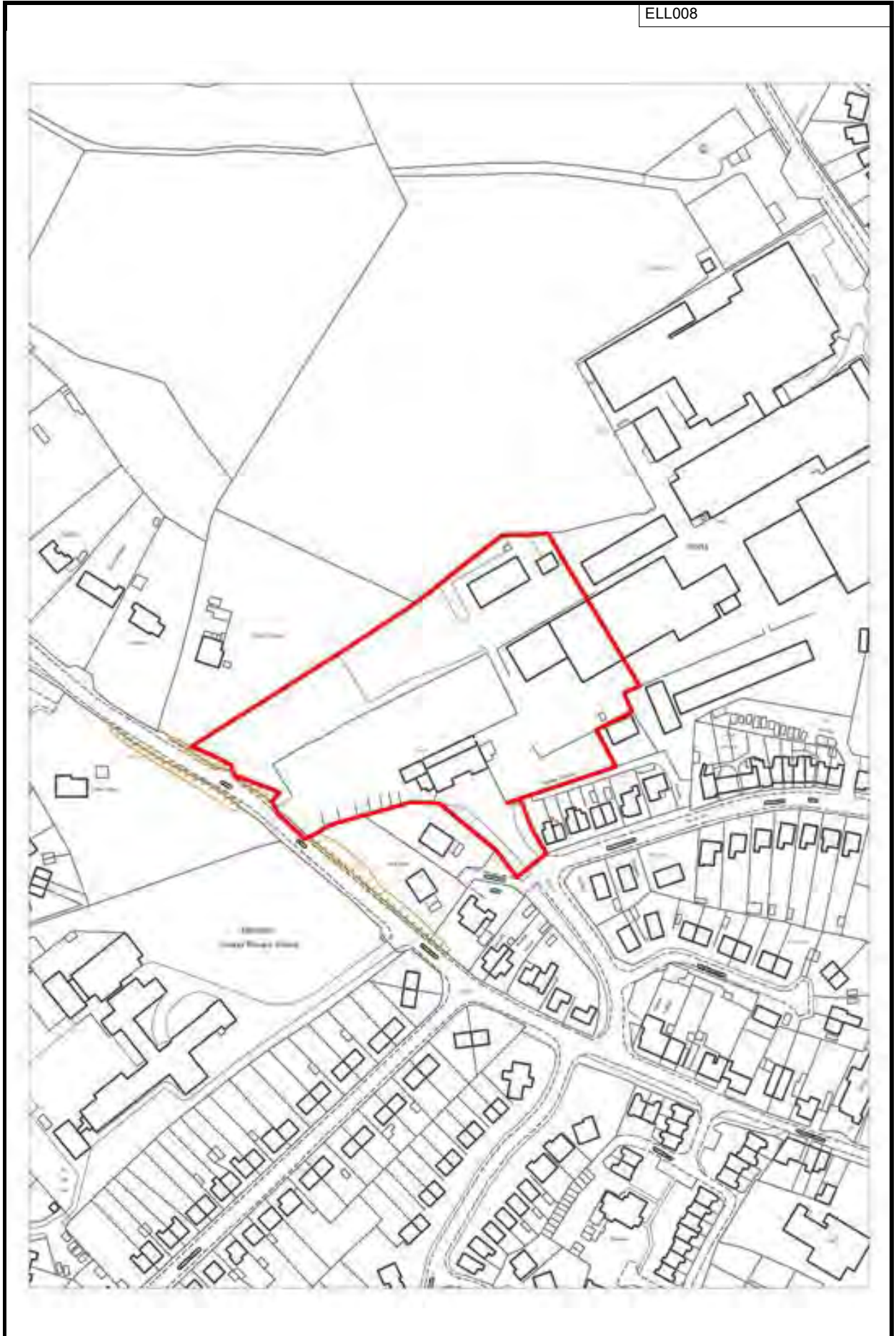


| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| ELL008 | Ellesmere | 1.74 | North Shropshire |
| Site Address | | Type of site | |
| Station Building and Yard, Brownlow Road | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>The site is part of Fullwood industrial site. Attractive listed buildings at the entrance worthy of retention. Behind the listed building are factory buildings. This is a large site on the edge of the settlement. There is housing to the south of the site, fields to the north and Elson Road to the south west.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.</p> | | | |
| Physical constraints | | | |
| <p>Site within flood zone 3a, where an exception test would be required.</p> | | | |
| Suitability summary | | | |
| <p>The site is suitable for medium density development in principle, subject to the retention of the listed building, flood mitigation measures, safeguarding of the existing employment use on the remainder of the site and ensuring a buffer between residential and employment uses. From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>The site is suitable for medium density development in principle, subject to the retention of the listed building, flood mitigation measures, safeguarding of the existing employment use on the remainder of the site. There have also been no recent active promotions of the site although it is available, therefore the site is thought to have potential to come forward in the second 5 year timeframe.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 34.42 | 60.00 |

ELL008



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------|------------------------|
| ELL009 | Ellesmere | 0.68 | North Shropshire |
| Site Address | | Type of site | |
| Land off Church Street | | Greenfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>The site comprises an open green field which slopes down to the edge of The Mere. The Greenfield site is located behind the row of properties that front Church / Talbot Street. Surrounding uses are predominately residential and leisure (tennis courts, putting green etc) related to The Mere. A number of small business uses also front Talbot and Church Streets. The site is in local ownership.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.</p> | | | |
| Physical constraints | | | |
| <p></p> | | | |
| Suitability summary | | | |
| <p>From the information available, the site is considered suitable for medium density housing at 2 - 3 storeys. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>The site is considered suitable for medium density housing at 2 - 3 storeys. Due to the relatively small nature of the site and the fact that it was actively promoted in the last UHCS, it is thought possible this site could come forward within the next few years and that the site could come forward within the next 5 year time frame.</p> | | | |
| Final density: | | Final suggested yield: | |
| 20.52 | | 14.00 | |

ELL009



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| ELL010 | Ellesmere | 0.47 | North Shropshire |
| Site Address | | Type of site | |
| The Hollies, Scotland House | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| The site is a house (vacant) and grounds in close proximity to Ellesmere town centre. The grounds are over grown and there are a number of mature trees within the property boundary. Surrounding uses are mainly residential with a vacant garage site opposite that forms part of the access to The Creamery site . | | | |
| Policy restrictions | | | |
| Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. | | | |
| Physical constraints | | | |
| | | | |
| Suitability summary | | | |
