 'Selecting Sites for Development' and responsive to local circumstances.

Categorisation of Sites

- 4.3. To support the assessment of sites, they are first categorised. This involves the 'grouping' of sites based on their characteristics.

Purpose

- 4.4. The purpose of this categorisation is to:
 - a. Gain an early understanding of the type and amount of different development opportunities.
 - b. Support identification of where additional evidence may be required to support certain types of development opportunities.
 - c. Inform the emerging spatial strategy of the next Local Plan.
 - d. Support the consistency of assessment of similar types of sites within the wider Stage 2 of the site assessment process.
 - e. Inform decisions on the type of sites to take forward as draft allocations in Stages 3 and 4 of the site assessment process.

Categorisation in Shropshire

- 4.5. Reflecting Government guidance on 'Selecting Sites for Development' and local circumstances, three site characteristics will inform the categorisation of sites in Shropshire.

First Characteristic

- 4.6. The **first site characteristic** that will inform the categorisation of sites is scale. Specifically, sites will be divided into four types based on their size (gross). The site scale types are:
 - a. Small scale sites up to 1ha.
 - b. Moderate scale sites up to 3ha but more than 1ha.
 - c. Large scale sites of up to 25ha but more than 3ha.
 - d. Strategic scale sites of more than 25ha.
- 4.7. Due to the nature of this site characteristic, each site will feature in only one of the site scale types.

Second Characteristic

- 4.8. The **second site characteristic** that will inform the categorisation of sites is promoted use. Specifically, sites will be divided into six promoted use types, based on the use for which they are promoted. The types are:
- a. Residential-led development (including specialist housing for older people and/or disabilities with special needs).
 - b. Employment-led development.
 - c. Gypsy & Traveller development.
 - d. Renewable energy provision.
 - e. Retail and/or leisure development.
 - f. Mineral working opportunity.
- 4.9. Sites will initially be assessed where promoted for housing-led development (including specialist housing) or employment-led development. This will allow for the consideration of sites for a variety of different types of housing and employment uses.
- 4.10. *Where sites are promoted for other purposes, such as gypsy & traveller provision, minerals extraction, renewable energy, retail development and leisure development they will be assessed where it is determined that allocations for these purposes are necessary and appropriate. In such circumstances, this methodology would be appropriately adapted for these purposes.*
- 4.11. As some sites are promoted for multiple purposes they may feature in more than one of the promoted use types. This will be recognised when considering total development potential to avoid 'double counting'.

Third Characteristic

- 4.12. The **third site characteristic** that will inform the categorisation of sites is location. Specifically, sites will be grouped based on the settlement to which they are associated.
- 4.13. **Identification of settlements in Shropshire will be undertaken within the Shropshire Community Hierarchy.**
- 4.14. Where sites are not associated with an identified settlement, they will either be allocated to the rural area (where 25ha or less in size) or the strategic sites category (where 25ha or more in size).
- 4.15. Due to the nature of this site characteristic, each site will feature in only one of the site location types.

Site Categories in Shropshire

4.16. Utilising the three characteristics of scale, promoted use and location, sites will be categorised, the categories to be used are summarised in Figure 4.1.

Figure 4.1: Site Categories in Shropshire

Category	Criteria		
	Scale	Promoted Use	Location
Small scale residential or residential-led mixed use	Up to 1ha	-Residential or residential-led mixed use -Specialist housing	Category to be replicated for each settlement and for rural area
Moderate scale residential or residential-led mixed use	Up to 3ha but more than 1ha	-Residential or residential-led mixed use -Specialist housing	Category to be replicated for each settlement and for rural area
Large scale residential or residential-led mixed use	Up to 25ha but more than 3ha	-Residential or residential-led mixed use -Specialist housing	Category to be replicated for each settlement and for rural area
Strategic Site for residential or residential-led mixed use	More than 25ha	-Residential or residential-led mixed use -Specialist housing	Category to be replicated for each settlement and for other strategic sites group
Small scale employment or employment-led mixed use	Up to 1ha	-Employment or employment-led mixed use	Category to be replicated for each settlement and for rural area
Moderate scale employment or employment-led mixed use	Up to 3ha but more than 1ha	-Employment or employment-led mixed use	Category to be replicated for each settlement and for rural area
Large scale employment or employment-led mixed use	Up to 25ha but more than 3ha	-Employment or employment-led mixed use	Category to be replicated for each settlement and for rural area
Strategic site for employment or employment-led mixed use	More than 25ha	-Employment or employment-led mixed use	Category to be replicated for each settlement and for the other strategic sites group

4.17. Sites can be re-categorised if additional information (for instance regarding promoted use(s)), becomes available which indicates that this is appropriate.

4.18. Government guidance on 'Selecting Sites for Development' includes examples of the site categories that might be identified for housing-led development and employment-led development. Figure 4.2 summarises the general alignment of these examples with the Shropshire categories.

Figure 4.2: General Alignment – Shropshire Site Categories and Example Categories in Government guidance on 'Selecting Sites for Development'

Example Categories in Government Guidance	Shropshire Categories
New settlements	-Strategic Site for residential or residential-led mixed use
Large scale urban extensions	-Large scale residential or residential-led mixed use -Strategic Site for residential or residential-led mixed use
Larger town centre redevelopment or new urban quarters	-Moderate scale residential or residential-led mixed use -Large scale residential or residential-led mixed use
Estate regeneration	-Moderate scale residential or residential-led mixed use -Large scale residential or residential-led mixed use
Smaller or medium scale previously developed land	-Small scale residential or residential-led mixed use -Moderate scale residential or residential-led mixed use
Smaller or medium scale urban extensions to towns or villages	-Small scale residential or residential-led mixed use -Moderate scale residential or residential-led mixed use
Town or village infill	-Small scale residential or residential-led mixed use -Moderate scale residential or residential-led mixed use
Offices, leisure and retail	-Small scale employment or employment-led mixed use -Moderate scale employment or employment-led mixed use -Large scale employment or employment-led mixed use -Strategic site for employment or employment-led mixed use
Research, development, and knowledge (including studios and university development)	-Small scale employment or employment-led mixed use -Moderate scale employment or employment-led mixed use -Large scale employment or employment-led mixed use -Strategic site for employment or employment-led mixed use
Industrial	-Small scale employment or employment-led mixed use -Moderate scale employment or employment-led mixed use -Large scale employment or employment-led mixed use -Strategic site for employment or employment-led mixed use
Logistics	-Large scale employment or employment-led mixed use -Strategic site for employment or employment-led mixed use
Data centres	-Small scale employment or employment-led mixed use -Moderate scale employment or employment-led mixed use -Large scale employment or employment-led mixed use -Strategic site for employment or employment-led mixed use
Employment-led mixed use	-Small scale employment or employment-led mixed use -Moderate scale employment or employment-led mixed use -Large scale employment or employment-led mixed use -Strategic site for employment or employment-led mixed use

Development Potential

- 4.19. To support the assessment of sites, the development potential of those promoted for housing-led development and employment-led development is also determined. Development potential is the consideration of a site's capacity for various forms of development.
- 4.20. *Where sites are promoted for other purposes, such as gypsy & traveller provision, minerals extraction, renewable energy, retail development and leisure development, development potential will be assessed where it is determined that allocations for these purposes are necessary and appropriate. In such circumstances, this methodology would be appropriately adapted for these purposes.*

Considerations

- 4.21. Government guidance on 'Selecting Sites for Development' suggests factors should be considered when determining the development potential of sites promoted for residential-led development or employment-led development. These are:
- a. The need to make the most efficient use of land.
 - b. Evidence gathered through the call for sites process.
 - c. The distinction between gross and net site areas.
 - d. The potential to use indicative density multipliers - for example size and location, based on existing densities or consideration of what an appropriate density could be in the future.
 - e. Adopted or emerging policies, for instance relating to density, car parking, design, green infrastructure and biodiversity net gain.
 - f. Commercial viability.
 - g. Site specific opportunities.

Development Potential in Shropshire

- 4.22. Reflecting the Government guidance on 'Selecting Sites for Development' and local circumstances, a two stage approach will be utilised to determine development potential.
- 4.23. Initially, development potential will be calculated using standard assumptions on net site areas and site density, informed by recognition of the need to make efficient use of land, evidence gathered through the call for sites process, recognition of the distinction between gross and net site areas, the value of indicative density multipliers, current understanding of current and emerging policy (locally and nationally), viability considerations, and the characteristics of Shropshire.

4.24. These standard assumptions may then be refined where a site is identified as a proposed allocation in Stages 3 and 4 of this assessment.

Initial Assessment

4.25. The standard assumptions applied to calculate the initial development potential of sites promoted for residential-led development or employment-led development are summarised in Figure 4.3.

Figure 4.3: Calculation of Site Capacity

Type of Development	Calculation of Net Site Area	Net Capacity
Residential-Led	<i>Up to 1ha: 100% of gross site area. Up to 3ha (but more than 1ha): 80% of gross site area. Up to 25ha (but more than 3ha): 70% of gross site area. More than 25ha: 60% of gross site area.</i>	35 dwellings per hectare in urban settlements or potential new settlements. 25 dwellings per hectare in rural settlements.
Employment-Led	35% of total site area.	

Refinement

4.26. Any refinement of a sites development potential (in circumstances where it is identified as a proposed allocation in Stages 3 and 4) will be informed by:

- a. Documentation submitted in relation to the site.
- b. Site specific characteristics and constraints.
- c. Relevant existing development schemes.
- d. Consideration of surrounding land uses and the users of this land.
- e. Consideration of the impact on surrounding constraints.
- f. Consideration of best practice and guidance on site densities.

Part A: Initial Assessment

4.27. **Part A: Initial Assessment** is a technical and high-level strategic assessment of the suitability (including through the SEA of sites), availability, and achievability (including viability) of sites promoted for housing-led development or employment-led development. This assessment will culminate in a conclusion on whether a site proceeds to **Part B: Detailed Assessment**.

4.28. *Sites for other purposes will be assessed where it is determined that allocations for these purposes are necessary and appropriate. In such circumstances, this methodology would be appropriately adapted for these purposes.*

4.29. As this is an initial assessment, further constraints and opportunities associated with each site may become apparent as they progress through the assessment process.

4.30. Part A: Initial Assessment will not identify draft allocations and will not be sufficient, in isolation, to identify the constraints and opportunities present to support the determination of a planning application for proposed development of a site.

High-Level Assessment of Suitability

4.31. Suitability is the consideration of whether a site will provide an appropriate location for development, when considered against relevant constraints and their potential to be mitigated.

4.32. Determination of high-level suitability will be informed by a range of factors, including:

- a. The character of the site, including any existing use(s).
- b. The nature of site boundaries - type and clarity.
- c. The site location and surroundings - adjoining use(s).
- d. Proximity and relationship to the built form of a settlement.
- e. Connectivity to key services and facilities using the Government's Connectivity Tool (<https://connectivity-tool-lite.dft.gov.uk/index>). This considers access by walking, cycling and public transport to key services and facilities including those for education, healthcare, leisure and community uses, shopping, employment and residential.
- f. High-level identification and assessment of planning and legal objectives and constraints:
 - i. Consistency with the spatial strategy of the adopted Development Plan.
 - ii. Alignment with the emerging vision, objectives, and spatial strategy for the distribution of development in the next Local Plan.
 - iii. Whether the site is located in the Green Belt.
 - iv. Whether the site is located in the Shropshire Hills National Landscape.
 - v. Known legal covenants affecting the site.

- g. High-level identification and assessment of physical constraints:
 - i. Site topography and ground conditions.
 - ii. Ability to gain vehicular, pedestrian and cycle access to the site.
 - iii. Whether the site is crossed by a public right of way.
 - iv. Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development.
 - v. Whether the site contains or adjoins a main river, identified ordinary watercourse or identified culvert.
 - vi. Flood risk to the site or immediate access – rivers, surface water, groundwater, sewers, historic flood events and flood defences.
 - vii. Located in an aquifer or source protection zone for groundwater.
 - viii. Whether the site contains existing public open space.
 - ix. Landscape and visual sensitivity.
 - x. If relevant, agricultural land quality of the site.
 - xi. Whether the site contains peat soils.
 - xii. Whether the site is in a mineral safeguarding area or coal authority consultation area.
 - xiii. Risk of pollution (including air, water, noise and odour) or contamination on the site.
 - xiv. Air quality management areas.
- h. Conclusions of the SEA of sites.
- i. High-level identification and assessment of the effects on natural environment assets:
 - i. Special Areas of Conservation (SAC's) – all or part contained on site or within 2km.
 - ii. Ramsar Sites – all or part contained on site or within 2km.
 - iii. National Nature Reserves (NNR's) – all or part contained on site or within 500m.
 - iv. Sites of Special Scientific Interest (SSSI's) – all or part contained on site, it's impact risk zone (where identified) or within 500m.
 - v. Local Nature Reserves (LNR's) – all or part contained on site or within 100m.
 - vi. Ancient Woodland – all or part contained on site or within 500m.
 - vii. Potential Areas of Particular Importance for Biodiversity³ – all or part contained on site or within 250m.

³ As identified within the Local Nature Recovery Strategy (LNRS).

- viii. Local Wildlife Sites or Regional Geological and Geomorphological Sites – all or part contained on site or within 250m.
- ix. Veteran Trees or Trees subject to Tree Preservation Orders – located on site or within 30m.
- j. High-level identification and assessment of the effects on built and historic environment assets:
 - i. World Heritage Sites or their designated buffers – all or part contained on site or within 500m.
 - ii. Scheduled Monuments – all or part contained on site or within 500m.
 - iii. Registered Battlefields – all or part contained on site or within 500m.
 - iv. Registered Parks or Gardens – all or part contained on site or within 500m.
 - v. Conservation Areas – all or part contained on site or within 500m.
 - vi. Listed Buildings – all or part contained on site or within 500m.

4.33. *The use of 'defined distances' to natural, built and historic environment assets constitutes a starting point for the identification and consideration of assets that may be affected by development. This approach is considered proportionate for this **Part A: Initial Assessment** and responsive to the iterative site assessment process.*

4.34. **Part B: Detailed Assessment** will entail a more comprehensive identification and consideration which will not be limited to assets in 'defined distances'.

4.35. *For natural environment assets, this will be undertaken using a 'source-pathway-receptor' approach to consider potential effects on the integrity of natural environment assets, through review by ecology and arboricultural officers.*

4.36. *For built and historic environment assets, this will be undertaken using a four stage process: identification of on and off-site assets and their settings that could be affected; determine the contribution the site (in current form) makes to these assets and their settings; Determine the impact(s) development of the site could have on these assets and their settings; and explore opportunities to maximise enhancement and either avoid or minimise harm to these assets and their settings, through review by heritage officers.*

4.37. Informed by these factors, the **Part A: Initial Assessment** will reach a high-level conclusion on the suitability of the site.

4.38. The options for this high-level conclusion will be as follows:

a. **Suitable – subject to further detailed assessment.** Where all of the following apply:

- Clear site boundaries could be established (through visible elements such as natural features such as rivers, site topography or hedgerows, and/or development features such as roads or property curtilages) and the proposed use or mix of uses could be appropriate on the site and in its setting.
- The site is generally accessible to services and facilities, or there could be potential to appropriately enhance access to services and facilities*.
- There are no known high-level legal, policy, physical, natural environment, historic environment, built environment, or other constraints that will prevent development for the relevant use or mix of uses, or these constraints could potentially be suitably overcome through appropriate mitigation**.

b. **Not Currently Suitable - further detailed assessment required.** Where all of the following apply:

- Clear site boundaries could be established (through visible elements such as natural features such as rivers, site topography or hedgerows, and/or development features such as roads or property curtilages) and the proposed use or mix of uses could be appropriate on the site and in its setting, if facilitated by the next Local Plan.
- The site is generally accessible to services and facilities, or there could be potential to appropriately enhance access to services and facilities*.
- The proposed use or mix of uses on the site is not consistent with the spatial strategy of the adopted Development Plan; but if facilitated by the next Local Plan they could align with the distribution of development proposed in the emerging spatial strategy of the next Local Plan.
- There are no known high-level legal, policy, physical, natural environment, historic environment, built environment, or other constraints that will prevent development for the relevant use or mix of uses, or these constraints could potentially be suitably overcome through appropriate mitigation**.

c. **Not Suitable.** Where one or more of the following apply:

- The proposed use or mix of uses on the site are not consistent with the spatial strategy of the adopted Development Plan and will not align with the distribution of development proposed in the emerging spatial strategy of the next Local Plan (which will be informed by existing and the potential to enhance connectivity to services and facilities*).
- There are known high-level legal, policy, physical, natural environment, historic environment, built environment, or other constraints (informed by the ability to establish appropriate site boundaries and whether the proposed use or mix of uses could be appropriate on the site and in its setting) that will prevent residential-led development or employment-led development and it is considered these constraints could not be suitably overcome through appropriate mitigation.
 - Significant legal/policy constraints which it is considered could not be suitably overcome through appropriate mitigation include circumstances where the site does not align with the distribution of development proposed in the emerging spatial strategy of the next Local Plan; where the site is located within the Green Belt (including Grey Belt) or the Shropshire Hills National Landscape; and where the site is subject to legal covenants restricting development for the proposed use or mix of uses.
 - Significant physical constraints which it is considered could not be suitably overcome through appropriate mitigation will include circumstances where the site is landlocked (cannot be accessed); where the site is some distance from the built form (unless this distance is formed from other relevant site promotions or it could represent a potential strategic site/use appropriate to such a location); where the majority of the site is in river flood zones 2 and/or 3 or can only be appropriately accessed through river flood zones 2 and/or 3; where the majority of the site forms identified open space; or where the site has a severely adverse topography.
 - Significant natural environment constraints include where the majority of the site has been identified as a natural environment asset– unless there is potential for the asset to be positively integrated into the development.
 - Significant built and historic environment constraints include where the majority of the site has been identified as a built or heritage asset – unless there is potential for the asset to be positively integrated into the development.

Suitable access to services and facilities will vary between different uses. As this is a high-level assessment, where sites are subject to known limitations on access to services and facilities, but it is considered access could potentially be appropriately enhanced (through either additional provision or appropriate enhancement to access links), this will be reflected in the suitability conclusion. However, further detailed consideration within **Part B: Detailed Assessment will be required to confirm if such enhancements are appropriate, effective, achievable, and any implications on the overall developable area.*

***As this is a high-level assessment, where sites are subject to known constraints which it is considered could potentially be appropriately mitigated, this will be reflected in the suitability conclusion. However, further detailed consideration within **Part B: Detailed Assessment** will be required to confirm if such mitigation is appropriate, effective, and any implications on the overall developable area. Due to the high-level strategic approach to this Step of the site assessment process, it will not include sequential/exception flood risk and associated mitigation considerations. As such, sites predominantly in river flood zones 2 and/or 3 or directly accessed through river flood zones 2 and/or 3 will be classified as '**Not Suitable**'.*

High-Level Assessment of Availability

- 4.39. Availability is the consideration of whether a site is believed to be available or likely to become available for a particular form of development.
- 4.40. A site will be considered available or likely to become available for residential-led development or employment-led development, when, on the best information (confirmed by the call for sites, information from site promoters, or legal searches where appropriate), there is confidence that no legal or ownership impediments prevent the development of the site. This includes:
 - a. Where the site is actively promoted for residential-led development or employment-led development during the 'Call for Sites' or invitation to promote sites exercises.
 - b. Where the site is actively promoted for residential-led development or employment-led development during preparation of the next Local Plan or associated evidence.
 - c. Where there had been a Planning Application submitted in the last five years for residential-led development or employment-led

development but was unsuccessful for issues that may be resolved or was successful but has since lapsed on a site which remains viable for development.

4.41. The **Part A: Initial Assessment** will reach a high-level conclusion on the availability of the site comprising one of the following:

- a. **Available.**
- b. **Not Currently But Likely To Become Available.**
- c. **Availability Unknown.**
- d. **Not Available.**

High-Level Assessment of Achievability (including Viability)

4.42. Achievability is the consideration of whether there is a reasonable prospect that a particular form of development will occur on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of a developer to complete the development over a certain period.

4.43. This high-level assessment will consider the reasonable prospect for residential-led development or employment-led development to occur on the site at a particular point in time. This includes:

- a. Where the site is actively promoted for residential-led development or employment-led development during the 'Call for Sites' or invitation to promote sites exercises.
- b. Where the site is actively promoted for residential-led development or employment-led development during the preparation of the next Local Plan or associated evidence.
- c. Where there had been a Planning Application submitted in the last five years for residential-led development or employment-led development but was unsuccessful for issues that may be resolved or was successful but has since lapsed on a site which remains viable for development.

4.44. The **Part A: Initial Assessment** will reach a high-level conclusion on the achievability and viability of the site comprising one of the following:

- a. **Achievable and Viable.**
- b. **Achievability and Viability Unknown.**
- c. **Not Achievable and Viable.**

Conclusion: Filtering Sites out of the Assessment Process

4.45. Reflecting Government guidance on 'Selecting Sites for Development' and local circumstances, **Part A: Initial Assessment** will culminate in an overarching conclusion on whether a site proceeds to **Part B: Detailed Assessment**.

4.46. The options for this high-level conclusion are:

- a. *Accepted - Subject to Further Detailed Assessment*. For completeness, such sites will proceed to **Part B: Detailed Assessment**.
- b. *Consider Further Through Site Assessment Process*. Such sites will proceed to **Part B: Detailed Assessment**.
- c. *Filtered Out*. Such sites will not proceed to **Part B: Detailed Assessment**.

4.47. The **Part A: Initial Assessment** conclusions regarding suitability, availability and achievability (including viability) will determine which of these conclusions is appropriate for each site.

4.48. Specifically, a site will be '*Accepted - Subject to Further Detailed Assessment*' where the **Part A: Initial Assessment** concludes it is:

- a. Of an appropriate size to be allocated in the Local Plan.
- b. Suitable for the relevant form of development - subject to further detailed assessment.
- c. Available or likely to become available for the relevant form of development.
- d. Achievable and viable for the relevant form of development.

4.49. To determine whether remaining sites will be '*Considered Further Through Site Assessment Process*' or '*Filtered Out*', five indicators from the conclusions of the **Part A: Initial Assessment** will be applied. These are:

- a. Size of each site.
- b. Alignment with the emerging vision, objectives, and spatial strategy for the distribution of development in the next Local Plan.
- c. High-level suitability of each site.
- d. High-level availability of each site.
- e. High-level achievability and viability of each site.

Size

- 4.50. Shropshire Council recognises the important contribution small and medium sized sites can make to meeting housing and employment needs and that such sites traditionally represent a significant component of sites that arise in Shropshire.
- 4.51. However, the Council considers a minimum size threshold is important for allocations. This is because very small sites are considered inappropriate to allocate in the next Local Plan and where they are appropriate for development this is more effectively facilitated through other mechanisms.

- 4.52. Very small sites (unless there is potential for allocation as part of a wider site) will be '*Filtered Out*'. In this context, very small sites will consist of:
- a. Sites of less than 0.2ha in rural settlements that align with the distribution of development proposed in the emerging spatial strategy of the next Local Plan, unless there is potential for allocation as part of a wider site which in combination exceed 0.2ha size.
 - b. Sites of less than 0.2ha in urban settlements within/partly within the Green Belt or Shropshire Hills National Landscape, unless there is potential for allocation as part of a wider site which in combination exceed 0.2ha size.
 - c. Sites of less than 0.5ha in other urban settlements, unless there is potential for allocation as part of a wider site which in combination exceed 0.5ha size.

Strategic Alignment

- 4.53. The **Part A: Initial Assessment** will consider the alignment of each site with the emerging vision, objectives, and spatial strategy for the distribution of development in the next Local Plan.

4.54. If a site is in a location that does not align with the distribution of development proposed in the emerging spatial strategy of the next Local Plan it would not support achievement of the emerging vision, objectives, or spatial strategy.

4.55. Generally this applies to sites not associated with a 'settlement' as identified within the Community Hierarchy. The exception will be circumstances where the site could represent a potential strategic site.

4.56. Such sites are unsuitable for allocation and as such will be '*Filtered Out*'.

High-Level Suitability

4.57. The **Part A: Initial Assessment** of suitability will identify sites which are 'Not Suitable' for development due to the existence of known high-level legal, policy, physical, natural environment, historic environment, built environment, or other constraints that will prevent development for housing-led development or employment-led development and it is considered these constraints could not be suitably overcome through appropriate mitigation.

4.58. Sites identified as 'Not Suitable' for development will generally be *'Filtered Out'*.

4.59. Exceptions exist where the site is deemed 'Not Suitable' due to its location within the Green Belt, location within the Shropshire Hills National Landscape, and/or all immediate access point(s) being located in flood zones 2 and/or 3. These are exceptions as their consideration extends beyond the scope of the **Part A: Initial Assessment**.

Specifically:

- a. For sites located in the Green Belt to be considered suitable there is generally an expectation that exceptional circumstances can be demonstrated. Consideration of whether this is the case cannot be undertaken in the **Part A: Initial Assessment**.
- b. For sites located in the Shropshire Hills National Landscape to be considered suitable, a decision on whether it constitutes major development and if so whether exceptional circumstances can be demonstrated is required. This process cannot be undertaken in the **Part A: Initial Assessment**.
- c. For sites where all immediate access points are through Flood Zones 2 and/or 3, to be considered suitable it must be informed by sequential and/or exception test, demonstrated that appropriate mitigation is possible, and demonstrated that development will not increase flood risk elsewhere. This process cannot be undertaken in the **Part A: Initial Assessment**.

4.60. Therefore, unless *'Filtered Out'* for other reasons, sites affected by these exceptions will be *'Considered Further Through the Site Assessment Process'* to allow the implications of these constraints to be considered in the **Part B: Detailed Assessment**.

Availability

4.61. As part of the high-level assessment of availability, the **Part A: Initial Assessment** will determine whether a site is available – this is a key consideration when establishing whether sites are deliverable or developable. If a site is not currently available or not likely to become available for housing-led development or employment-led development then it is very unlikely to be developed for these purposes and is therefore an unsuitable allocation for them.

4.62. Sites without sufficient certainty regarding availability for housing-led development or employment-led development will be '*Filtered Out*'.

4.63. In this context, sites without sufficient certainty regarding availability will consist of:

- a. Those identified as 'Availability Unknown' for housing-led development or employment-led development in the **Part A: Initial Assessment**.
- b. Those identified as 'Not Available' for housing-led development or employment-led development in the **Part A: Initial Assessment**.

Achievability & Viability

4.64. As part of the high-level assessment of achievability (including viability), the **Part A: Initial Assessment** will determine whether there is a reasonable prospect for housing-led development or employment-led development to occur on the site, at a particular point in time. If the achievability and viability of a site for housing-led development or employment-led development is unknown or it is considered that housing-led development or employment-led development is not achievable and/or not viable it is unlikely to be developed for these purposes and is therefore an unsuitable allocation for them.

4.65. Sites without sufficient certainty regarding achievability (including viability) for housing-led development or employment-led development will be '*Filtered Out*'.

4.66. In this context, sites without sufficient certainty regarding achievability (including viability) will consist of:

- a. Those identified as 'Achievability and Viability Unknown' for housing-led development or employment-led development in the **Part A: Initial Assessment**.
- b. Those identified as 'Not Achievable and Viable' for housing-led development or employment-led development in the **Part A: Initial Assessment**.

Part B: Detailed Assessment

- 4.67. **Part B: Detailed Assessment** will provide a thorough analysis of those sites which the **Part A: Initial Assessment** concluded should proceed to this more detailed assessment.
- 4.68. The 'starting point' for the analysis in **Part B: Detailed Assessment** is the initial assessment of suitability, availability and achievability (including viability) of sites within the **Part A: Initial Assessment**. This approach reflects the iterative approach to site assessment and ensures the conclusions of the SEA of sites (incorporated into the **Part A: Initial Assessment**) directly informs the **Part B: Detailed Assessment**.
- 4.69. This detailed analysis will involve specialist input from relevant Council Services and information from the wider evidence base that will inform the next Local Plan.
- 4.70. Reflecting Government guidance on 'Selecting Sites for Development', local circumstances and to support transparency 'Red', 'Amber', 'Green' (RAG) ratings will be utilised:
- a. When considering factors that affect site suitability.
 - b. To summarise the suitability, availability and achievability of a site.
 - c. To illustrate the overall score of the site.

Detailed Assessment of Suitability

- 4.71. The **Part B: Detailed Assessment** will involve a comprehensive assessment of site suitability, through consideration of:
- a. The characteristics of the site, including any existing use(s), adjoining use(s), and site boundaries.
 - b. The sites proximity and relationship to the built form.
 - c. Alignment with the emerging vision, objectives, and spatial strategy for the distribution of development in the next Local Plan.
 - d. Connectivity to key services and facilities using Government's Connectivity Tool.
 - e. Whether the site is located within the Green Belt. If so, performance of Green Belt, whether it is Grey Belt, and the potential for harm to the remaining Green Belt within the plan area if the site is released.
 - f. Whether the site is located within the Shropshire Hills National Landscape.
 - g. Legal covenants affecting the site.

- k. Physical constraints.
- l. Conclusions of the SEA of sites.
- m. Natural environment assets affected.
- n. Built and historic environment assets and settings affected.
- o. Services, facilities and infrastructure requirements and opportunities, informed by existing accessibility and capacity.
- p. Strategic considerations.

4.72. For each suitability consideration, where relevant opportunities, for management of identified constraints and/or enhancement will also be considered and summarised.

Summarising Suitability Considerations

4.73. To support the transparency of this comprehensive assessment of a sites suitability, 'Red', 'Amber', 'Green' (RAG) ratings will be assigned across each of these considerations. The intention of these ratings is to provide a simple and visual indication of the 'performance' of a site.

4.74. The RAG rating against each consideration will generally be interpreted as follows:

Red	-Development of the site will require significant supporting management and/or mitigation.
Amber	-Development of the site will require some supporting management and/or mitigation.
Green	-Development of the site will be unlikely to require supporting management and/or mitigation.

4.75. Importantly, it should be noted that whilst a 'Red' rating might relate to an insurmountable constraint which prevents development of a site, in general neither an 'Amber' nor a 'Red' rating necessarily preclude development or prevent a site being identified as a proposed allocation. Rather, the 'Amber' and 'Red' ratings are intended to indicate key considerations for a site, which if it is identified as a proposed allocation would need to be addressed through appropriate mitigation.

4.76. Furthermore, it will not be appropriate to 'sum' the RAG ratings to give a 'total' rating for the *suitability conclusion*, as each consideration is unique and its implications for the potential development of a site requires individual consideration. For example:

- a. Whilst a site having a smaller number of 'Amber' or 'Red' ratings than others could indicate it is more suitable, this is not necessarily the case where one relates to an insurmountable issue.

b. Conversely, whilst a site having a larger number of 'Amber' or 'Red' ratings than others could indicate it is less suitable, this is not necessarily the case where all constraints could be suitably mitigated and it offers wider 'benefits or opportunities'.

4.77. Also to support transparency, for each suitability consideration, opportunities for management of identified constraints and/or enhancement will be identified within a short qualitative summary.

4.78. The following sections summarise the approach to the comprehensive assessment of each consideration and the associated approach to their RAG rating and summary of opportunities for management of identified constraints and/or enhancement.

Characteristics of the Site

4.79. The detailed assessment of the characteristics of a site will 'draw' upon the high-level assessment undertaken within the **Part A: Initial Assessment**. In particular, the high-level assessment of site character, the nature of site boundaries, and the site location and surroundings.

4.80. The RAG rating will be assigned as follows:

Site Characteristics:

Red	-Mixed site (significant greenfield and brownfield components) with unclear site boundaries; or -Predominantly greenfield site with unclear site boundaries.
Amber	-Predominantly brownfield site with unclear site boundaries; or -Mixed site (significant greenfield and brownfield components) with in the main clearly defined site boundaries; or -Predominantly greenfield site with generally clearly defined site boundaries.
Green	-Predominantly brownfield site with generally clearly defined site boundaries.

Site Proximity and Relationship to Built Form

4.81. The detailed assessment of the proximity and relationship of a site to the 'core' built form of a settlement will 'draw' upon the high-level assessment undertaken within the **Part A: Initial Assessment**.

4.82. In determining the 'core' built form of a settlement, consideration will be given to existing settlement development boundaries (where available), settlement character and local distinctiveness, and the characteristics of the relevant settlement – for instance whether it has a nucleated or dispersed character and whether it has a linear or complex pattern of buildings.

4.83. The RAG rating will be assigned as follows:

Site Proximity and Relationship to Built Form:

Red	-Site is some distance from the 'core' built form of the relevant settlement, separated by other land not promoted for development.
Amber	-Site is in close proximity to the 'core' built form of the relevant settlement; or -Site is separated from the 'core' built form of the relevant settlement only by land promoted for development.
Green	-Site is within the 'core' built form of the relevant settlement; or -Site immediately adjoins the 'core' built form of the relevant settlement.

Alignment with Emerging Vision, Objectives, and Spatial Strategy for the Distribution of Development in the Next Local Plan

4.84. The conclusion to the **Part A: Initial Assessment** involved consideration of the alignment with the emerging vision, objectives, and spatial strategy for the distribution of development in the next Local Plan.

4.85. The **Part B: Detailed Assessment** will give further consideration to this alignment, with a particular focus on the sites potential to align with and support the achievement of the emerging spatial strategy for the distribution of development in the next Local Plan.

4.86. The RAG rating will be assigned as follows:

Site Alignment with Vision, Objectives and Spatial Strategy:

Red	-Consider the site development <u>will not</u> align with or support achievement of the emerging spatial strategy for the distribution of development which seeks to deliver sustainable development through a 'sound' Local Plan.
Amber	-Consider the site development <u>may</u> align with and support achievement of the emerging spatial strategy for the distribution of development which seeks to deliver sustainable development through a 'sound' Local Plan.
Green	-Consider the site development <u>will</u> align with and support achievement of the emerging spatial strategy for the distribution of development which seeks to deliver sustainable development through a 'sound' Local Plan.

Connectivity to Services

4.87. The detailed assessment of a sites connectivity to services will 'draw' on the high-level assessment of access to services within the **Part A: Initial Assessment**, undertaken using the Government's Connectivity Tool.

4.88. The RAG rating will be assigned as follows:

Site Connectivity:

Red	-Sites highest Local Authority Band connectivity score is within the lower ranges for the Connectivity Tool (G-J).
Amber	-Sites highest Local Authority Band connectivity score is within the median ranges for the Connectivity Tool (D-F).
Green	-Sites highest Local Authority Band connectivity score is within the upper ranges for the Connectivity Tool (A-C).

4.89. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Site Connectivity:

Opportunities to manage identified constraints:	
Opportunities for enhancement:	

Green Belt

4.90. The **Part A: Initial Assessment** will identify those sites located within the Green Belt. Where this is the case for a site, further detailed analysis in the **Part B: Detailed Assessment** will establish whether this could enable the development of land around a railway station (and if so whether this railway station is located in a top 60 Travel to Work Area in England by Gross Value Added (GVA) and in the normal weekday timetable is served throughout the daytime by four trains per hour or two trains per hour in any one direction), the performance of the relevant Green Belt, whether it meets the definition of Grey Belt, and any potential harm to the remaining Green Belt within the plan area if a site were to be released for development.