| The site is suitable for conversion of the existing house and redevelopment of the grounds. From the information available, the site is considered suitable for redevelopment. The site offers a suitable location for redevelopment and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. | | | |
| Availability summary | | | |
| Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here. | | | |
| Achievability summary | | | |
| From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good. | | | |
| Conclusion | | | |
| The site is suitable for conversion of the existing house and redevelopment of the grounds. Due to the relatively small nature of the site but the fact that it has not been actively promoted since the last UHCS, it is thought possible this site could come forward within the second 5 year time frame. | | | |
| | | Final density: | Final suggested yield: |
| | | 21.43 | 10.00 |

ELL010



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| ELL012 | Ellesmere | 0.41 | North Shropshire |
| Site Address | | Type of site | |
| Land off Scotland Street | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>The site is a grassed area fronting Scotland Street with a number of buildings to the rear. The buildings are in various conditions and states of disrepair. A tool hire company operates from one of the buildings on the site. Adjacent uses include residential, retail, The Market Hall and The Creamery Site.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.</p> | | | |
| Physical constraints | | | |
| <p></p> | | | |
| Suitability summary | | | |
| <p>The site is suitable for redevelopment of residential uses at a medium to high density. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>The site is suitable for redevelopment of residential uses at a medium to high density. Due to the relatively small nature of the site but the fact that it has not been actively promoted since the last UHCS, it is thought possible this site could come forward within the second 5 year time frame.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 33.78 | 14.00 |

ELL012



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| ELL013 | Ellesmere | 3.48 | North Shropshire |
| Site Address | | Type of site | |
| Fullwood and Bland, Grange Road | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>The site is currently occupied by Fullwood Ltd which manufactures dairy equipment. It is characterised by large industrial buildings and areas of open storage. It adjoins residential development to the south and east and agricultural land to the north. There is existing access from Grange Road and through the adjoining site ELL008 onto Brownlow Road.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.</p> | | | |
| Physical constraints | | | |
| <p></p> | | | |
| Suitability summary | | | |
| <p>It is understood that the existing business is to reduce its operating area, but to remain on part of the site. The site is suitable for medium density residential development in principle, subject to the safeguarding of the locally significant employment use on the remainder of the site. From the information available, therefore, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p> | | | |
| Availability summary | | | |
| <p>Part of the site is subject to an existing planning application. Information gathered for the purposes of this study suggests, therefore, that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>The site is suitable for development subject to retaining employment uses on site. Despite being promoted actively through the planning system, the site is likely to be delivered in the middle period due to existing uses on the site and possible remediation work.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 29.89 | 104.00 |