4.91. This analysis will be directly informed by the conclusions of the Green Belt Study for Shropshire – which aligns with national policy and guidance on Green Belt (including that regarding the identification and approach to Grey Belt land).

4.92. The Council recognises that before concluding land should be released from the Green Belt (including that classified as Grey Belt) there is a need to consider whether it would enable the development of land around stations or whether having examined all other reasonable options that exceptional circumstance exist.

4.93. This Site Assessment process facilitates this consideration of all reasonable alternatives and will inform decisions on whether exceptional circumstances exist for the release of land from the Green Belt in Shropshire.

4.94. The RAG rating will be assigned as follows:

Site Green Belt Status:

Red	-Site is located in the Green Belt and does not meet the Grey Belt definition; or -Site is located in the Green Belt and does meet the definition of Grey Belt, but it is considered its release from the Green Belt for development will fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
Amber	-Site is located in the Green Belt and does meet the Grey Belt definition and whilst there may be harm to the Green Belt if it is released for development this will not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
Green	-Site is not located within the Green Belt.

4.95. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Site Green Belt Status:

Opportunities to manage identified constraints:	
Opportunities for enhancement:	

National Landscape

4.96. The **Part A: Initial Assessment** will identify those sites located within the Shropshire Hills National Landscape. Where this is the case for a site, further detailed analysis in the **Part B: Detailed Assessment** will consider potential harm to the National Landscape if a site were to be developed.

4.97. This analysis will be directly informed by consideration of the purposes for which the National Landscape was designated and the objectives of the latest Management Plan.

4.98. The Council recognises that it is necessary to demonstrate that exceptional circumstances exist and that it is in the public interest for major development within National Landscapes. This Site Assessment process will inform decisions on whether such exceptional circumstances and public interest exist.

4.99. The RAG rating will be assigned as follows:

Site National Landscape Status:

Red	-Site is located in the National Landscape and of a size that means development will likely constitute major development.
Amber	-Site is located in the National Landscape but not of a size that means development will likely constitute major development.
Green	-Site is not located within the National Landscape.

4.100. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Site National Landscape Status:

Opportunities to manage identified constraints:	
Opportunities for enhancement:	

Legal Constraints

4.101. The detailed assessment of legal constraints to development of a site proposed for residential-led development or employment-led development will 'draw' on the high-level assessment undertaken within the **Part A: Initial Assessment**.

4.102. The RAG rating will be assigned as follows:

Sites Known Legal Constraints:

Red	-Known legal constraint(s) exist which are considered will restrict the development of the site for residential-led development or employment-led development.
Amber	-Known legal constraint(s) exist, but it is considered they will not restrict the development of the site for residential-led development or employment-led development.
Green	-No known legal constraint(s) to development of site exist for residential-led development or employment-led development.

4.103. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Site Known Legal Constraints:

Opportunities to manage identified constraints:

Opportunities for enhancement:

Physical Constraints

4.104. Physical constraints to be considered through this comprehensive assessment include:

- a. Site topography and ground conditions.
- b. Ability to gain vehicular, pedestrian and cycle access to the site.
- c. Ability of the highway network to accommodate traffic associated with the site.
- d. Whether the site is crossed by a public right of way.
- e. Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development.
- f. Whether the site contains or adjoins a main river, identified ordinary watercourse or identified culvert.
- g. Flood risk to the site or immediate access – rivers, surface water, groundwater, sewers, historic flood event, and flood defences.
- h. Located in an aquifer or source protection zone for groundwater.
 - i. Whether the site contains existing public open space.
 - j. Landscape and visual sensitivity.
- k. If relevant, agricultural land quality of the site.
 - l. Whether the site contains peat soils.
- m. Whether the site is in a mineral safeguarding area or coal authority consultation area.
- n. Risk of pollution (including air, water, noise and odour) or contamination on the site.
- o. Air quality management areas.

4.105. A two-Step process will be utilised to identify and assess physical constraints to a site:

- 1. Identify physical constraints to the development of the site or constraints caused by the development of the site which could impact

on the wider area. This will be informed by the **Part A: Initial Assessment**.

2. Explore opportunities to manage identified physical constraints and through this achieve enhancement of the site and its surroundings.
- 4.106. To support this two-Step process, specialist input will be secured from the following Council Services:
- a. Highway Planning: Regarding the ability to achieve an appropriate access to the site, ability for the highway network to accommodate traffic associated with the site (including the strategic highway network managed by National Highways where relevant), initial consideration of necessity of mitigation, and views on whether any mitigation initially considered necessary could be achievable and viable.
 - b. Public Protection: Regarding risk of pollution (including air, water, noise and odour), on-site contamination, and air quality management areas.
- 4.107. Furthermore, the conclusions of key evidence base assessments will also support this two-Step process. This includes the:
- a. Shropshire Landscape Typology.
 - b. Shropshire Landscape and Visual Sensitivity Assessment.
 - c. Strategic Flood Risk Assessment.
 - d. Open Space Assessment.
 - e. Playing Pitch and Outdoor Sports Strategy.
- 4.108. A RAG rating will be assigned to each of the listed potential physical constraints as follows:

Site Physical Constraint – Topography:

Red	-Adverse topography - significant grading earthworks and/or supporting mitigation will be required, which may be disproportionate; or -Adverse topography for which grading and earthworks are unachievable.
Amber	-Topography is gently sloping or undulating such that more than minimal but less than significant grading earthworks and/or supporting mitigation will be required.
Green	-Relatively flat topography with no grading earthworks and/or supporting mitigation. -Relatively flat topography with only minimal grading earthworks and/or supporting mitigation required.

Site Physical Constraint – Access:

Red	-Direct and safe access onto highway network is achievable and can be maintained but only with significant enabling works and/or supporting mitigation, which may be disproportionate; or -Direct access onto highway network cannot be achieved.
Amber	-Direct and safe access onto highway network is achievable and can be maintained, with more than minimal but less than significant enabling works and/or supporting mitigation.
Green	-Existing direct and safe access onto highway network is present and can be maintained; or -Direct and safe access onto highway network achievable and can be maintained with minimal enabling works and/or supporting mitigation.

Site Physical Constraint – Highway Network:

Red	-Existing highway network at access point(s) likely to be unsuitable for the traffic associated with development, without significant enabling works and/or supporting mitigation, which may be disproportionate or unviable; or -Existing highway network at access point(s) likely to be unsuitable for traffic associated with development and could not be made so with enabling work and/or supporting mitigation.
Amber	-Existing highway network at access point(s) likely to be unsuitable for traffic associated with development, but could be made suitable with more than minimal but less than significant enabling works and/or supporting mitigation.
Green	-Existing highway network at access point(s) likely to be suitable for traffic associated with development; or -Existing highway network at access point(s) likely to be unsuitable for traffic associated with development, but could be made suitable with minimal enabling works and/or supporting mitigation.

Site Physical Constraint – Public Right of Way:

Red	-Public rights of way covering 50% or more of the site.
Amber	-Public rights of way within the site.
Green	-No public rights of way within the site.

Site Physical Constraint – Overhead or Underground Infrastructure:

Red	-Overhead or underground infrastructure located on site and considered to 'sterilise' the development of more than 50% of site – either directly or through associated easements.
Amber	-Overhead or underground infrastructure located on site and considered to 'sterilise' the development of 50% or less of the site – either directly or through associated easements.
Green	-No known overhead or underground infrastructure on site.

Site Physical Constraint – Main River, Ordinary Watercourse or Culvert:

Red	-Site includes the central line of a main river, identified ordinary watercourse or identified culvert.
Amber	-Site within 20m of the central line of a main river or identified ordinary watercourse.
Green	-Site does not contain and is not within 20m of the central line of a main river or identified ordinary watercourse.

Site Physical Constraint – River Flood Risk:

Red	-More than 50% of site in river flood zones 2 and/or 3; or -All potential immediate access(es) to site through river flood zones 2 and/or 3.
Amber	-50% or less of total site area located in river flood zones 2 and/or 3, and one or more potential immediate access points in river flood zone 1.
Green	-Site and one or more potential immediate access(es) entirely in river flood zone 1.

Site Physical Constraint – Non River Flood Risk (Surface Water, Groundwater and Sewers):

Red	-More than 50% of site in a non-river flood risk zone; or -All potential immediate access(es) to site through non-river flood risk zone.
Amber	-50% or less of site located in non-river flood risk zone, and one or more potential immediate access points outside the non-river flood risk zone.
Green	-Site and one or more potential immediate access(es) out of the non-river flood risk zone.

Site Physical Constraint – Historic Flood Events:

Red	-More than 50% of site located within an area recorded by the Environment Agency as subject to an historic flood event that meets there set criteria.
Amber	-50% or less of site located within an area recorded by the Environment Agency as subject to an historic flood event that meets there set criteria.
Green	-Site not located within an area recorded by the Environment Agency as subject to an historic flood event that meets there set criteria.

Site Physical Constraint – Flood Defence:

Red	-More than 50% of site benefits from flood defences currently owned, managed or inspected by the Environment Agency.
Amber	-50% or less of site benefits from flood defences currently owned, managed or inspected by the Environment Agency.
Green	-Site does not benefit from flood defences currently owned, managed or inspected by the Environment Agency.

Site Physical Constraint – Aquifer and Source Protection Zones:

Red	-More than 50% of site within a Principal or Secondary (A) Aquifer or Source Protection Zone 1.
Amber	-50% or less of site within a Principal or Secondary (A) Aquifer or Source Protection Zone 1; or -More than 50% of site in Source Protection Zones 2 or 3.
Green	-Site not located within a Principal or Secondary (A) Aquifer or Source Protection Zone; or -50% or less of site in Source Protection Zones 2 or 3 (unless any part of site is located in Source Protection Zone 1).

Site Physical Constraint – Open Space:

Red	-More than 50% of site consists of designated open space.
Amber	-50% or less of site consists of designated open space.
Green	-None of site consists of designated open space.

Site Physical Constraint – Landscape and Visual Sensitivity:

Red	-More than 50% of site located in a landscape parcel with very high or high landscape or visual sensitivity for residential-led or employment-led development.
Amber	-50% or less of site located in a landscape parcel with very high or high landscape or visual sensitivity for residential-led or employment-led development; or -More than 50% of site located in a landscape parcel with medium-high landscape or visual sensitivity for residential-led or employment-led development; or -No specific landscape or visual sensitivity assessment available.
Green	-All of site located within a landscape parcel with medium, medium-low or low landscape or visual sensitivity for residential-led or employment-led development; or -50% or less of site located within a landscape parcel with medium-high landscape or visual sensitivity for relevant use or mix of uses (unless any part of the site is located in very high or high landscape or visual sensitivity for relevant use or mix of uses).

Site Physical Constraint – Agricultural Land Quality:

Red	-More than 50% of site consists of grades 1 or 2 agricultural land quality.
Amber	-50% or less of site consists of grades 1 or 2 agricultural land quality; or -More than 50% of site consists of grade 3 agricultural land quality.
Green	-Site consists entirely of grades 4, 5, non-agricultural and/or urban agricultural land quality; or -50% or less of site consists of grade 3 agricultural land quality (unless any part of the site consists of grades 1 or 2 agricultural land quality).

Site Physical Constraint – Peat Soils:

Red	-More than 50% of site consists of identified peat soils.
Amber	-50% or less of site consists of identified peat soils.
Green	-Site does not contain identified peat soils.

Site Physical Constraint – Mineral Safeguarding Area:

Red	-More than 50% of site located in a mineral safeguarding area.
Amber	-50% or less of site located in a mineral safeguarding area.
Green	-None of site located in a mineral safeguarding area.

Site Physical Constraint – Coal Authority Reference Area:

Red	-More than 50% of site located in a Coal Authority reference area.
Amber	-50% or less of site located in a Coal Authority reference area.
Green	-None of site located in a Coal Authority reference area.

Site Physical Constraint – Pollution:

Red	-Site adjoins potential source(s) of pollution (including air, water, noise and odour) such as an industrial site, landfill or sewage treatment works.
Amber	-All or part of site within 200m of potential source(s) of pollution (including air, water, noise and odour) such as an industrial site, landfill or sewage treatment works.
Green	-No known potential sources of pollution (including air, water, noise and odour) such as an industrial site, landfill or sewage treatment works within 200m of all or part of site.

Site Physical Constraint – Contaminated Land:

Red	-Known contamination of the land (including close/historic landfills) within the site.
Amber	-No known contaminated land (including close/historic landfills) within the site, but site history suggests there is reasonable potential for contaminated land on the site.
Green	-No known contaminated land (including close/historic landfills) within the site and site history does not suggest reasonable potential for contaminated land on site.

Site Physical Constraint – Air Quality Management Area:

Red	-All or part of site located in an Air Quality Management Area.
Amber	-All or part of site located within 200m of an Air Quality Management Area.
Green	-None of site located in or within 200m of an Air Quality Management Area.

4.109. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Site Physical Constraints:

Opportunities to manage identified constraints:	
Opportunities for enhancement:	

Conclusions of the SEA of sites

4.110. The next Local Plan will be supported by SEA. This process will include the assessment of the reasonable options for allocations. The conclusions of this assessment will directly inform this Part B: Detailed Assessment, with an appropriate RAG rating assigned - responsive to these conclusions.

Natural Environment Assets and Settings

4.111. Natural environment assets to be considered through this comprehensive assessment include:

- a. Special Areas of Conservation (SAC’s).
- b. Ramsar Sites.
- c. National Nature Reserves (NNR’s).
- d. Sites of Special Scientific Interest (SSSI’s) and their impact risk zone.

- e. Local Nature Reserves (LNR's).
- f. Ancient Woodland.
- g. Veteran Trees or Trees subject to Tree Preservation Orders.
- h. Potential Areas of Particular Importance for Biodiversity⁴.
- i. Local Wildlife Sites or Regional Geological and Geomorphological Sites.
- j. Priority habitats and/or species.

4.112. A three-Step process will identify and assess natural environment assets which could be affected by development of a site:

1. Identify on-site and off-site natural environment assets that could be affected by development of a site, using a 'source-pathway-receptor' approach.
 - i. Identification of natural environment assets present on a site will be informed by the **Part A Initial Assessment**.
 - ii. Identification of other natural environment assets with potential to be affected by development of a site will also be informed by the **Part A Initial Assessment**, which uses 'defined distances' to identify assets in proximity of a site⁵.
 - iii. Identification of other natural environment assets with the potential to be affected by development of a site will be further complemented by the comprehensive consideration of environmental assets and the potential for development to impact upon them.
2. Determine the impact development of the site could have on any identified natural environment assets, using a 'source-pathway-receptor' approach.
3. Explore opportunities to maximise enhancement and either avoid or minimise harm to any identified natural environment assets.

4.113. To support this three-Step process, specialist input will be secured from the following Council Services:

- a. Ecology: to identify natural environment assets on-site and off-site with the potential to be affected by development of the site; determine the impact(s) development of the site could have on any relevant natural environment assets; and explore opportunities to maximise enhancement and either avoid or minimise harm to any relevant natural environment assets.
- b. Arboricultural Services: to identify trees, woodland, hedgerows and other such natural environment assets with the potential to be

⁴As identified within the Local Nature Recovery Strategy (LNRS).

⁵The Council recognises the use of 'defined distances' to natural environment assets is only a starting point for identifying assets that may be affected by development.

affected by development; determine the impact(s) development of the site could have on such natural environment assets; and explore opportunities to maximise enhancement and either avoid or minimise harm to such natural environment assets.

4.114. Furthermore, the conclusions of key evidence base assessments will also support this three-Step process. This could include:

- a. Shropshire Local Nature Recovery Strategy.
- b. Green Infrastructure Strategy.
- c. Environmental Networks Assessment and Guidance.
- d. Identification of sites within the Habitats Regulations Assessment (HRA) (which will be undertaken in accordance with best practice including Natural England’s Guidance on HRA assessment).
- e. River Clun Assessments.
- f. Shropshire Landscape Typology.
- g. Shropshire Landscape and Visual Sensitivity Assessment.

4.115. A RAG rating will be assigned to each of the listed potential physical constraints as follows:

Natural Environment Asset – Special Areas of Conservation:

Red	-All or part of site within a Special Area of Conservation.
Amber	-No part of site within, but without appropriate mitigation its development is considered to have potential to impact on a Special Area of Conservation.
Green	-No part of site within and is not considered to have potential to impact on a Special Area of Conservation.

Natural Environment Asset – Ramsar Sites:

Red	-All or part of site within a Ramsar Site.
Amber	-No part of site within, but without appropriate mitigation its development is considered to have potential to impact on a Ramsar Site.
Green	-No part of site within and is not considered to have potential to impact on a Ramsar Site.

Natural Environment Asset – National Nature Reserves:

Red	-All or part of site within a National Nature Reserve.
Amber	-No part of site within, but without appropriate mitigation its development is considered to have potential to impact on a National Nature Reserve.
Green	-No part of site within and is not considered to have potential to impact on a National Nature Reserve.

Natural Environment Asset – Sites of Special Scientific Interest:

Red	-All or part of site within a Site of Special Scientific Interest.
Amber	-All or part of site located in a Site of Special Scientific Interest impact risk zone; or -No part of site within, but without appropriate mitigation its development is considered to have potential to impact on a Site of Special Scientific Interest.
Green	-No part of site within a Site of Special Scientific Interest impact risk zone, and site is not considered to have potential to impact on a Site of Special Scientific Interest.

Natural Environment Asset – Local Nature Reserves:

Red	-All or part of site within a Local Nature Reserve.
Amber	-No part of site within, but without appropriate mitigation its development is considered to have potential to impact on a Local Nature Reserve.
Green	-No part of site within and is not considered to have potential to impact on a Local Nature Reserve.