ELL013



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| GOB005 | Gobowen | 0.16 | Oswestry |
| Site Address | | Type of site | |
| Superior Windows and Conservatories | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Factory and sales room | | No planning status | |
| Description of site | | | |
| <p>Small site located in the centre of the village within the settlement boundary. The site lies to the east of the large roundabout in the middle of the village and to the north of the B5009, By Pass Road and has a small frontage onto St Martins Road at the west end. The site currently has a B2 use and is occupied by a firm that manufactures and sells double glazing and conservatories. The north and east boundaries are marked by domestic fencing and the south and west boundaries are open to the highway. Surrounding uses are a mixture of residential and commercial. Access to the rear of the site is located to the east of the buildings.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p> | | | |
| Physical constraints | | | |
| <p>The site is accessed directly off Bypass Road which will need to be dealt with sensitively in the design scheme.</p> | | | |
| Suitability summary | | | |
| <p>Site falls within the settlement development boundary and is closely related to village facilities. The principle of redeveloping the site is likely to be acceptable subject to a well designed scheme.</p> | | | |
| Availability summary | | | |
| <p>The site has been actively promoted through the planning system recently and is therefore judged to be available.</p> | | | |
| Achievability summary | | | |
| <p><input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.</p> | | | |
| Conclusion | | | |
| <p>The site is suitable for redevelopment and due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 50.04 | 8.00 |