Natural Environment Asset – Ancient Woodland:

Red	-All or part of site contains Ancient Woodland.
Amber	-No part of site contains Ancient Woodland, but without appropriate mitigation its development is considered to have potential to impact on it.
Green	-No part of site contains Ancient Woodland and it is not considered to have potential to impact on it.

Natural Environment Asset – Veteran Trees/Tree Preservation Orders:

Red	-All or part of site contains a veteran tree(s) or a tree(s) subject to a Tree Preservation Order.
Amber	-No part of site within, but without appropriate mitigation its development is considered to have potential to impact on a veteran tree(s) or a tree(s) subject to a Tree Preservation Order.
Green	-No part of site within and is not considered to have potential to impact on a veteran tree(s) or a tree(s) subject to a Tree Preservation Order.

Natural Environment Asset – Potential Areas of Particular Importance for Biodiversity:

Red	-More than 50% of site within area identified as potential area of particular importance for biodiversity within the Shropshire Local Nature Recovery Strategy.
Amber	-Less than 50% of site within area identified as potential area of particular importance for biodiversity within the Shropshire Local Nature Recovery Strategy.
Green	-No part of site within area identified as a potential area of particular importance for biodiversity within the Shropshire Local Nature Recovery Strategy.

Natural Environment Asset – Local Wildlife Sites and Regional Geological and Geomorphological Sites:

Red	-All or part of site within a Local Wildlife Site or Regional Geological and Geomorphological Site.
Amber	-No part of site within, but without appropriate mitigation its development is considered to have potential to impact on, a Local Wildlife Site or Regional Geological and Geomorphological Site.
Green	-No part of site within and is not considered to have potential to impact on a Local Wildlife Site or Regional Geological and Geomorphological Site.

Natural Environment Asset – Priority Habitats and/or Species

Red	-Significant potential for priority habitats and/or species on sites.
Amber	-Some potential for priority habitats and/or species on sites.
Green	-Limited potential for priority habitats and/or species on sites.

4.116. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Site Natural Environment Considerations:

Opportunities to manage identified constraints:

Opportunities for enhancement:

Built and Historic Environment Assets and Settings

4.117. Built and historic environment constraints to be considered through this comprehensive assessment include:

- a. World Heritage Sites and their designated buffers.
- b. Scheduled Monuments.
- c. Registered Battlefields.
- d. Registered Parks and Gardens.
- e. Conservation Areas.
- f. Listed Buildings.
- g. Non-designated heritage assets.
- h. Known or potential archaeological assets.

4.118. A four-Step process will be used to identify and assess built and historic environment assets which could be affected by development of a site:

1. Identify on-site and off-site built and historic environment assets and their settings that could be affected by development of a site.
 - i. Identification of built and historic environment assets and their settings present on a site will be informed by the **Part A Initial Assessment**.
 - ii. This will be complemented by further consideration of whether the site forms part of the setting of a built and historic environment asset, whether the site contains any non-designated heritage assets, whether the site is known to contain archaeological assets, and whether the site has the potential to contain archaeological assets.
 - iii. Identification of other built and historic environment assets and their settings with potential to be affected by development of a site will also be informed by the **Part A Initial Assessment**, which utilised 'defined distances' to identify assets in proximity of a site⁶.

⁶ The Council recognises use of 'defined distances' to built and historic environment assets and their settings constitutes only a starting point for the identification of assets that may be affected by development.

- iv. Identification of other built and historic environment assets and their settings with the potential to be affected by development of a site will be further complemented by the comprehensive consideration of all built and historic environment assets and their settings and the potential for development of a site to impact upon them.
 2. Determine the contribution the site (in current form) makes to any identified built and historic environment assets and their settings that could be affected.
 3. Determine the impact(s) development of the site could have on any identified built and historic environment assets and their settings. In doing so, assessment will consider the significance of assets and their settings and how this significance may be affected by development.
 4. Explore opportunities to maximise enhancement and either avoid or minimise harm to any identified built and historic environment assets and their settings.
- 4.119. To support this four-Step process, specialist input will be secured from the Council's Historic Environment Services to identify built and historic environment assets and their settings on-site and off-site with the potential to be affected by its development; determine the contribution the site (in its current form) makes to any relevant built and historic environment assets; determine the impact development of the site could have on any relevant built and historic environment assets; and explore opportunities to maximise enhancement and either avoid or minimise harm to any relevant built and historic environment assets.
- 4.120. Furthermore, the conclusions of key evidence base assessments will also support this two-Step process. This could include:
- a. Historic Environment Record.
 - b. Historic Farmsteads Characterisation Project.
 - c. Historic Landscape Character Assessment.
 - d. Relevant Conservation Area Appraisals and Management Plans.
 - e. Relevant World Heritage Site Reports.
 - f. Shrewsbury Registered Battlefield Assessment.
 - g. Shropshire Landscape Typology.
 - h. Shropshire Landscape and Visual Sensitivity Assessment.

4.121. A RAG rating will be assigned to each of the listed potential physical constraints as follows:

Built & Historic Environment Asset – World Heritage Sites:

Red	-All or part of site within a World Heritage Site or its 'designated buffer'.
Amber	-No part of site within a World Heritage Site or its 'designated buffer' but site considered to make a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on the World Heritage Site and/or its setting.
Green	-No part of site within a World Heritage Site or its 'designated buffer' and is not considered to make a contribution (in current form) to its setting. As such development does not have potential to impact on a World Heritage Site or its setting.

Built & Historic Environment Asset – Scheduled Monuments:

Red	-Site contains all or part of a Scheduled Monument.
Amber	-Site does not contain all or part of a Scheduled Monument but makes a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on the Scheduled Monument and/or its setting.
Green	-Site does not contain all or part of a Scheduled Monument and is not considered to make a contribution (in current form) to its setting. As such development does not have potential to impact on a Scheduled Monument or its setting.

Built & Historic Environment Asset – Registered Battlefields:

Red	-All or part of site within a Registered Battlefield.
Amber	-No part of site within a Registered Battlefield but makes a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on the Registered Battlefield and/or its setting.
Green	-No part of site within a Registered Battlefield and is not considered to make a contribution (in current form) to its setting. As such development does not have potential to impact on a Registered Battlefield or its setting.

Built & Historic Environment Asset – Registered Parks and Gardens:

Red	-All or part of site within a Registered Park or Garden.
Amber	-No part of site within a Registered Park or Garden but makes a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on the Registered Park or Garden and/or its setting.
Green	-No part of site within a Registered Park or Garden and is not considered to make a contribution (in current form) to its setting. As such it does not have potential to impact on a Registered Park or Garden or its setting.

Built & Historic Environment Asset – Conservation Areas:

Red	-All or part of site within a Conservation Area.
Amber	-No part of site within a Conservation Area but makes a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on the Conservation Area and/or its setting.
Green	-No part of site within a Conservation Area and it is not considered to make a contribution (in current form) to its setting. As such it does not have potential to impact on a Conservation Area or its setting.

Built & Historic Environment Asset – Listed Buildings:

Red	-Site contains all or part of a Listed Building.
Amber	-Site does not contain all or part of a Listed Building but makes a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on the Listed Building and/or its setting.
Green	-Site does not contain all or part of a Listed Building and is not considered to make a contribution (in current form) to its setting. As such it does not have potential to impact on a Listed Building or its setting.

Built & Historic Environment Asset – Non-Designated Heritage Assets:

Red	-Site contains all or part of a Non-Designated Heritage Asset.
Amber	-Site does not contain all or part of a Non-Designated Heritage Asset but makes a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on the Non-Designated Heritage Asset and/or its setting.
Green	-Site does not contain all or part of a Non-Designated Heritage Asset and is not considered to make a contribution (in current form) to its setting. As such it does not have potential to impact on a Non-Designated Heritage Asset or its setting.

Built & Historic Environment Asset – Archaeological Assets:

Red	-Site contains all or part of a known Archaeological Asset(s).
Amber	-Site does not contain all or part of a known Archaeological Asset(s) but makes a contribution (in current form) to its setting and without appropriate mitigation, development has potential to impact on Archaeological Asset(s) and/or its setting; or -Site considered to have potential to contain Archaeological Asset(s).
Green	-Site does not contain all or part of a known Archaeological Asset(s) and is not considered to make a contribution (in current form) to its setting. Furthermore, site is not considered to have potential to contain all or part of an Archaeological Asset(s). As such it is not considered to have the potential to impact on an Archaeological Asset(s) or its setting.

4.122. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Site Built and Historic Environment Considerations:

Opportunities to manage identified constraints:	
Opportunities for enhancement:	

Infrastructure Requirements and Opportunities

- 4.123. The detailed assessment of each sites infrastructure (built and natural) requirements and opportunities will, in the first instance 'draw' on the high-level assessment of access to services undertaken using Government's Connectivity Tool within the **Part A: Initial Assessment**.
- 4.124. This will be complemented by the Council's understanding of infrastructure capacity and needs (on a settlement basis) through the Strategic Infrastructure and Investment Plan, Place Plans, and associated processes.
- 4.125. It will also be complemented by wider evidence such as the Green Infrastructure Strategy and engagement (on a settlement basis) with key strategic infrastructure providers including highways, health, and education.
- 4.126. Furthermore, the wider comprehensive assessment of site suitability is expected to identify infrastructure needs and opportunities. This includes assessment work undertaken by specialist services (Highways Planning, Public Protection, Ecology, Arboriculturists, and Historic Environment).
- 4.127. The RAG rating will be assigned as follows:

Infrastructure Requirements:

Red	-Significant known additional infrastructure required to support development, with particular regard to highways, health and education.
Amber	-More than minimal but less than significant known additional infrastructure required to support development, with particular regard to highways, health and education.
Green	-None or only minimal known additional infrastructure required to support development, with particular regard to highways, health and education.

- 4.128. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Infrastructure Requirements:

Opportunities to manage identified constraints:	
Opportunities for enhancement:	

Strategic Considerations

- 4.129. The detailed assessment of each sites suitability will include specific consideration and identification of any relevant strategic matters.
- 4.130. These strategic considerations may vary between settlements – recognising their differing characteristics, constraints and opportunities, and priorities.
- 4.131. They could be identified through a number of mechanisms, including assessment work undertaken by specialist services (Highways Planning, Public Protection, Ecology, Arboriculturists, and Historic Environment); and the findings of evidence base documents.
- 4.132. The RAG rating will be assigned as follows:

Strategic Considerations:

Red	-Significant other negative strategic considerations.
Amber	-No significant other strategic considerations.
Green	-Significant other positive strategic considerations.

- 4.133. Where relevant, opportunities for management of identified constraints or enhancement will be summarised as follows:

Infrastructure Requirements:

Opportunities to manage identified constraints:	
Opportunities for enhancement:	

Summary

- 4.134. Recognising the many considerations that inform consideration of the suitability of a site, the detailed assessment of each sites suitability will include a summary of:
- The key considerations identified through the assessment process.
 - Opportunities for management of identified constraints.
 - Opportunities for enhancement.
- 4.135. This summary will support the identification of a conclusion on the suitability of the site.

Conclusion

- 4.136. Informed by the detailed assessment of suitability (underlying data and RAG ratings), opportunities for management of identified constraints and/or enhancement, the data underlying this assessment, and the resultant summary, the **Part B: Detailed Assessment** will reach a conclusion on the suitability of the site.
- 4.137. This conclusion will be expressed using a 'Red', 'Amber', 'Green' (RAG) rating. The intention of this rating is to provide a simple and visual indication of the 'suitability' of a site.
- 4.138. This RAG rating will be assigned as follows:

Suitability Conclusion:

Red	-Site does not offer a suitable development location or there are known constraints which significantly impact development potential and cannot feasibly be overcome with mitigation.
Amber	-Site offers a potentially suitable location, but has constraints which may impact development potential, or -Site needs further assessment before it can be deemed suitable.
Green	-Site offers a suitable location for the land use, and any known constraints can be feasibly overcome with mitigation.

- 4.139. This suitability conclusion will inform the *overarching conclusion* to Stage 2: Assessment of Sites. It will also inform Stages 3 and 4 of the site identification and assessment, through which draft allocations within the next Local Plan are identified.

Detailed Assessment of Availability

- 4.140. The detailed assessment of availability will 'draw' significantly on the high-level assessment of availability undertaken within the **Part A: Initial Assessment**. Further consideration of information on availability will be required to provide confidence the site is available for the relevant use or mix of uses.
- 4.141. The **Part B: Detailed Assessment** will then reach a conclusion on the availability of the site, which will be expressed using a 'Red', 'Amber', 'Green' (RAG) rating. The intention of this rating is to provide a simple and visual indication of the 'availability' of a site.

4.142. This RAG rating will be assigned as follows:

Availability Conclusion:

Red	-No reasonable prospect site could be available for development within the time envisioned.
Amber	-Site has legal or ownership issues considered capable of being resolved and it could be available for development in the envisioned timescale, or -Site needs further assessment before it can be deemed available.
Green	-Reasonable prospect site will be available for development within the time envisioned and there are no known legal or ownership issues.

4.143. Each site allocated a Green or Amber RAG rating will be assigned a five year timescale banding, indicating when it is expected delivery could commence. These bands are:

Years 0-5
Years 6-10
Years 11-15
Years 16 or beyond

4.144. Those sites allocated a Red RAG rating will not be assigned a five year timescale banding, rather they will be identified as:

'Not deliverable or developable within reasonable timescales'

4.145. The availability conclusion and availability banding will inform the *overarching conclusion* to Stage 2: Assessment of Sites. It will also inform Stages 3 and 4 of the site identification and assessment, through which draft allocations within the next Local Plan are identified.

Detailed Assessment of Achievability (including Viability)

4.146. The detailed assessment of achievability and viability will 'draw' on the high-level assessment of achievability and viability undertaken within the **Part A: Initial Assessment**. Further detailed assessment of the achievability and viability of comparable site typologies for most sites and specific consideration of the large-scale strategic sites (with capacity for 250 or more dwellings or 25ha or more of employment land) will be undertaken to inform this process.

4.147. The **Part B: Detailed Assessment** will reach a conclusion on the achievability and viability of the site informed by this analysis, which will be expressed using a 'Red', 'Amber', 'Green' (RAG) rating.

4.148. The intention of this rating is to provide a simple and visual indication of the 'achievability' of a site.

4.149. This RAG rating will be assigned as follows:

Achievability Conclusion:

Red	-No reasonable prospect site could be capable of being developed within the time envisioned.
Amber	-Capability to deliver site in the time envisioned is limited and resolution or timing of resolution is unknown, or -Site needs further assessments of some aspects of achievability.
Green	-Reasonable prospect site is capable of being developed within the time envisioned.

4.150. The achievability (including viability) conclusion will inform the *overarching conclusion* to Stage 2: Assessment of Sites. It will also inform Stages 3 and 4 of the site identification and assessment, through which draft allocations within the next Local Plan are identified.

Overarching Conclusion

4.151. Stage 2 will culminate in an *overarching conclusion* which will inform the identification of draft allocations in Stages 3 and 4 of the assessment.

4.152. This *overarching conclusion* will be expressed using a 'Red', 'Amber', 'Green' (RAG) rating. The intention of this rating is to provide a simple and visual indication of the *overarching conclusion* for the site.

4.153. In reaching this *overarching conclusion*, sites proposed for residential-led development or employment-led development will be considered on a **settlement basis** - in recognition of the size & characteristics of Shropshire and the importance of meeting the needs of our communities.

4.154. This overarching conclusion will be informed by both the underlying data and the conclusions of the Part A and Part B assessments of suitability, availability and achievability (including viability). However, it is important to specify that in reaching this *overarching conclusion* planning judgement is required, balancing the material considerations identified for each site.

4.155. This RAG rating will be assigned as follows:

Overarching Conclusion:

Red	A likely unmitigable or a significant number of suitability, availability or achievability (including viability) constraint(s) have been identified. Site is <u>not currently a candidate</u> for allocation in the next Local Plan*.
Amber	A number of suitability, availability or achievability (including viability) constraints have been identified that need mitigation or further assessment. Site is <u>still currently a candidate</u> for allocation in the next Local Plan.
Green	Few or no suitability, availability or achievability (including viability) constraints have been identified that need mitigation. Site is a <u>strong candidate</u> for allocation in the next Local Plan.

**Please Note: The Council may re-consider sites assigned this RAG rating, informed by the outcomes of further assessment and consultation.*

4.156. **The overarching conclusion RAG rating will be supported by a concise summary explanation for further transparency.**

4.157. Each site allocated an Green or Amber RAG rating for its *overarching conclusion* will also be assigned deliverability banding, indicating when it is expected delivery could commence. These bands are:

Potentially Deliverable Site	Potentially suitable for development, available now, with at least some development achievable within 5 years of the likely adoption date of the next Local Plan.
Potentially Developable Site	Potentially suitable for development, with reasonable prospect it could be available and achievable at the time envisioned. This normally means at least some development could occur in the period addressed in the next Local Plan (but after the first five years of the likely adoption date of the next Local Plan).
Potentially Long-Term Site	Potentially suitable for development, with reasonable prospect it could be available and achievable at the longer-term time envisioned. This normally means development could occur beyond the period addressed in the next Local Plan.

4.158. To ensure the robustness of the planning judgement exercise undertaken in reaching the *overarching conclusion* for each site, an internal review will be undertaken. This will involve a review of sites and outcomes, on a settlement basis, within the Planning Policy Team.

5. Stage 3: Determining Draft Allocations

Overview

- 5.1. **Stage 3** involves the **selection of draft allocations** that it is considered will support the achievement of the vision, objectives and spatial strategy of the next Local Plan.
- 5.2. The conclusions of Stage 2 will directly inform this process, with a positive 'feedback' loop employed. This means the conclusions of Stage 2 may be updated following consideration in Stage 3 and subsequent engagement with stakeholders.
- 5.3. The methodology for this stage of assessment is informed by Government guidance on 'Selecting Sites for Development' and is also responsive to local circumstances.

Local Context

- 5.4. Determination of draft allocations will largely be undertaken on a **settlement basis**.
- 5.5. The exception to this is the consideration of those sites that have the potential to form a new settlement, which will be considered collectively.

Approach to Determining Draft Allocations

- 5.6. Reflecting Government guidance on 'Selecting Sites for Development' and local circumstances, determination of draft allocations will be informed by consideration of:
 - a. The type and category of the site, determined in Stage 2 of the assessment.
 - b. The ability to deliver strategic development – either alone or in combination.
 - c. Conclusions on the sites alignment with the emerging vision, objectives and spatial strategy for distribution of development in the next Local Plan. In particular the proposed role of the associated settlement (where applicable) and sites relationship to this settlement.
 - d. The connectivity of the site.
 - e. Conclusions (and associated underlying data) on the sites suitability (including consideration of planning constraints; physical constraints; and natural, built and historic environment assets and settings affected - *incorporating conclusions of SEA of sites*) in Stage 2 of the

assessment. This includes the potential benefit(s) and impact(s) of sites, informed by the site assessment process.

- f. Conclusions (and associated underlying data) on the sites availability in Stage 2 of the assessment.
 - g. Conclusions (and associated underlying data) on the sites achievability (including viability) in Stage 2 of the assessment.
 - h. The ability to achieve an efficient use of land.
 - i. Alternative or competing land uses.
 - j. Timescales for delivery to ensure new development can be provided throughout the proposed period of the next Local Plan.
 - k. Other evidence prepared to inform the next Local Plan.
 - l. Competing sites and the scale of the potential development both of individual sites and sites cumulatively.
 - m. Potential cumulative benefit(s) and impact(s) of sites.
- 5.7. Importantly, the ultimate decision on draft allocations requires the application of planning judgement, balancing the material considerations for each site and considering the requirement to deliver a 'sound' Local Plan.

Conclusion

- 5.8. Stage 3 will culminate in the identification of the proposed approach to each site, including identification of those that are proposed to form draft allocations. This will be supported by a **summary explanation** of the reasoning for this approach.

Draft Allocations: Capacity & Development Guidelines

- 5.9. For sites identified as draft allocations, development potential and initial development guidelines (including design requirements) will also be identified.
- 5.10. Development potential will be informed by the assessment undertaken in Stage 2. Where appropriate, this will be refined by consideration of information submitted in relation to the site, site specific characteristics and constraints, relevant existing development schemes, consideration of surrounding land uses and users, consideration of the impact on surrounding constraints, and consideration of best practice guidance and Government policy on site densities.

5.11. Initial development guidelines (including design requirements) will be informed by the Stage 2 assessment and further discussions with infrastructure providers.

Information Requirements

5.12. Where relevant, Stage 3 will indicate additional evidence required to support the progression of draft allocations.

Review

5.13. To ensure the robustness of the planning judgement exercise undertaken in identifying draft allocations, an internal review will be undertaken. This will involve a settlement-by-settlement review of sites and outcomes within the Planning Policy Team.

5.14. Furthermore, the draft allocations will be appropriately reviewed through associated supporting assessment processes including SEA and Habitats Regulations Assessment.

Engagement

5.15. Appropriate engagement on the outcomes of Stage 3 will be undertaken. Through this engagement, all interested parties including infrastructure providers and site promoters (landowners, agents, developers etc) will be provided with the opportunity to provide feedback on the outcomes of this assessment and the conclusions reached on draft allocations.

6. Stage 4: Confirming Draft Allocations

Overview

- 6.1. **Stage 4** involves the **confirmation of draft allocations** that will be included in the next Local Plan. This will consist of sites it is considered will support the achievement of the next Local Plans vision, objectives and spatial strategy.
- 6.2. In confirming draft allocations, a methodology informed by Government guidance on 'Selecting Sites for Development' and also responsive to local circumstances will be employed.

Local Context

- 6.3. Confirmation of draft allocations will largely be undertaken on a **settlement basis**.
- 6.4. The exception to this is the consideration of those sites that have the potential to form a new settlement, which will be considered collectively.

Approach to Confirming Draft Allocations

- 6.5. In confirming draft allocations, Stage 4 will draw on the conclusions of Stages 2 and 3 of this assessment and information from the engagement following Stage 3.
- 6.6. Importantly, confirmation of draft allocations requires the application of planning judgement, balancing the material considerations for each site and considering the requirement to deliver a 'sound' Local Plan.

Conclusion

- 6.7. Stage 4 will culminate in confirmation of the proposed approach to each site, including confirmation of draft allocations. This will be supported by a summary justification of the reasons for this approach.

Format of Conclusions

- 6.8. The decisions on the proposed approach to each site, including confirmation of draft allocations and rationale will be outlined in a summary table.
- 6.9. For each site the rationale will be clear and succinct, with the specific considerations for each site made clear – including appropriate cross-

references to Stages 2 and 3 and information from the engagement following Stage 3.

6.10. This summary table will include:

Assessment Stage	Information
Stage 1	a. Sites name and reference.
	b. Sites location using eastings/northings – with an accompanying interactive map illustrating the sites location.
	c. Identification of the associated settlement.
Stage 2	a. The assigned site category.
	b. Summary of the sites development potential.
	c. Suitability, RAG rating conclusion in Stage 2 – Part B of the assessment.
	d. Availability RAG rating conclusion in Stage 2 – Part B of the assessment.
	e. Anticipated delivery timescales (where appropriate including details of anticipated phasing for larger sites).
	f. Achievability (including viability) RAG rating conclusion in Stage 2 – Part B of the assessment.
	g. Overarching RAG rating conclusion in Stage 2 – Part B of the assessment.
	h. Whether it has been determined to be a ‘potentially deliverable site’, ‘potentially developable site’ or ‘potentially long-term site’.
	i. The summary of the justification for the overarching RAG rating conclusion in Stage 2 – Part B of the assessment.
Stage 3	a. The proposed approach to the site, including whether it is proposed to form a draft allocation.
	b. A summary explanation of the reasoning for this approach.
Stage 4	a. The approach to the site in the next Local Plan, including whether it is a confirmed draft allocation.
	b. A summary explanation of the reasoning for this approach.

Design Review

- 6.11. The Council is intending to utilise the 'Design Review' process to further inform and refine design requirements for draft allocations that meet one or more of the following criteria:
- a. 250 or more dwellings.
 - b. 10ha or more gross employment land.
 - c. Located in the Green Belt.
 - d. Subject to constraints the Council considers would benefit from consideration through 'Design Review'.
- 6.12. This process will be ***funded by the site promoter*** and undertaken by an independent panel of professionals with architecture and design expertise.
- 6.13. Recommendations of the 'Design Review' process will be made public. Where completed before the final stage of consultation on the next Local Plan, they will inform the guidelines included within the next Local Plan and inform masterplanning to be undertaken by the site promoter. Where completed after the final stage of consultation on the next Local Plan, they will inform masterplanning to be undertaken by the site promoter.
- 6.14. The benefits of this 'Design Review' process include:
- a. Helping improve site guidelines, providing greater certainty on design expectations for site promoters, communities and decision makers.
 - b. Assisting in maximising opportunities and managing constraints - including through provision of a fresh perspective.
 - c. Supporting a collaborative masterplanning processes through identification of key design considerations.
 - d. Providing a starting point for early engagement with key infrastructure providers and statutory consultees.
 - e. Providing greater certainty of deliverability during the examination of the Local Plan and subsequent planning application processes.
 - f. Streamlining subsequent planning application processes.
 - g. Assisting achievement of a high-quality design that meets needs and supports function.
- 6.15. Where, collaborative masterplanning is progressed for a proposed site allocation following the 'Design Review' process, the Council will give proactive consideration to its inclusion within the next Local Plan where it is completed before the final stage of consultation on the next Local Plan.

Appendix 1: Call for Sites Interactive Response Form

Please complete this Site Promotion Form if you would like to promote land for development in Shropshire Council's administrative area.

When completing this Site Promotion Form please:

- > Answer all questions as accurately and fully as you can.
- > Attach a plan(s) clearly identifying the location and boundaries of the site (**red line boundary**).
- > If the site is in multiple ownerships, attach a plan identifying the extent of each owners interest.
- > If relevant, attach a plan identifying adjoining land in the same ownership (**blue line boundary**).
- > Attach any available indicative plans or supporting material for the sites potential development.

Please note, we cannot accept:

- > Anonymous promotions or those without clear contact details.
- > Those without the details in this form and a location plan.

Site promotions will be considered through the Strategic Land Availability Assessment (SLAA). The SLAA is a high-level site assessment which forms part of the evidence base for Plan-Making.

Please do not assume a site will be considered if previously promoted to the Council.

If you wish to promote more than one site, please use a separate form for each site.

[Personal data will be processed in line with our Planning Policy Privacy Notice.](#)

Section 1. Site Promotion

Site address:	
Post code:	
If known, site location - Easting:	
If known, site location - Northing:	
Site description:	
Total site area (Ha):	
Developable site area (Ha):	

Section 2. Personal Details

Section 2a - Promoters Details:

Name:	
Organisation:	
Address:	
Post code:	
Phone number:	
Email address:	
Interest in the site:	

Section 2b - Promoters Agents Details (if applicable):

Name:	
Organisation:	
Address:	
Post code:	
Phone number:	
Email address:	

Section 3. Landowner and Developer Information

Section 3a – Landowner Details:

If the promoter is not the landowner or multiple landowners exist, please detail them below.

If necessary, please detail additional landowners separately and enclose with the submission.

Landowner 1 name:	
Landowner 1 organisation:	
Landowner 1 address:	
Landowner 1 post code:	
Landowner 1 email address:	
Landowner 1 proportion of site owned:	
Landowner 2 name:	
Landowner 2 organisation:	
Landowner 2 address:	
Landowner 2 post code:	
Landowner 2 email address:	
Landowner 2 proportion of site owned:	
All landowner(s) consent to promotion:	

Section 3b – Developer Interest:

Level of developer interest in site:	
Further information:	

Section 4. Site Information

Section 4a – Land Use Details:

All current land use(s):	
All previous land use(s):	
Relevant planning permissions:	
Type of site (greenfield, brownfield or mixed use):	
If mixed use, brownfield percentage:	

Brownfield (previously developed land) is defined in [Annex 2 of the NPPF](#).

Section 4b – Site Constraints:

Please detail all known potential constraints to the site.

Does site have a road frontage suitable for a site access?	
Any legal covenants on the site that could limit development potential?	
Any natural environment designations on or in close proximity of the site?	
If yes, please detail them and outline any evidence and mitigation options:	

Natural environment designations and close proximity (as the crow flies) to the site include:

Special Area of Conservation (1km); Special Protection Area (1km); Ramsar Site (1km); Ancient Woodland (500m); National Nature Reserve (500m); Site of Special Scientific Interest (500m); and Local Nature Reserve (100m).

Any historic environment designations on or in close proximity of the site?	
If yes, please detail them and outline any evidence and mitigation options:	

Historic environment designations and close proximity (as the crow flies) to the site include: World Heritage Sites or its buffer zone (300m); Registered Battlefield (300m); Conservation Area (300m); Scheduled Monument (300m); Registered Park/Garden (300m); and Listed Building (300m).

Any physical constraints affecting the site?	
If yes, please detail them and outline any evidence and mitigation options:	

Physical constraints include topography, ground conditions, contamination, noise, odour, flooding, pipelines and pylons.

Any other factors that may constrain development of the site?	
If yes, please detail them and outline any evidence and mitigation options:	

Section 5. Proposed Future Uses

Section 5a – Proposed Uses:

Please detail ***all potential uses*** for which you are promoting the site.

Sites should only be promoted for uses which you consider to be available, achievable and viable.

>A site is considered available when, on best information, there is confidence no legal or ownership problems exist which restrict development of the land.

>A site is considered achievable where there is a reasonable prospect that all or a significant component of the proposed use could be developed on the site by 2045/46.

>A site is considered viable where the value generated by its development exceeds the cost of the development, provides a sufficient incentive for the land to come forward and development to be undertaken, and can achieve a policy compliant development – including delivering appropriate quantities of affordable housing and necessary supporting infrastructure/developer contributions.

New settlement - generally 25ha or more in size and consisting of sustainable mix of uses, community facilities & infrastructure:	
Sustainable urban extension to a settlement - generally 200 dwellings or more and consisting of a sustainable mix of uses, community facilities & infrastructure:	
Mixed use development:	
Housing development - suitable mix of sizes, types and tenures:	
Specialist housing development - older people, children, or those with disabilities & special needs:	

Gypsy and Traveller / Travelling Showperson provision:	
Employment development - such as R&D, offices, labs, light / general industry, logistics / distribution, warehousing, data centres, gigafactories & waste management:	
Retail and leisure development:	
Energy generation facilities:	
Other development:	

Section 5b - Site Capacity:

Please detail sites capacity and appropriate density for **all potential uses** detailed in Section 5a.

Capacity:	
Appropriate site density:	
Further details:	

Section 5c – Timescales for Availability:

Please detail sites availability timescales for **all potential uses** detailed in Section 5a/5b.

When could site be available:	
Expected lead-in times:	
Expected annual delivery rates:	
Further details:	

Section 5d – Achievability and Viability:

Please detail the sites achievability and viability for **all potential uses** detailed in Section 5a/5b.

Confirm you consider identified potential use(s) & timescales are achievable & viable:	
Further details:	

Section 6. Any Additional Information

Please provide any additional information:	
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Section 7. Confirmation

Please confirm that submission includes:

Site location plan(s) (red line boundary):	
If the site is in multiple-ownerships, Land Ownership Plan(s):	
If relevant, plan(s) of adjoining land in same ownership (blue line boundary):	

Please confirm that:

Submission includes all relevant available supporting material:	
Landowners grant permission to Shropshire Council to access site to assess suitability:	
Information provided is correct to the best of your knowledge:	
Submission is made in one format only:	

Completed Site Promotion Forms can be submitted to Shropshire Council via email to:
planningpolicy@Shropshire.gov.uk

Please Note: If supporting material exceeds 20mb, please notify us via the above email address. We can then facilitate submission via the Microsoft SharePoint file sharing system. The Council is unable to access files shared via alternative file sharing facilities.

If you are unable to submit this Site Promotion Form via email, it can be submitted via post to: Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ.

It is not necessary to submit multiple copies of this form by email and post.

***Appendix 2: Call for Mineral Working Opportunities
Interactive Response Form***

Please complete this Promotion Form if you would like to promote land for mineral workings in Shropshire Council's administrative area.

When completing this Site Promotion Form please:

- > Answer all questions as accurately and fully as you can.
- > Attach a plan(s) clearly identifying the location and boundaries of the land (**red line boundary**).
- > If the land is in multiple ownerships, attach a plan identifying the extent of each owners interest.
- > If relevant, attach a plan identifying adjoining land in the same ownership (**blue line boundary**).
- > Attach any available indicative plans or supporting material for potential mineral working.

Please note, we cannot accept:

- > Anonymous promotions or those without clear contact details.
- > Those without the details in this form and a location plan.

Please do not assume land will be considered if previously promoted to the Council.

Please use a separate form for each area of land you wish to promote.

[Personal data will be processed in line with our Planning Policy Privacy Notice.](#)

Section 1. Land Promotion

Section 1a - Details:

Address:	
Post code:	
Location - Easting:	
Location - Northing:	
Total land area (Ha):	
Workable land area (Ha):	
Description:	
Type of promotion:	
Type of mineral resource present:	
Further information on mineral resources:	

Section 1b - Capacity:

Total resource present (approximate):	
Workable resource present (approximate):	

Section 1c - Timescales for Availability:

> Land is considered available for mineral working when, on best information, there is confidence no legal or ownership problems exist which restrict mineral working.

When could land be available for working:	
Expected lead-in times:	
Expected annual mineral production rate:	

Section 1d – Achievability and Viability:

> Mineral working is considered achievable where there is a reasonable prospect all or a significant component could be undertaken by 2045/46.

> Mineral working is considered viable where the value generated by its working exceeds costs of this working, provides a sufficient incentive for the land to come forward, and can achieve a policy compliant development – including appropriate supporting infrastructure/developer contributions.

Confirm you consider mineral working in specified timescales is achievable & viable:	
Further details:	

Section 2. Personal Details

Section 2a - Promoters Details:

Name:	
Organisation:	
Address:	
Post code:	
Phone number:	
Email address:	
Interest in the site:	

Section 2b - Promoters Agents Details (if applicable):

Name:	
Organisation:	
Address:	
Post code:	
Phone number:	
Email address:	

Section 3. Landowner and Operator Information

Section 3a – Landowner Details:

If the promoter is not the landowner or multiple landowners exist, please detail them below.

If necessary, please detail additional landowners separately and enclose with the submission.

Landowner 1 name:	
Landowner 1 organisation:	
Landowner 1 address:	
Landowner 1 post code:	
Landowner 1 email address:	
Landowner 1 proportion of site owned:	

Landowner 2 name:	
Landowner 2 organisation:	
Landowner 2 address:	
Landowner 2 post code:	
Landowner 2 email address:	
Landowner 2 proportion of site owned:	

All landowner(s) consent to promotion:	
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Section 3b – Mineral Operator Interest:

Level of mineral operator interest in the land:	
Further information:	

Section 4. Site Information

Section 4a – Land Use Details:

All current land use(s):	
All previous land use(s):	
Relevant planning permissions:	
Type of land (greenfield, brownfield or mixed use):	
If mixed use, brownfield percentage:	

Brownfield (previously developed land) is defined in [Annex 2 of the NPPF](#).