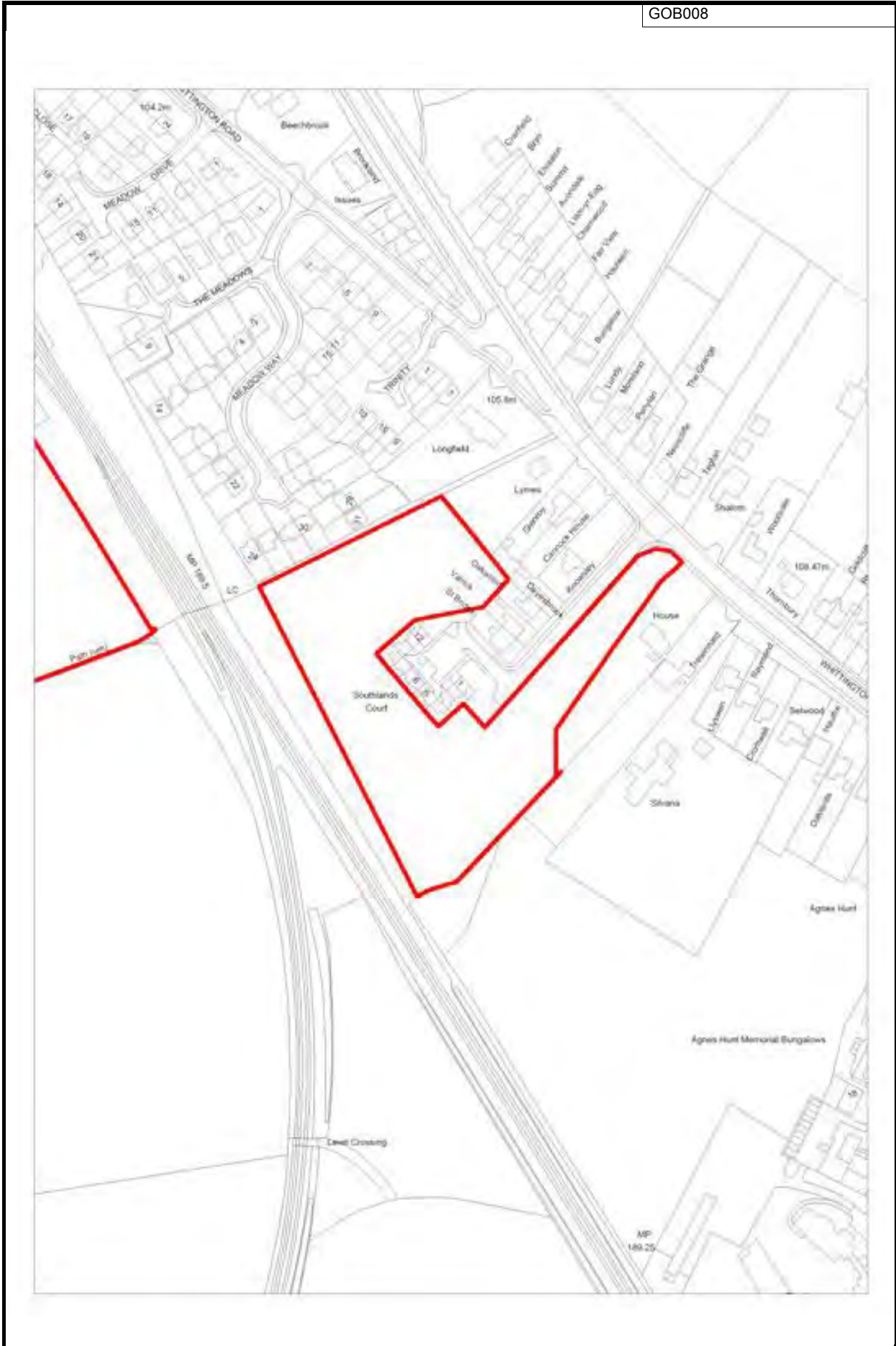
GOB005



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------|------------------------|
| GOB008 | Gobowen | 1.42 | Oswestry |
| Site Address | | Type of site | |
| Land at Southlands Avenue | | Greenfield | |
| Current/previous landuse | | Planning status | |
| Agriculture | | Allocation (housing) | |
| Description of site | | | |
| <p>Site is located on the south side of the village and falls within the settlement boundary which runs along the south east and south west edges. The site is currently in agricultural use as grazing land and 'wraps' around a group of bungalows that have been a more recent addition on the end of Southlands Avenue. The Chester to Shrewsbury railway line runs just beyond the south west boundary and the B5009, Whittington Road is located at the far north east edge of the site. A wire fence marks the boundary around Southlands Court and along Southland Avenue. The other boundaries are a mixture of fencing and hedgerow with some mature hedgerow trees. Surrounding uses are residential to the north and east and open fields to the west and south beyond the railway line. Access to the site is directly onto Whittington Road just south of the Southlands Avenue junction.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough. Allocated housing site in the Local Plan.</p> | | | |
| Physical constraints | | | |
| None. | | | |
| Suitability summary | | | |
| <p>Site falls within the settlement development boundary and therefore the principle of redeveloping the site is likely to be acceptable. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p> | | | |
| Availability summary | | | |
| The site has been actively promoted through the planning system as an allocation and is therefore judged to be available. | | | |
| Achievability summary | | | |
| <p><input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.</p> | | | |
| Conclusion | | | |
| The site is suitable for redevelopment and due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame. | | | |
| Final density: | | Final suggested yield: | |
| 28.27 | | 40.00 | |