Section 4b – Site Constraints:

Please detail all known potential constraints to the land.

Does the land have road frontage suitable for a site access?	
Any legal covenants on the land that could limit mineral working potential?	
Any natural environment designations on or in close proximity of the land?	
If yes, please detail them and outline any evidence and mitigation options:	

Natural environment designations and close proximity (as the crow flies) to the site include:

Special Area of Conservation (1km); Special Protection Area (1km); Ramsar Site (1km); Ancient Woodland (500m); National Nature Reserve (500m); Site of Special Scientific Interest (500m); and Local Nature Reserve (100m).

Any historic environment designations on or in close proximity of the land?	
If yes, please detail them and outline any evidence and mitigation options:	

Historic environment designations and close proximity (as the crow flies) to the site include:

World Heritage Sites or its buffer zone (300m); Registered Battlefield (300m); Conservation Area (300m); Scheduled Monument (300m); Registered Park/Garden (300m); and Listed Building (300m).

Any physical constraints affecting the land?	
If yes, please detail them and outline any evidence and mitigation options:	

Physical constraints include topography, ground conditions, contamination, noise, odour, flooding, pipelines and pylons.

Any other factors that may constrain mineral working of the land?	
If yes, please detail them and outline any evidence and mitigation options:	

Section 5. Any Additional Information

Please provide any additional information:	
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Section 6. Confirmation

Please confirm that submission includes:

Land location plan(s) (red line boundary):	
If the land is in multiple-ownerships, ownership plan(s):	
If relevant, plan(s) of adjoining land in same ownership (blue line boundary):	

Please confirm that:

Submission includes all relevant available supporting material:	
Landowners grant permission to Shropshire Council to access land to assess suitability:	
Information provided is correct to the best of your knowledge:	
Submission is made in one format only:	

Completed Promotion Forms can be submitted to Shropshire Council via email to:
planningpolicy@Shropshire.gov.uk

Please Note: If supporting material exceeds 20mb, please notify us via the above email address. We can then facilitate submission via the Microsoft SharePoint file sharing system. The Council is unable to access files shared via alternative file sharing facilities.

If you are unable to submit this Promotion Form via email, it can be submitted via post to:
Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ.

It is not necessary to submit multiple copies of this form by email and post.

Appendix 3: 'Get Involved' Webpage

Closes

02
OCT
2025

Calling for locations for development

Comment on this new proposal.

Data protection

Information collected in our surveys will only be used by us (Shropshire Council) to inform the immediate and future provision of our services. The information you provide will be kept confidential in accordance with our [Privacy Policy](#). It will not be shared outside of Shropshire Council. Information collected via our online surveys (hosted on the SurveyMonkey website) will be stored on SurveyMonkey's servers in the United States of America and SurveyMonkey gives an undertaking never to disclose the survey questions or your responses to others without permission.



Calling for locations for development

Home > Planning policy > News > Calling for locations for development

10 July 2025 Last updated at 10:33

To inform the next Local Plan, we're undertaking a 'call for sites' and 'call for mineral working opportunities', inviting the submission of sites for consideration as locations for development or mineral working to meet the future needs of Shropshire. Submissions are welcome from 10 July 2025 to 2 October 2025.

Recent news

- Calling for locations for development
- Hearings holding letter issued
- Draft Ironbridge Gorge World Heritage Site Supplementary Planning Document
- Inspectors' initial questions
- Examination of the Shropshire Local Plan (2016 - 2038)

Archive

- July 2025
- October 2024
- January 2023
- November 2021
- October 2021
- December 2020

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- ☎ 0345 678 9004
- 📍 Planning Policy
Shropshire Council
PO BOX 4826
Shrewsbury
SY1 9LJ

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Appendix 4: Call for Sites Local Plan Webpage

Call for sites

To inform the next Local Plan for Shropshire, we're undertaking a 'Call for sites' from 10 July 2025 to 2 October 2025.

The purpose of this is to provide an opportunity for landowners, site promoters, businesses, organisations, developers and any other interested parties to promote sites for consideration as potential allocations for development to meet the future needs of Shropshire.

Sites can be promoted for one or more uses, including but not limited to: new settlements, large scale sustainable urban extensions to existing settlements, sustainable mixed use development, housing, employment, retail and leisure, or renewable energy generation.

If you wish for a site to be considered as a potential allocation for development to meet the future needs of Shropshire, it's important that you promote it through this process.

Please don't assume a site will be considered because you've previously promoted it to the council.

How to promote a site

If you wish to promote a site, please complete [the site promotion form](#). You'll also need to provide appropriate site location plans and any relevant supporting material. Completed forms can be submitted to planningpolicy@shropshire.gov.uk

Related documents

[Site promotion form.xlsx](#)

If you're unable to submit this information via email, it can be posted to Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ. However, it's not necessary to submit copies by both email and post.

What happens to promoted sites?

Sites promoted through this process will be reviewed by the council through a site assessment process. This process will include consideration of site opportunities and constraints – examples of key factors to be considered through this process are included on [the constraints map](#). Importantly, this process will also include consideration of infrastructure needs and capacity.

In due course, all submissions and the site assessment undertaken will be made publicly available on this website.

Please note that not all promoted sites will be proposed for allocation within the next Local Plan. Furthermore, not all promoted sites will be supported as planning applications.

Frequently asked questions

[Why undertake a 'call for sites'?](#)

It's important that the council understands where land is potentially available for a range of types of development. This will inform decisions on appropriate sites to identify as potential allocations in the next Local Plan – reflecting constraints, opportunities, and infrastructure needs and capacity.

[Who can submit a site?](#)

The process is open to all: landowners, site promoters, businesses, organisations, developers and any other interested parties.

However, if you don't own the land you'll need to specify who does and whether they support the site promotion.

[Do I need to use the site promotion form?](#)

The form ensures that all necessary information is provided and will support the timely review of sites by the council. As such, we don't encourage promotions in other formats.

[Will all sites promoted be allocated?](#)

No, not all promoted sites will be proposed for allocation within the next Local Plan. Furthermore, not all promoted sites will be supported as planning applications.

[What happens if sites overlap?](#)

Some parcels of land are submitted to the council by more than one promoter, or the site promoter wishes for different components of a site to be considered separately. This won't affect the assessment process undertaken for the site.

[When will the public see sites promoted during the call for sites?](#)

All sites promoted, and the site assessment process undertaken, will be made publicly available on this website in due course. Specific timescales will depend on the number of site promotions received.

[Can anyone comment on sites promoted through the call for sites?](#)

We're not inviting comments from other parties on the sites promoted through this process. However, informed by the subsequent site assessment process and other relevant evidence, we'll start to develop proposals for inclusion in the next Local Plan. We're keen to hear thoughts on these proposals, including proposed site allocations. As such, the first formal stage of consultation on the next Local Plan is scheduled to commence in October 2026.

[Can anyone comment on the site assessment process?](#)

We're not inviting comments on our site assessment process yet. However, it will be made publicly available as part of the evidence base that informs proposals within the next Local Plan. We're keen to hear thoughts on these proposals, including proposed site allocations. As such, the first formal stage of consultation on the next Local Plan is scheduled to commence in October 2026.

[What are the next steps?](#)

All sites promoted during the call for sites process will be considered through the subsequent site assessment process. Informed by the site assessment process and other relevant evidence, we'll start to develop proposals for inclusion in the next Local Plan. We're keen to hear thoughts on these proposals, including proposed site allocations. As such, the first formal stage of consultation on the next Local Plan is scheduled to commence in October 2026.

Contact Planning Policy

planning.policy@shropshire.gov.uk

0345 678 9004

Planning Policy
Shropshire Council
PO BOX 4826
Shrewsbury
SY1 9LJ

***Appendix 5: Call for Mineral Working Opportunities Local
Plan Webpage***

Call for mineral working opportunities

To inform the next Local Plan for Shropshire, we're undertaking a 'Call for mineral working opportunities' from 10 July 2025 to 2 October 2025.

The purpose of this is to provide landowners, site promoters, businesses, organisations, operators and any other interested parties the opportunity to promote land for mineral working.

These land promotions can consist of specific site opportunities with known mineral resources, general areas with known mineral resources, or general areas where there are potential mineral resources.

The main types of minerals present and worked in Shropshire are sand and gravel aggregates, crushed rock aggregates, building stone, and brick / fire clay.

It's important that you promote land through this process if you consider that it has known or potential mineral resources, the potential for mineral working, and wish for it to be considered as a specific mineral site allocation, preferred area for mineral working with known mineral resources, or a general area of search with the potential for mineral working where there are potential mineral resources.

Please don't assume that land will be considered because you've previously promoted it to the council.

How to promote land

If you wish to promote a site, please complete [the mineral working opportunities promotion form](#).

Related documents

[Mineral working opportunities promotion form.xlsx](#)

You'll also need to provide appropriate site location plans and any relevant supporting material. Completed forms can be submitted to

planningpolicy@shropshire.gov.uk

If you're unable to submit this information via email, it can be posted to Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ. However, it's not necessary to submit copies by both email and post.

What happens to promoted land?

Land promoted through this process will be reviewed by the council through a site assessment process. This process will include consideration of site opportunities and constraints – examples of key factors to be considered through this process are included on [the constraints map](#). Importantly, this process will also include consideration of infrastructure needs and capacity.

In due course, all submissions and the site assessment undertaken will be made publicly available on this website.

Please note that not all promoted sites will be proposed for allocation within the next Local Plan as a mineral site allocation, preferred area for mineral working with known mineral resources, or general area of search with the potential for mineral working where there are potential mineral resources. Furthermore, not all promoted land will be supported as planning applications.

Frequently asked questions

Why undertake a 'call for mineral working opportunities'?

It's important that the council understands the locations of land with known or potential mineral resources that are potentially available for mineral working. This will inform decisions on the need to identify locations for mineral working, and if so the proposed approach for doing so, in the next Local Plan – reflecting constraints, opportunities, and infrastructure needs and capacity.

Who can submit land?

The process is open to all: landowners, site promoters, businesses, organisations, operators and any other interested parties.

However, if you don't own the land you'll need to specify who does and whether they support the land promotion.

Do I need to use the site promotion form?

The form ensures that all necessary information is provided and will support the timely review of land by the council. As such, we don't encourage promotions in other formats.

Will all land promoted through this process be allocated as a mineral working site, identified as a preferred area for mineral working, or identified as a general area of search for mineral working?

No, not all promoted land will be proposed for allocation within the next Local Plan. Furthermore, not all promoted land will be supported as planning applications.

What happens if land promotions overlap?

Some parcels of land may be submitted to the council by more than one promoter, or the land promoter may wish for different components of a site to be considered separately. This won't affect the assessment process undertaken for the land.

When will the public see sites promoted during the call for mineral working opportunities?

All land promoted, and the assessment process undertaken, will be made publicly available on this

website in due course. Specific timescales will depend on the number of land promotions received.

[Can anyone comment on land promoted through the call for mineral working opportunities?](#)

We're not inviting comments from other parties on land promoted through this process. However, informed by the subsequent assessment process and other relevant evidence, we'll start to develop proposals for inclusion in the next Local Plan. This includes in relation to the need to identify locations for mineral working, and the proposed approach to doing so at those locations. We're keen to hear thoughts on these proposals as part of the next Local Plan, with the first formal stage of consultation scheduled to commence in October 2026.

[Can anyone comment on the mineral working assessment process?](#)

We're not inviting comments on our site assessment process yet. However, it will be made publicly available as part of the evidence base that informs proposals within the next Local Plan. We're keen to hear thoughts on these proposals, with the first formal stage of consultation on the next Local Plan scheduled to commence in October 2026.

[What are the next steps?](#)

All land promoted during this process will be considered through the subsequent assessment process. Informed by the assessment process and other relevant evidence, we'll start to develop proposals for inclusion in the next Local Plan. We're keen to hear thoughts on these proposals, with the first formal stage of consultation on the next Local Plan scheduled to commence in October 2026.

Contact Planning Policy

planning.policy@shropshire.gov.uk

0345 678 9004

Planning Policy

Shropshire Council

PO BOX 4826

Shrewsbury

SY1 9LJ

Appendix 6: Call for Sites and Call for Mineral Working Opportunities Notification Email - Local Plan Consultation Database and Agent & Developer Forum

‘Call for Sites’ Notification

To inform the next Local Plan, Shropshire Council is undertaking a ‘Call for Sites’ from the **10th July 2025 to the 2nd October 2025**.

This ‘Call for Sites’ invites landowners, site promoters, businesses, organisations, developers and any other interested parties to promote sites for consideration as potential allocations for development to meet the future needs of Shropshire.

Sites can be promoted for one or more uses, including but not limited to, new settlements, large scale sustainable urban extensions to existing settlements, sustainable mixed use development, housing, employment, retail and leisure, or renewable energy generation.

To promote a site, please use the Council’s **Site Promotion Form**, which is available on the Council website at: <https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-sites/>

Completed **Site Promotion Form’s** and accompanying documents (location plans and any other relevant information) can be submitted to Shropshire Council via email to: planningpolicy@shropshire.gov.uk

Please Note: If accompanying documents exceed 20mb in size, please notify us via the above email address. We can then facilitate submission via the Microsoft SharePoint file sharing system. The Council is unable to access files shared via alternative file sharing facilities.

If you are unable to submit the **Site Promotion Form** and accompanying documents via email, it can be submitted via post to: Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ. However, it is not necessary to submit the form by both email and post.

If you wish for a site to be considered as a potential allocation for development to meet the future needs of Shropshire, it is important that you promote it through this ‘Call for Sites’. **Please do not assume a site will be considered because you have previously promoted it to the Council.**

Call for Mineral Working Opportunities Notification

Also to inform the next Local Plan, Shropshire Council is undertaking a ‘Call for Mineral Working Opportunities’ from the **10th July 2025 to the 2nd October 2025**.

This ‘Call for Mineral Working Opportunities’ provides landowners, site promoters, businesses, organisations, operators and any other interested parties the opportunity to promote land for mineral working.

These land promotions can consist of specific site opportunities with known mineral resources, general areas with known mineral resources, or general areas where there is potential mineral resources.

The main types of minerals present and worked in Shropshire are sand & gravel aggregates, crushed rock aggregates, building stone, and brick / fire clay.

To promote land, please use the Council’s **Mineral Working Opportunities Promotion Form**, which is available on the Council website at: <https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-mineral-working-opportunities/>

Completed **Mineral Working Opportunities Promotion Form’s** and accompanying documents (location plans and any other relevant information) can be submitted to Shropshire Council via email to: planningpolicy@shropshire.gov.uk

Please Note: If accompanying documents exceed 20mb in size, please notify us via the above email address. We can then facilitate submission via the Microsoft SharePoint file sharing system. The Council is unable to access files shared via alternative file sharing facilities.

If you are unable to submit the **Mineral Working Opportunities Promotion Form** and accompanying documents via email, it can be submitted via post to: Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ. However, it is not necessary to submit the form by both email and post.

It is important that you promote land through this 'Call for Mineral Working Opportunities' if you consider it has known or potential mineral resources; the potential for mineral working; and wish for it to be considered as a specific mineral site allocation, preferred area for mineral working with known mineral resources, or general area of search with the potential for mineral working where there are potential mineral resources. **Please do not assume land will be considered because you have previously promoted it to the Council.**

What Happens Next

Sites promotions through the 'Call for Sites' and land promotions through the 'Call for Mineral Working Opportunities' will be reviewed by the Council through site assessment processes. These processes will include consideration of site opportunities and constraints – examples of key factors to be considered through these processes are included on the Constraints Map available on the Council website at:

<https://www.shropshire.gov.uk/media/30693/examples-of-large-scale-constraints.pdf>

Importantly, these processes will also include consideration of infrastructure needs and capacity.

In due course, all submissions and the assessments undertaken will be made publicly available on the Council website.

These assessments will inform proposals within the next Local Plan. Timescales for the production of the next Local Plan, including intended periods of public consultation, are detailed in the Council's Local Development Scheme, available on the Council website at:

<https://www.shropshire.gov.uk/media/29482/local-development-scheme-lds-february-2025.pdf>

Further Information

For further information on the 'Call for Sites' including answers to Frequently Asked Questions, please visit the Council website at:

<https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-sites/>

For further information on the 'Call for Mineral Working Opportunities' including answers to Frequently Asked Questions, please visit the Council website at:

<https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-mineral-working-opportunities/>

Appendix 7: Call for Mineral Working Opportunities – West Midlands Aggregate Working Party Notification Email

From: [REDACTED]
To: [REDACTED]
Subject: Fw: Shropshire Council: Call for Mineral Working Opportunities
Date: 10 July 2025 17:31:02
Attachments: [REDACTED]

Dear All,

Please see below Notification from Shropshire Council's Local Plan team regarding the '**Call for Mineral Working Opportunities**', which is now open.

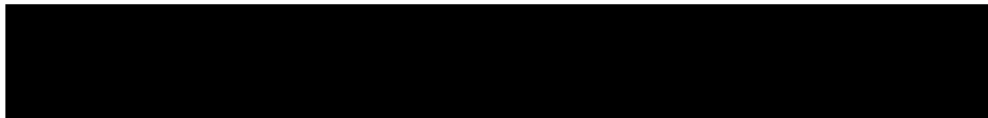
All the relevant information, links and dates are detailed within the notification pasted **below**.

Should you have any further questions or issued, please do not hesitate to email me.

Many thanks in advance,

Kind Regards,

Vsevolod (Seva) Lobov (BSc)
Senior Planning Consultant
Planning Consultancy – Place Services - Capita Public Service



'Call for Mineral Working Opportunities' Notification

To inform the next Local Plan, Shropshire Council is undertaking a 'Call for Mineral Working Opportunities' from the **10th July 2025 to the 2nd October 2025**.

This 'Call for Mineral Working Opportunities' provides landowners, site promoters, businesses, organisations, operators and any other interested parties the opportunity to promote land for mineral working.

These land promotions can consist of specific site opportunities with known mineral resources, general areas with known mineral resources, or general areas where there is potential mineral resources.

The main types of minerals present and worked in Shropshire are sand & gravel aggregates, crushed rock aggregates, building stone, and brick / fire clay.

To promote land, please use the Council's **Mineral Working Opportunities Promotion Form**, which is available on the Council website at:

<https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-mineral-working-opportunities/>

Completed **Mineral Working Opportunities Promotion Form's** and accompanying documents (location plans and any other relevant information) can be submitted to Shropshire Council via email

to: planningpolicy@shropshire.gov.uk

Please Note: If accompanying documents exceed 20mb in size, please notify us via the above email address. We can then facilitate submission via the Microsoft SharePoint file sharing system. The Council is unable to access files shared via alternative file sharing facilities.

If you are unable to submit the **Mineral Working Opportunities Promotion Form** and accompanying documents via email, it can be submitted via post to: Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ. However, it is not necessary to submit the form by both email and post.

It is important that you promote land through this 'Call for Mineral Working Opportunities' if you consider it has known or potential mineral resources; the potential for mineral working; and wish for it to be considered as a specific mineral site allocation, preferred area for mineral working with known mineral resources, or general area of search with the potential for mineral working where there are potential mineral resources. **Please do not assume land will be considered because you have previously promoted it to the Council.**

What Happens Next

Land promotions through the 'Call for Mineral Working Opportunities' will be reviewed by the Council through a site assessment process. This process will include consideration of site opportunities and constraints – examples of key factors to be considered through this process are included on the Constraints Map available on the Council website at:

<https://www.shropshire.gov.uk/media/30693/examples-of-large-scale-constraints.pdf>

Importantly, this process will also include consideration of infrastructure needs and capacity.

In due course, all submissions and the assessments undertaken will be made publicly available on the Council website.

The assessments will inform proposals within the next Local Plan. Timescales for the production of the next Local Plan, including intended periods of public consultation, are detailed in the Council's Local Development Scheme, available on the Council website at:

<https://www.shropshire.gov.uk/media/29482/local-development-scheme-lds-february-2025.pdf>

Further Information

For further information on the 'Call for Mineral Working Opportunities' including answers to Frequently Asked Questions, please visit the Council website at:

<https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-mineral-working-opportunities/>

Thank you

Kind Regards

Planning Policy
Shropshire Council

If you would like more information about Shropshire Council services, please [visit our website](#) or [sign up for email updates](#)

Appendix 8: Call for Sites and Call for Mineral Working Opportunities Commencement Press Release

10/07/2025 - [Permalink](#)

Call for sites as work set to begin on new Local Plan

Related topics: [Planning](#)

Councillor David Walker

Shropshire Council has confirmed its intention to commence work on a new Local Plan in January 2026. This follows the proposed withdrawal of the current draft Local Plan from the examination process, which full Council is being asked to agree [at its meeting next week \(17 July 2025\)](#).

The new Local Plan process will respond to the Government's recent mandatory housing targets, but will also seek to provide a positive framework for achieving a sustainable development across the county.

Early evidence is now being collected to inform the new Plan. This includes a new 'Call for Sites' process, which runs for 12 weeks from 10 July to 2 October 2025.

This 'Call for Sites' invites landowners, site promoters, businesses, organisations, developers and any other interested parties to promote sites for consideration as potential allocations for development to meet the future needs of Shropshire. This is important as the county needs to understand what development options are open for consideration, and to inform future Plan preparation.

Sites can be promoted for a range of uses, including but not limited to, new housing, large scale sustainable urban extensions or new settlements, mixed use development, employment, retail and leisure, renewable energy generation and mineral extraction.

Once the council has an understanding of the site options, it will undertake site assessment work early next year and prepare a draft Plan for consultation in autumn 2026.

David Walker, Shropshire Council's Cabinet member for planning, said

Recent news

[Praise for resurfacing of Gravel Hill in Ludlow](#)
11/07/2025

[Important information about 101 and 8/8A bus services](#) 11/07/2025

[Call for sites as work set to begin on new Local Plan](#) 10/07/2025

[Refurbishment of Meole Brace footbridge update](#) 10/07/2025

[RSPAWIR delivers ground-breaking rural mobile connectivity report to MPs](#)
10/07/2025

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[Housing](#)

[Leisure, culture and heritage](#)

The call for sites is an important first step to build a positive development framework for the county for the new plan period and beyond. I would encourage interested parties to get involved so the council can fully understand the development options.

“Clearly the council is not where it wants to be. Withdrawing the draft plan from the current examination is a significant decision. With recent changes to the Government’s National Planning Policy Framework, and their new mandatory housing targets, we would have needed to adjust the plan now anyway.

“This does provide an opportunity to deliver a new local plan that works for Shropshire. It is important that the plan boosts the local economy, creates quality local jobs, provides more affordable housing for Shropshire people, and addresses the infrastructure challenges facing the county. All whilst protecting our precious historic and environmental assets which makes Shropshire such a great place to live and work.”

”

Anyone interested in promoting a site, should use the council’s Site Promotion Form, [which is available on the council website](#).

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[May 2025](#)

[April 2025](#)

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[February 2025](#)

[January 2025](#)

[December 2024](#)

[November 2024](#)

[October 2024](#)

[September 2024](#)

[August 2024](#)

[July 2024](#)

[June 2024](#)

[May 2024](#)

[April 2024](#)

[March 2024](#)

[February 2024](#)

[January 2024](#)

[December 2023](#)

[November 2023](#)

[October 2023](#)

[September 2023](#)

[August 2023](#)

[July 2023](#)

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[May 2023](#)

[April 2023](#)

[March 2023](#)

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Appendix 9: Call for Sites and Call for Mineral Working Opportunities Mid-Point Press Release

22/06/2025 - Permalink

Shropshire Council's 'Call for Sites' process remains ongoing until 2 October 2025

Related topics: [Community](#) / [Corporate](#) / [Economic growth](#) / [Finance and budget](#) / [Housing](#) / [Planning](#) / [Uncategorized](#)



William Farr House – Redevelopment of brownfield site to provide extra-care affordable housing

The 'Call for Sites' provides an opportunity to promote land for consideration as a potential allocation for development in the next Local Plan for Shropshire. It is open to landowners, site promoters, businesses, organisations, developers and any other interested parties.

Sites can be promoted for a range of uses, including but not limited to large scale sustainable urban extensions or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.

The next Local Plan for Shropshire will need to respond to the Government's new mandatory housing targets. But it will also seek to do much more, providing a positive framework for achieving a sustainable development across the county. As a result, the 'Call for Sites' process is important to inform plan-making and our understanding of available development options to meet the future needs of Shropshire.

Cllr David Walker, Shropshire Council's Cabinet member for planning, said:



“The next Local Plan for Shropshire provides an important opportunity to provide more housing – particularly affordable housing – for Shropshire residents, boost the local economy and create quality local jobs, and address the infrastructure challenges facing the county. All whilst protecting our precious built, historic and natural environment which makes Shropshire such a great place to live and work.

“The ‘call for sites’ will ensure the council fully understands available development options and will inform preparation of the next Local Plan. I would encourage all interested parties to get involved.”



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[Shropshire Council's 'Call for Sites' process remains ongoing until 2 October 2025](#)
22/08/2025

[River Severn Partnership Advanced Wireless Innovation Region shortlisted for four prestigious environmental monitoring awards](#) 22/08/2025

[New business growth service launches to empower Shropshire businesses](#)
21/08/2025

[Pupils congratulated as GCSE results announced](#) 21/08/2025

Appendix 10: Call for Sites and Call for Mineral Working Opportunities Final Week Press Release

[Menu](#)

25/09/2025 - [Permalink](#)

One more week to respond to Local Plan ‘call for sites’

Related topics: [Planning](#)

Landowners, site promoters, businesses, organisations and developers have one more week to respond to Shropshire Council’s ‘Call for Sites’ – part of the development of Shropshire’s new Local Plan.

The ‘Call for Sites’ process provides insight on available development options to meet the future needs of Shropshire.

Sites promoted through this process will be assessed by the council as potential allocations for development in the next Local Plan for Shropshire. They can be promoted for a range of uses, such as large scale sustainable urban extensions or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.

The next Local Plan will provide a positive framework for achieving a sustainable development across the county.

More information on the 'Call for Sites' and the council's site promotion form is [available here](#).

More information on the 'Call for Mineral Working Opportunities' and the mineral working promotion form is [available here](#).



Councillor David Walker

David Walker, Shropshire Council's Cabinet member for planning, said:



“The call for sites is an important first step to build a positive development framework for the county for the new plan period and beyond. I would encourage interested parties to get involved so the council can fully understand the development options.

“The next Local Plan for Shropshire provides an important opportunity to provide more housing – particularly affordable housing – for Shropshire residents, boost the local economy and create quality local jobs, and address the infrastructure challenges facing the county; all whilst protecting our precious built, historic and natural environment which makes Shropshire such a great place to live and work.”



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Appendix 11: Call for Sites and Call for Mineral Working Opportunities Social Media Posts



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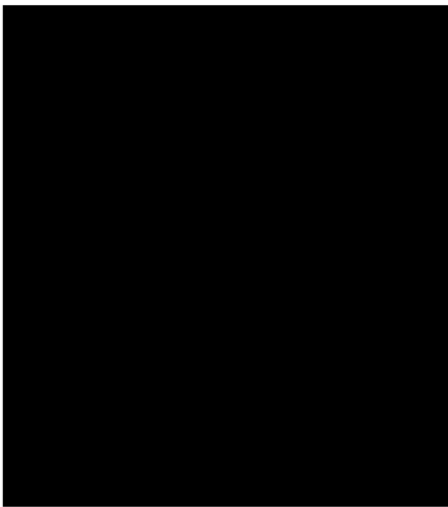
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Shropshire Council

27m ·

Shropshire Council's 'Call for Sites' process remains ongoing until 2 October 2025. The 'Call for Sites' provides an opportunity to promote land for consideration as a potential allocation for development in the next Local Plan for Shropshire. It is open to landowners, site promoters, businesses, organisations, developers and any other interested parties.

Sites can be promoted for a range of uses, including but not limited to large scale sustainable urban extensions or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.

The next Local Plan for Shropshire will need to respond to the Government's new mandatory housing targets. But it will also seek to do much more, providing a positive framework for achieving a sustainable development across the county. As a result, the 'Call for Sites' process is important to inform plan-making and our understanding of available development options to meet the future needs of Shropshire.

More information on the 'Call for Sites' and the Council's site promotion form is available in the link in the comments.



Posts

About

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Shropshire Council



26 Sept 2025 · 🌐

⚠️ Hello landowners, site promoters, businesses, organisations and developers. You have until Thurs 2 Oct to respond to our 'Call for Sites'.

Sites will be assessed by the council as potential development sites in Shropshire's new Local Plan.

They can be promoted for a range of uses, such as large scale sustainable urban extensions or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.


📘 For more follow the link in the comments.



👍 11 🗨️ 4



Shropshire Council's Post




Shropshire Council
11,739 followers
6m

Shropshire Council's 'Call for Sites' process remains ongoing until 2 October 2025. The 'Call for Sites' provides an opportunity to promote land for consideration as a potential allocation for development in the next Local Plan for Shropshire. It is open to landowners, site promoters, businesses, organisations, developers and any other interested parties.

Sites can be promoted for a range of uses, including but not limited to large scale sustainable urban extensions or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.

The next Local Plan for Shropshire will need to respond to the Government's new mandatory housing targets. But it will also seek to do much more, providing a positive framework for achieving a sustainable development across the county. As a result, the 'Call for Sites' process is important to inform plan-making and our understanding of available development options to meet the future needs of Shropshire.

More information on the 'Call for Sites' and the Council's site promotion form is available here. <https://orlo.uk/q34gJ>





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Appendix 12: Shropshire Council Portfolio Holder Social Media Post at Commencement of Call for Sites and Call for Mineral Working Opportunities

Cllr David Walker: Whittington Division's post



Shropshire Council has now issued its 'call for sites' to developers, agents, land owners and other interested parties.

The call for sites is an important first step to build a positive development framework for the county for the new plan period and beyond. I would encourage interested parties to get involved so the council can fully understand the development options.

Clearly, the council is not where it wants to be. Withdrawing the draft plan from the current examination is a significant decision. With recent changes to the Government's National Planning Policy Framework and their new mandatory housing targets, we would have needed to adjust the plan now anyway.

This does provide an opportunity to deliver a new local plan that works for Shropshire. It is important that the plan boosts the local economy, creates quality local jobs, provides more affordable housing for Shropshire people, and addresses the infrastructure challenges facing the county. All whilst protecting our precious historic and environmental assets, which makes Shropshire such a great place to live and work

Previous allocated sites won't carry over due to the Government's updated National Planning Policy Framework (NPPF) and its stiff mandatory housing targets for Shropshire.



NEWSROOM.SHROPSHIRE.GOV.UK

Call for sites as work set to begin on new Local Plan - Shropshire Council Newsroom

This 'Call for Sites' invites landowners, site promoters, businesses, organisations, developers and ...

8

8 shares

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Appendix 13: Examples of Agent & Site Promoters Press Releases and Social Media Posts Advertising Call for Sites and Call for Mineral Working Opportunities

[Back to all](#)[Planning, Land Promotion, News](#)

17th July 2025

Shropshire Council Launches New Local Plan Process – Call for Sites Now Open

[Get In Touch](#)

Shropshire Council has confirmed that work will begin on a new Local Plan in January 2026, marking a significant milestone in guiding the future development of the county. This follows the recent withdrawal of the previous draft Local Plan from the formal examination process.

The new Local Plan will be designed to respond to the Government's mandatory housing targets introduced in December 2024, while also establishing a clear and sustainable strategy to manage growth across Shropshire. It aims to balance housing, infrastructure, environmental protection, and economic needs in a way that benefits communities across the county.

Call for Sites – Now Open Until 2 October 2025

As part of the early evidence-gathering stage, the Council has launched a 12-week 'Call for Sites', running from 10 July to 2 October 2025.



- Local organisations
- Community groups
- Other interested parties

What Type of Land Can Be Submitted?

Sites can be submitted for a range of future land uses, including, but not limited to:

- New housing
- Large-scale urban extensions or new settlements
- Mixed-use developments
- Employment, retail, and leisure schemes
- Renewable energy generation
- Mineral extraction

Why Submit?

Submitting a site is non-binding, but it could unlock new development opportunities, increase the strategic value of your land, and help shape the future direction of your community.

At Berrys, our experienced planning team can manage the full submission process on your behalf. We can also advise on whether it may be beneficial to submit a pre-application enquiry, outline planning application or full planning application alongside your Call for Sites submission.

If you'd like to discuss a potential site or need guidance on planning and development opportunities, please contact our Shrewsbury Planning Team for a no-obligation initial consultation on 01743 271697.

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Written by
Amy Henson
[View Profile](#)



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More Stories



Roger Parry & Partners LLP's post



Roger Parry & Partners LLP is with Shropshire Council and 5 others.

21 July · 🌐



Shropshire Council Launches "Call for Sites" - Could Your Land Be the Next Opportunity?

****Shropshire Council Launches "Call for Sites"*****

Shropshire Council is inviting all landowners, developers, and "Call for Sites" parties to put forward potential sites for development as part of its New Local Plan. This initiative seeks to identify land suitable for housing, employment, retail, leisure, and renewable energy projects.

The "Call for Sites" runs from 10th July to 2nd October 2025 — a key window to shape the future of Shropshire's communities. If YOU OWN or KNOW of land near existing settlements that may be suitable for development, NOW is the time to act.

Roger Parry & Partners are here to HELP... Our accredited and expert team can guide you through the submission process and assess your site's potential.

Contact us today on 01743 791336 to discuss your land and how it could play a role in Shropshire's future.

****Let's unlock the possibilities together.**

[#ShropshireDevelopment](#) [#callforsites](#) [#RogerParryAndPartners](#) [#LandOpportunities](#)
[#localplan2025](#) [#shropshire](#) [#opportunity](#) [#FuturePlanning](#)

Shropshire Council's
'CALL FOR SITES'
Deadline 2nd October 2025

**IS YOUR LAND
THE NEXT OPPORTUNITY?**

Suggested land for housing development, employment,
retail, leisure, or renewable energy projects...

Contact our team of experts at

Roger Parry & Partners
www.rogerparry.net

Appendix 14: Examples of News Articles Regarding Call for Sites and Call for Mineral Working Opportunities



Local plan work set to start again for Shropshire Council as authority issues fresh call for development sites

Shropshire Council is set to start work on a new local plan, and is asking people to put forward potential development sites.

By **Dominic Robertson** | Published 18 hours ago | Last updated 18 hours ago

 1 Comments

The authority's previous draft local plan was effectively scrapped after planning inspectors asked the council to withdraw it earlier this year.

The plan is a vital document for all local councils, allowing it to control where houses and other developments are built.

The council's absence of an up-to-date local plan, and issues with demonstrating a five-year-supply of housing sites, has given a boost to developers looking to build on areas which may previously have been rejected.

Now the council has confirmed its intention to commence work on a new local plan in January 2026 - with the hope of having a draft ready for consultation in autumn of the same year.

Full council will be asked to complete the formal withdrawal of the abandoned draft local plan at its meeting next Thursday (July 17).

The new local plan will have to take into account the Government's new mandatory housing targets, which represent a huge increase in the numbers demanded for the Shropshire Council area.