GOB008



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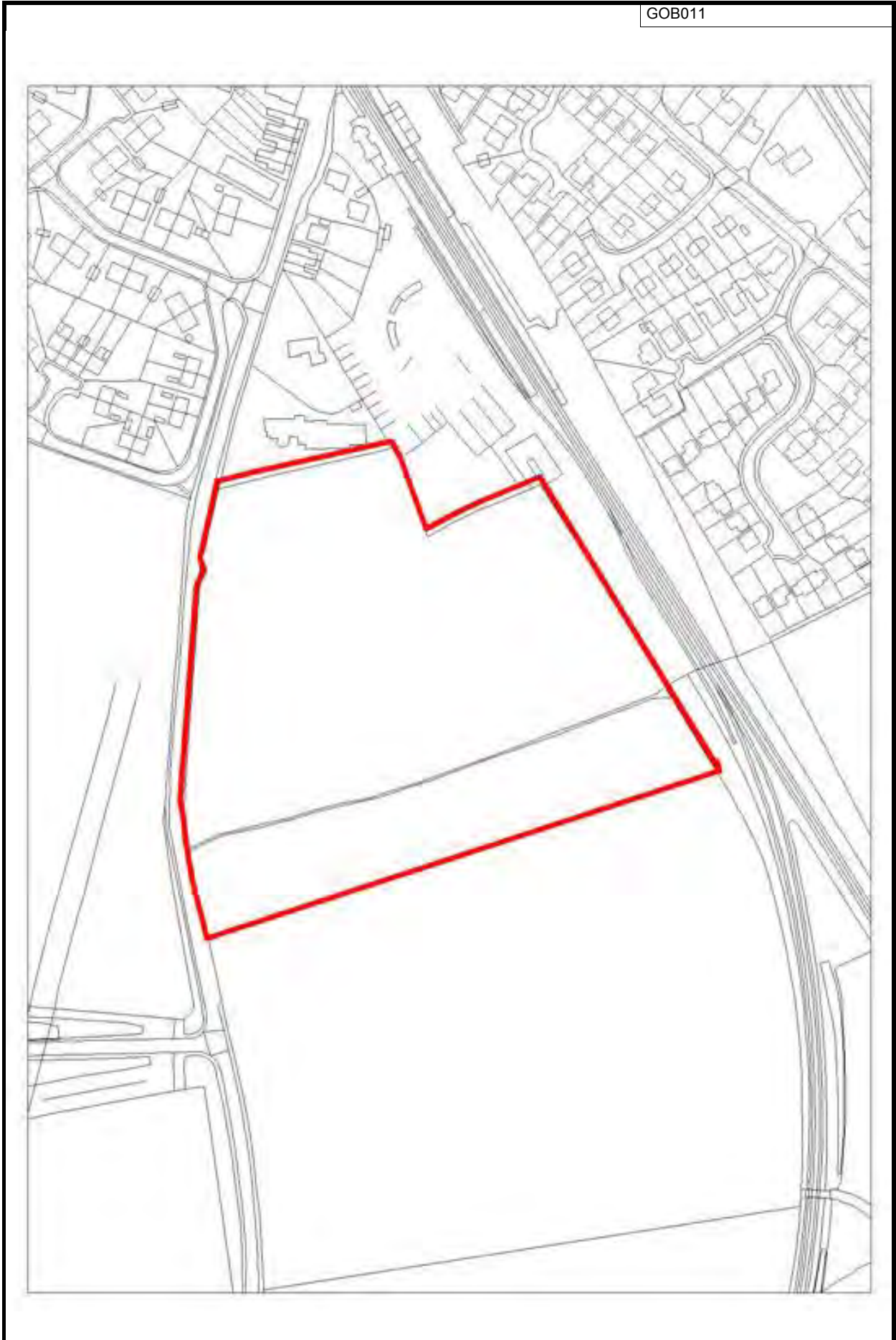
| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------|-------------------------------|
| GOB009 | Gobowen | 0.17 | Oswestry |
| Site Address | | Type of site | |
| Land off Almond Avenue | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Car park and allotments | | Pre-application discussion | |
| Description of site | | | |
| <p>Small site located at the north east end of Almond Avenue was formerly the site of garages at the southern end and allotments at the northern end. The southern part is still used for car parking and the hardstanding areas still remain where the garages stood. The northern end of the site is now overgrown and has become an unused area of scrub, brambles and small trees. All boundaries are formed by hedgerow except for at the southern end where there is domestic fence and hedging and the open road access.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p> | | | |
| Physical constraints | | | |
| <p>Northern part of site falls within Flood Zone 2 (medium probability).</p> | | | |
| Suitability summary | | | |
| <p>Site falls within the settlement development boundary and therefore the principle of redeveloping the site is likely to be acceptable. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p> | | | |
| Availability summary | | | |
| <p><input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p><input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.</p> | | | |
| Conclusion | | | |
| <p>The site is suitable for redevelopment and due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 41.04 | 7.00 |

GOB009



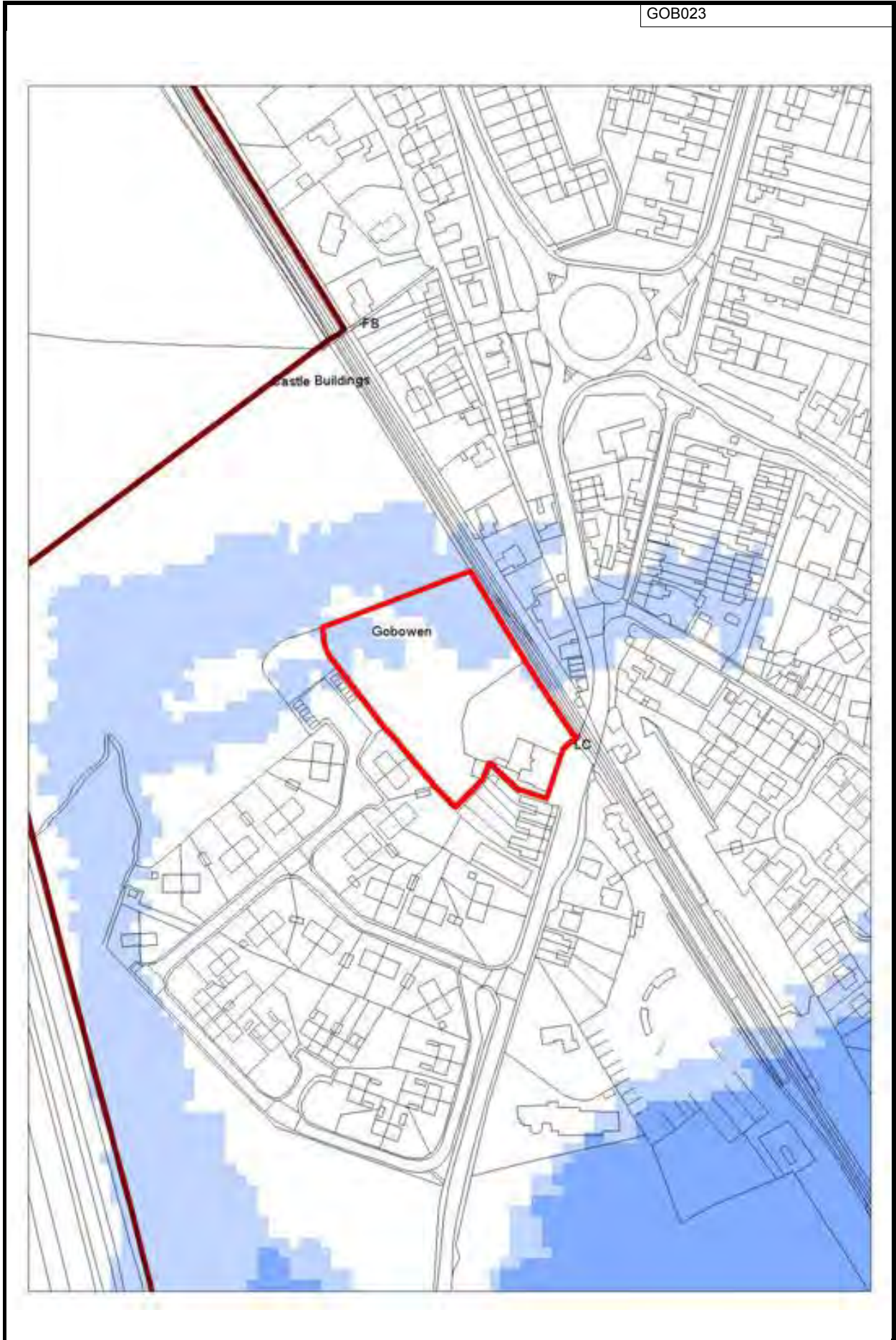
| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| GOB011 | Gobowen | 3.89 | Oswestry |
| Site Address | | Type of site | |
| Land south of Old Vicarage | | Greenfield | |
| Current/previous landuse | | Planning status | |
| Agriculture | | Allocation (housing) | |
| Description of site | | | |
| <p>Site is made up of a field immediately south of The Old Vicarage and the northern part of the next field south. The site is level and in agricultural use. The southern boundary is not formed but all other boundaries are marked by hedgerows with hedgerow trees plus there is also a hedge running along the southern boundary of the north field. The B5069 runs along the west boundary and the Shrewsbury to Chester railway line along the north east boundary. Surrounding uses are residential to the north and east and open fields to the south and west. Existing access to the site is further south along the B5069 opposite the turning to Hengoed.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough. Allocated housing site in the Local Plan.</p> | | | |
| Physical constraints | | | |
| <p>Site is covered by Flood Zone 3a (High Probability) where an exception test would be required.</p> | | | |
| Suitability summary | | | |
| <p>The principle of redeveloping the site is likely to be acceptable subject to a well designed scheme and to satisfactory flood mitigation measures. The site is closely related to village facilities. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p> | | | |
| Availability summary | | | |
| <p><input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>The flood zone 3 crosses the site and this reduces the developable area and also increases the cost as development here will have to include flood alleviation methods. However, from the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site.</p> | | | |
| Conclusion | | | |
| <p>The site is suitable for redevelopment subject to achieving satisfactory flood mitigation measures. Due to the fact that this is a large greenfield site with flood constraints, it is considered that the site could come forward within a 10 year time frame.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 29.81 | 116.00 |