The authority is now asking people and organisations to put forward sites they believe are suitable for development.

A statement from the council said: "The new local plan process will respond to the Government's recent mandatory housing targets, but will also seek to provide a positive framework for achieving a sustainable development across the county.

"Early evidence is now being collected to inform the new plan. This includes a new 'Call for Sites' process, which runs for 12 weeks from July 10 to October 2, 2025.

"This 'Call for Sites' invites landowners, site promoters, businesses, organisations, developers and any other interested parties to promote sites for consideration as potential allocations for development to meet the future needs of Shropshire.

"This is important as the county needs to understand what development options are open for consideration, and to inform future plan preparation.

"Sites can be promoted for a range of uses, including but not limited to, new housing, large scale sustainable urban extensions or new settlements, mixed use development, employment, retail and leisure, renewable energy generation and mineral extraction.

"Once the council has an understanding of the site options, it will undertake site assessment work early next year and prepare a draft plan for consultation in autumn 2026."



[Take a Look
Inside Luli's
Repulsive
Shrewsbury
Mansion](#)

Councillor David Walker

David Walker, Shropshire Council's cabinet member for planning, said: "The call for sites is an important first step to build a positive development framework for the county for the new plan period and beyond. I would encourage interested parties to get involved so the council can fully understand the development options.

"Clearly the council is not where it wants to be. Withdrawing the draft plan from the current examination is a significant decision. With recent changes to the Government's National Planning Policy Framework, and their new mandatory housing targets, we would have needed to adjust the plan now anyway.

“This does provide an opportunity to deliver a new local plan that works for Shropshire.

"It is important that the plan boosts the local economy, creates quality local jobs, provides more affordable housing for Shropshire people, and addresses the infrastructure challenges facing the county - all whilst protecting our precious historic and environmental assets which makes Shropshire such a great place to live and work."

Anyone interested in promoting a site can use the council's site promotion form, [which is available on the council website.](#)



Shropshire Council invites more suggestions for where to build houses in the county

Shropshire Council is asking for more suggestions for where to build homes in the county.

By **Dominic Robertson** | Published Aug 25 |  9 Comments

The authority is again asking developers, businesses, organisations and landowners for potential sites as it looks to put together its next local plan.

[Shropshire Council](#) has been left in local plan-limbo, with its previous effort to complete the vital document abandoned after [planning inspections effectively ordered the council to withdraw the document](#).

- [Sign up today to get all the latest news headlines from Shropshire and Mid Wales delivered straight to your inbox with the Shropshire Star's free newsletter](#)

The local plan is a policy which sets out specific pieces of land across the county which can be used to build homes or business developments.



William Farr House – the former hospital site opposite Royal Shrewsbury Hospital which is being redeveloped as extra-care affordable housing.

It also effectively protects other pieces of land from development, due to the fact that a proposals for sites outside the local plan can largely be rejected.

That situation, combined with the county's current shortfall on the five year land supply - a stockpile of land to be developed which is required by government, and the Labour government's huge increase in housing targets for Shropshire Council, is set to have significant consequences with the council left in a weakened position when it comes to refusing controversial housing developments.

The latest 'Call for Sites' provides an opportunity to promote land for consideration as a potential allocation for development in the next Local Plan for Shropshire.

Sites can be promoted for a range of uses, including, but not limited to, large scale housing developments or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.

A statement from the council said: "The next Local Plan for Shropshire will need to respond to the Government's new mandatory housing targets.

"But it will also seek to do much more, providing a positive framework for achieving a sustainable development across the county.

"As a result, the 'Call for Sites' process is important to inform plan-making and our understanding of available development options to meet the future needs of Shropshire."

Councillor David Walker, Shropshire Council's Cabinet member for planning, said: "The next Local Plan for Shropshire provides an important opportunity to provide more housing – particularly affordable housing – for Shropshire residents, boost the local economy and create quality local jobs, and address the infrastructure challenges facing the county. All whilst protecting our precious built, historic and natural environment which makes Shropshire such a great place to live and work."

"The 'call for sites' will ensure the council fully understands available development options and will inform preparation of the next Local Plan. I would encourage all interested parties to get involved."

More information on the 'Call for Sites' and the Council's site promotion form is available via: <https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-sites/>

More information on the 'Call for Mineral Working Opportunities' and the Council's site promotion form is available via: <https://www.shropshire.gov.uk/planning-policy/local-planning/call-for-mineral-working-opportunities/>

Conversation

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Join the conversation



One week left to suggest where more houses should be built in Shropshire as part of county's new Local Plan

Landowners, businesses, organisations and developers have one week left to respond to Shropshire Council's 'Call for Sites' as part of the development of the county's new Local Plan.

By **Megan Jones**

Published Sep 26

Last updated Sep 26

 [Comments](#)

The authority is currently asking for suggestions for potential sites as it looks to put together its next Local Plan.

Shropshire Council has begun preparations for its next Local Plan - an important policy which designates specific pieces of land across the county for future housing or business development.

But the authority was left in limbo earlier this year, with its previous effort to complete its plan abandoned after planning inspections effectively ordered the council to withdraw the document over concerns about a lack of land supply.



Councillor David Walker

In August, beginning its preparations for its next Local Plan, Shropshire Council issued a 'Call for Sites' and invited organisations to chip in with ideas on where new developments could be built around the county.

Sites can be promoted for a range of uses, including, but not limited to: large scale housing developments or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.

David Walker, Shropshire Council's cabinet member for planning, said: "The call for sites is an important first step to build a positive development framework for the county for the new plan period and beyond. I would encourage interested parties to get involved so the council can fully understand the development options."

"The next Local Plan for Shropshire provides an important opportunity to provide more housing – particularly affordable housing - for Shropshire residents, boost the local economy and create quality local jobs, and address the infrastructure challenges facing the county; all whilst protecting our precious built, historic and natural environment which makes Shropshire such a great place to live and work."

More information on the 'Call for Sites' is online on the [Shropshire Council website](#), with suggestions welcome until next Thursday (October 2).

Conversation

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Shropshire Council asks for land submissions to help meet housing targets

NEWS

August 26, 2025

live By Shropshire Live

Shropshire Council is urging landowners, businesses, and developers to submit potential sites for consideration as part of the county's next Local Plan.



The brownfield site at William Farr House is being redeveloped to provide extra-care affordable housing. Photo: Shropshire Council

The 'Call for Sites' process is currently open and will run until October 2nd, 2025.

The initiative is designed to gather information on available land that could be allocated for various developments, including housing, employment, retail, leisure, and renewable energy generation.

The next Local Plan will aim to meet new mandatory government housing targets while also providing a framework for sustainable development across Shropshire. A key focus will be on delivering more affordable housing for local residents.

Speaking about the process, Councillor David Walker, Shropshire Council's Cabinet member for planning, highlighted the dual importance of the plan. "The next Local Plan for Shropshire provides an important opportunity to provide more housing – particularly affordable housing – for Shropshire residents, boost the local economy and create quality local jobs," he said. "All whilst protecting our precious built, historic and natural environment which makes Shropshire such a great place to live and work."

The 'Call for Sites' is crucial for informing the council's preparation of the new Local Plan, ensuring they have a comprehensive understanding of development options available to meet the county's future needs.

Interested parties, including landowners and site promoters, can find more information and access the site promotion forms on the [Shropshire Council website](#).

The logo for Shropshire Live, featuring the word "shropshire" in white and "live" in green, with a green wave graphic above the text.

One more week to respond to Shropshire Council's Local Plan 'call for sites'

NEWS

September 27, 2025



By Shropshire Live

Landowners, site promoters, businesses, organisations and developers have one more week to respond to Shropshire Council's 'Call for Sites' – part of the development of Shropshire's new Local Plan.



Councillor David Walker. Photo: Shropshire Council

The 'Call for Sites' process provides insight on available development options to meet the future needs of Shropshire.

Sites promoted through this process will be assessed by the council as potential allocations for development in the next Local Plan for Shropshire. They can be promoted for a range of uses, such as large scale sustainable urban extensions or new settlements, mixed use development, new housing, new employment, new retail and leisure, renewable energy generation, and mineral working.

- Advertisement -

The next Local Plan will provide a positive framework for achieving a sustainable development across the county.

David Walker, Shropshire Council's Cabinet member for planning, said:

"The call for sites is an important first step to build a positive development framework for the county for the new plan period and beyond. I would encourage interested parties to get involved so the council can fully understand the development options.

"The next Local Plan for Shropshire provides an important opportunity to provide more housing – particularly affordable housing – for Shropshire residents, boost the local economy and create quality local jobs, and address the infrastructure challenges facing the county; all whilst protecting our precious built, historic and natural environment which makes Shropshire such a great place to live and work."

More information on the 'Call for Sites' and the council's site promotion form is [available here](#).

More information on the 'Call for Mineral Working Opportunities' and the mineral working promotion form is [available here](#).

Shropshire Council 'Call for Sites' open until October 2025

27TH AUGUST [PLANNING AND DEVELOPMENT](#)



The William Farr House, a redevelopment of brownfield site to provide extra-care affordable housing



By Alexandra Cooke

AI Assisted reporter

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Shropshire Council's 'Call for Sites' process remains open until October 2, 2025.

This initiative allows landowners and developers to promote land for potential development in Shropshire's next Local Plan.

The council is looking at various uses for these sites, including sustainable urban extensions, mixed-use development, new housing, employment, retail, leisure, renewable energy generation, and mineral working.

The new Local Plan will address the Government's mandatory housing targets and aim to create a sustainable development framework across the county.

Councillor David Walker, cabinet member for planning, said: "The next Local Plan for Shropshire provides an important opportunity to provide more housing – particularly affordable housing – for Shropshire residents, boost the local economy and create quality local jobs, and address the infrastructure challenges facing the county.

"The 'call for sites' will ensure the council fully understands available development options and will inform preparation of the next Local Plan."

More details about 'Call for Sites' are on Shropshire Council's website.

PLANNING AND DEVELOPMENT

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0 Comments

***Appendix 15: Ongoing Invitation to Promote Sites Local Plan
Webpage***

Promoting a site for allocation

[Home](#) > [Planning policy](#) > [Next Local Plan](#) > Promoting a site for allocation

Have your say

We're currently consulting on [three planning policy-related proposals](#).

[Dismiss](#)

To inform the next Local Plan, Shropshire Council undertook a 'call for sites' between the 10 July 2025 and 2 October 2025. Sites promoted through this exercise will be considered through a site assessment process as potential allocations in the next Local Plan to accommodate the development to meet the future needs of Shropshire.

Whilst the 'Call for sites' period has now closed, if you do still wish to promote sites for consideration as proposed allocations for development, please complete and submit the [site promotion form](#) to planningpolicy@shropshire.gov.uk. Submitted forms need to be accompanied by **appropriate site location plan(s)** and any available **relevant supporting material**. Sites can be promoted for one or more uses, including but not limited to: new settlements, large scale sustainable urban extensions to existing settlements, sustainable mixed use development, housing, employment, retail and leisure, or renewable energy generation.

If you're unable to submit this information via email, it can be posted to Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ. However, it's not necessary to submit copies by both email and post.

Wherever possible, we will consider site promotions submitted after the close of the 'call for sites' within the site assessment process which will be undertaken to inform the identification of proposed allocations in the next Local Plan. However, if site promotions are received after the completion of the site assessment process this may not be achievable. Where this is the case we will endeavour to consider them within a future site assessment, but this may not inform the next Local Plan.

Frequently asked questions

Related documents

- [Site promotion form.xlsx](#)

▼ Why are site promotions allowed after the 'call for sites'?

It's important that the council understands where land is potentially available for a range of types of development. This will inform decisions on appropriate sites to identify as potential allocations in the next Local Plan – reflecting constraints, opportunities, and infrastructure needs and capacity.

▼ Who can submit a site?

The process is open to all: landowners, site promoters, businesses, organisations, developers and any other interested parties.

However, if you don't own the land you'll need to specify who does and whether they support the site promotion.

▼ Do I need to use the site promotion form?

The form ensures that all necessary information is provided and will support the timely review of sites by the council. As such, we don't encourage promotions in other formats.

▼ Will all sites promoted be allocated?

No, not all promoted sites will be proposed for allocation within the next Local Plan. Furthermore, not all promoted sites will be supported as planning applications.

▼ What happens if sites overlap?

Some parcels of land are submitted to the council by more than one promoter, or the site promoter wishes for different components of a site to be considered separately. This won't affect the assessment process undertaken for the site.

▼ When will the public see sites promoted during the call for sites?

All sites promoted, and the site assessment process undertaken, will be made publicly available on this website in due course. Specific timescales will depend on the number of site promotions received.

▼ [Can anyone comment on site promotions?](#)

We're not inviting comments from other parties on site promotions. However, informed by the subsequent site assessment process and other relevant evidence, we will start to develop proposals for inclusion in the next Local Plan. We're keen to hear thoughts on these proposals, including proposed site allocations. As such, the first formal stage of consultation on the next Local Plan is scheduled to commence in late 2026.

▼ [Can anyone comment on the site assessment process?](#)

We're not inviting comments on our site assessment process yet. However, it will be made publicly available as part of the evidence base that informs proposals within the next Local Plan. We're keen to hear thoughts on these proposals, including proposed site allocations. As such, the first formal stage of consultation on the next Local Plan is scheduled to commence in late 2026.

▼ [What is the site assessment process?](#)

Our site assessment process will include consideration of site opportunities and constraints. Examples of key factors to be considered through this process are included on [the constraints map](#). Importantly, this process will also include consideration of infrastructure needs and capacity.

In due course, all submissions and the site assessment undertaken will be made publicly available on this website.

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***Appendix 16: Ongoing Invitation to Promote Mineral
Working Opportunities Local Plan Webpage***

Promoting a mineral working opportunity

[Home](#) > [Planning_policy](#) > [Next Local Plan](#) > Promoting a mineral working opportunity

Have your say

We're currently consulting on [three planning_policy-related proposals](#).

[Dismiss](#)

To inform the next Local Plan, Shropshire Council undertook a 'call for mineral working opportunities' between the 10 July 2025 and 2 October 2025. Land promoted through this exercise will be considered through an assessment process, which will inform the approach to meeting mineral demand in Shropshire.

Whilst the 'call for mineral working opportunities' period has now closed, if you do still wish to promote land (specific site opportunities with known mineral resources, general areas with known mineral resources, or general areas where there are potential mineral resources) for consideration, please complete and submit the [mineral working opportunities promotion form](#) to planningpolicy@shropshire.gov.uk. Submitted forms need to be accompanied by **appropriate site location plan(s)** and any available **relevant supporting material**.

If you're unable to submit this information via email, it can be posted to Planning Policy, Shropshire Council, PO BOX 4826, Shrewsbury, SY1 9LJ. However, it's not necessary to submit copies by both email and post.

Wherever possible, we will consider land promotions submitted after the close of the 'call for mineral working opportunities' within the assessment process which will inform the approach to meeting mineral demand in Shropshire. However, if land promotions are received after the completion of the assessment process this may not be achievable. Where this is the case we will endeavour to consider this land within a future assessment, but this may not inform the next Local Plan.

Frequently asked questions

Related documents

- [Mineral working opportunities promotion form.xlsx](#)

▼ Can anyone comment on land promotions for mineral working?

We are not inviting comments from other parties on land promotions for mineral working. However, informed by the subsequent assessment process and other relevant evidence, we will start to develop proposals for inclusion in the next Local Plan. This includes in relation to the need to identify locations for mineral working, and if so the proposed approach to doing so. We are keen to hear thoughts on these proposals as part of the next Local Plan, with the first formal stage of consultation scheduled to commence in late 2026.

▼ What is the assessment process?

Our assessment process will include consideration of site opportunities and constraints – examples of key factors to be considered through this process are included on the [constraints map](#). Importantly, this process will also include consideration of infrastructure needs and capacity.

In due course, all submissions and the assessment undertaken will be made publicly available on this website.

▼ Who can submit land?

The process is open to all: landowners, site promoters, businesses, organisations, operators and any other interested parties.

However, if you don't own the land you'll need to specify who does and whether they support the land promotion.

▼ Do I need to use the site promotion form?

The form ensures that all necessary information is provided and will support the timely review of land by the council. As such, we don't encourage promotions in other formats.

▼ Will all land promoted through this process be allocated as a mineral working site, identified as a preferred area for mineral working, or identified as a general area of search for mineral working?

No, not all promoted land will be proposed for allocation within the next Local Plan. Furthermore, not all promoted land will be supported as planning applications.

▼ [What happens if land promotions overlap?](#)

Some parcels of land may be submitted to the council by more than one promoter, or the land promoter may wish for different components of a site to be considered separately. This won't affect the assessment process undertaken for the land.

▼ [When will the public see sites promoted during the call for mineral working opportunities?](#)

All land promoted, and the assessment process undertaken, will be made publicly available on this website in due course. Specific timescales will depend on the number of land promotions received.

▼ [Can anyone comment on land promoted through the call for mineral working opportunities?](#)

We're not inviting comments from other parties on land promoted through this process. However, informed by the subsequent assessment process and other relevant evidence, we'll start to develop proposals for inclusion in the next Local Plan. This includes in relation to the need to identify locations for mineral working, and the proposed approach to doing so at those locations. We're keen to hear thoughts on these proposals as part of the next Local Plan, with the first formal stage of consultation scheduled to commence in October 2026.

▼ [Can anyone comment on the mineral working assessment process?](#)

We are not inviting comments on our assessment process yet. However, it will be made publicly available as part of the evidence base that informs proposals within the next Local Plan. We are keen to hear thoughts on these proposals, with the first formal stage of consultation on the next Local Plan is scheduled to commence in late 2026.