GOB011



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| GOB023 | Gobowen | 0.76 | Oswestry |
| Site Address | | Type of site | |
| Land at The Hart & Trumpet | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Car park | | Allocation (housing) | |
| Description of site | | | |
| <p>Level site located within the village settlement boundary just south of the Chester to Shrewsbury railway line level crossing. The site contains The Hart & Trumpet Public House, a large, mature detached brick built building with later additions and out buildings, which is sited at the south of the site fronting the B5009. A wide access driveway located to the north of the building leads to the rear of the building and a large area of car parking. Beyond the car park to the north and west is a large area which is grassed which then give over to small trees at the rear of the site. The north and west boundaries are formed by small trees and hedgerow with domestic fences along the south west boundary. The east boundary is a fence next to the railway and the south east boundary is marked by the Public House building. Surrounding uses are a mixture of residential and commercial.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough. The northern part of the site is allocated for housing development in the Local Plan.</p> | | | |
| Physical constraints | | | |
| <p>Site adjoins railway line but has road frontage onto B5069, design will have to tackle noise/pollution issues. Flood Zone 2 (medium probability) covers most of the site.</p> | | | |
| Suitability summary | | | |
| <p>Site falls within the settlement development boundary and is closely related to village facilities. The principle of redeveloping the site is likely to be acceptable subject to a well designed scheme. The site adjoins existing new development at GOB007 and a possible development site at GOB009. This could provide a comprehensive site within the settlement boundary.</p> | | | |
| Availability summary | | | |
| <p><input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>The northern part of the site is allocated for housing development by the Oswestry Borough Local Plan (1996 - 2006). An access to this part of the site from the new development to the north (Wats Meadow) has been planned for as part of this scheme. The southern part of the site has put forward site for consideration through LDF process. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.</p> | | | |
| Conclusion | | | |
| <p>Site is an allocated site within the settlement development boundary and is therefore considered suitable. <input type="checkbox"/> Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 15.79 | 12.00 |

GOB023



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------------|
| GOB024 | Gobowen | 0.93 | Oswestry |
| Site Address | | Type of site | |
| Former Station Coal Wharf | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Coal yard | | No planning status | |
| Description of site | | | |
| <p>Level site is located within the village settlement boundary on the south west side of the station and railway line. The site was formerly the station coal yard and wharf and is now a clear site with a large area of hard standing. There are some mature trees in the south of the site and along the south west boundary which is marked by hedgerow. The site includes a narrow access strip at the northern end leading past the station buildings out onto the B5069, Station Road just south of the level crossing. Surrounding uses are the train station to the north, open countryside to the south and residential to the east and west.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p> | | | |
| Physical constraints | | | |
| <p>Flood Zones 3a (high probability) and 2 (medium probability) cover much of the southern part of the site. Access onto the B5069 at the northern end is rather restricted. Potential site contamination.</p> | | | |
| Suitability summary | | | |
| <p>Site falls within the settlement development boundary and is closely related to village facilities. The principle of redeveloping the site is likely to be acceptable subject to a well designed scheme and achieving flood mitigation measures.</p> | | | |
| Availability summary | | | |
| <p><input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.</p> | | | |
| Conclusion | | | |
| <p>Site is located within the settlement development boundary and is therefore considered suitable subject to addressing contamination and flood issues. <input type="checkbox"/> Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 36.40 | 34.00 |

GOB024

