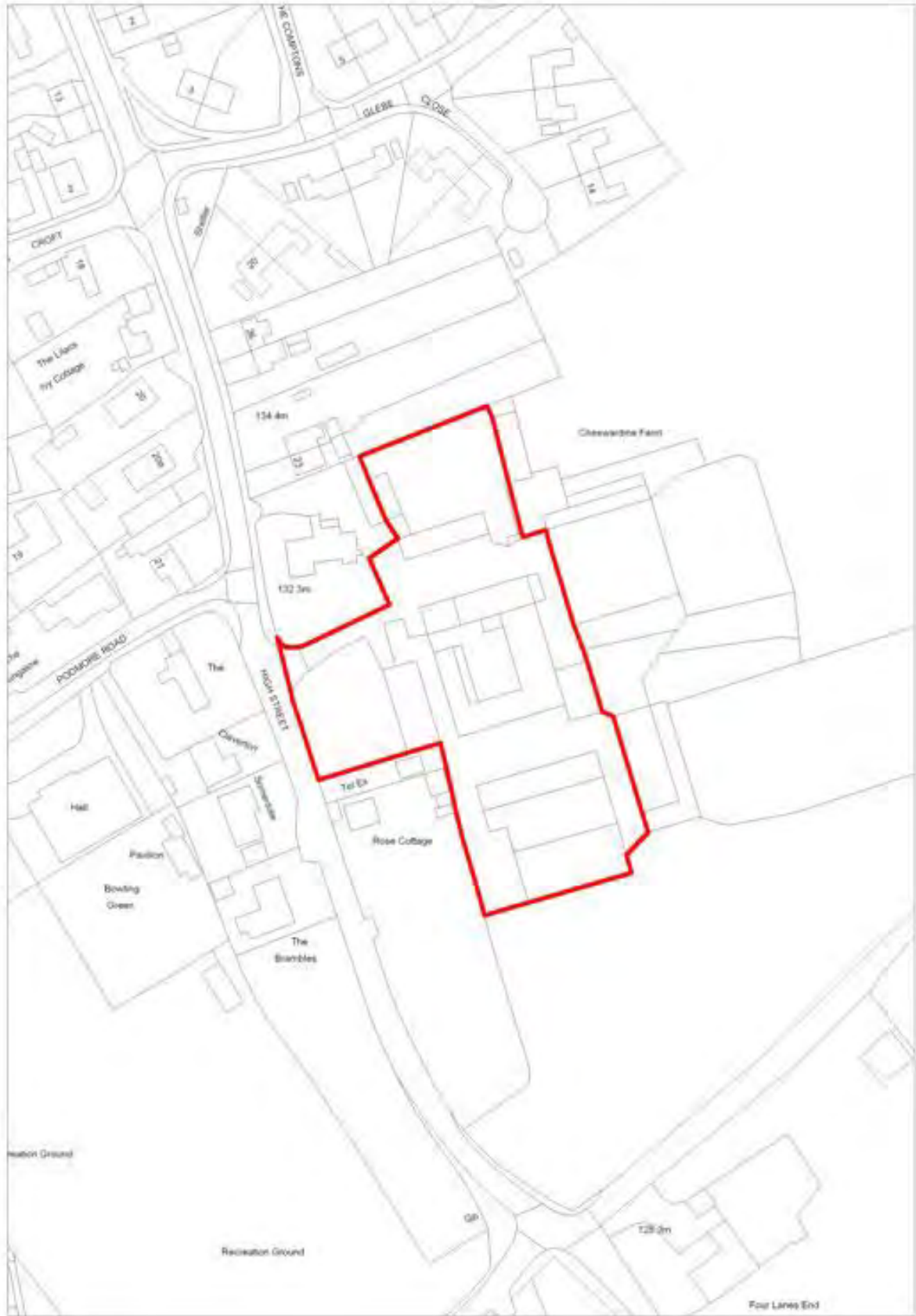


Site ref	Settlement	Site Area (ha)	Former Local Authority
CHES007	Cheswardine	0.70	North Shropshire
Site Address		Type of site	
Cheswardine Farm		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
The site comprises redundant farm buildings (some retained for storage purposes) within the village development boundary. Surrounding uses are predominately residential and open countryside.			
Policy restrictions			
Within settlement boundaries of a Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
Physical constraints			
None.			
Suitability summary			
The buildings are suitable for conversion and redevelopment for residential uses, however the scale of redevelopment should be restricted by size of the settlement. 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.			
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 and the site has been promoted by a developer/ landowner for the purposes of this study.			
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			
Permission granted after base date for Study and site subject to current application. Given the level of activity, the site is expected to be developed within 5 years.			
		Final density:	Final suggested yield:
		25.82	18.00

CHES007



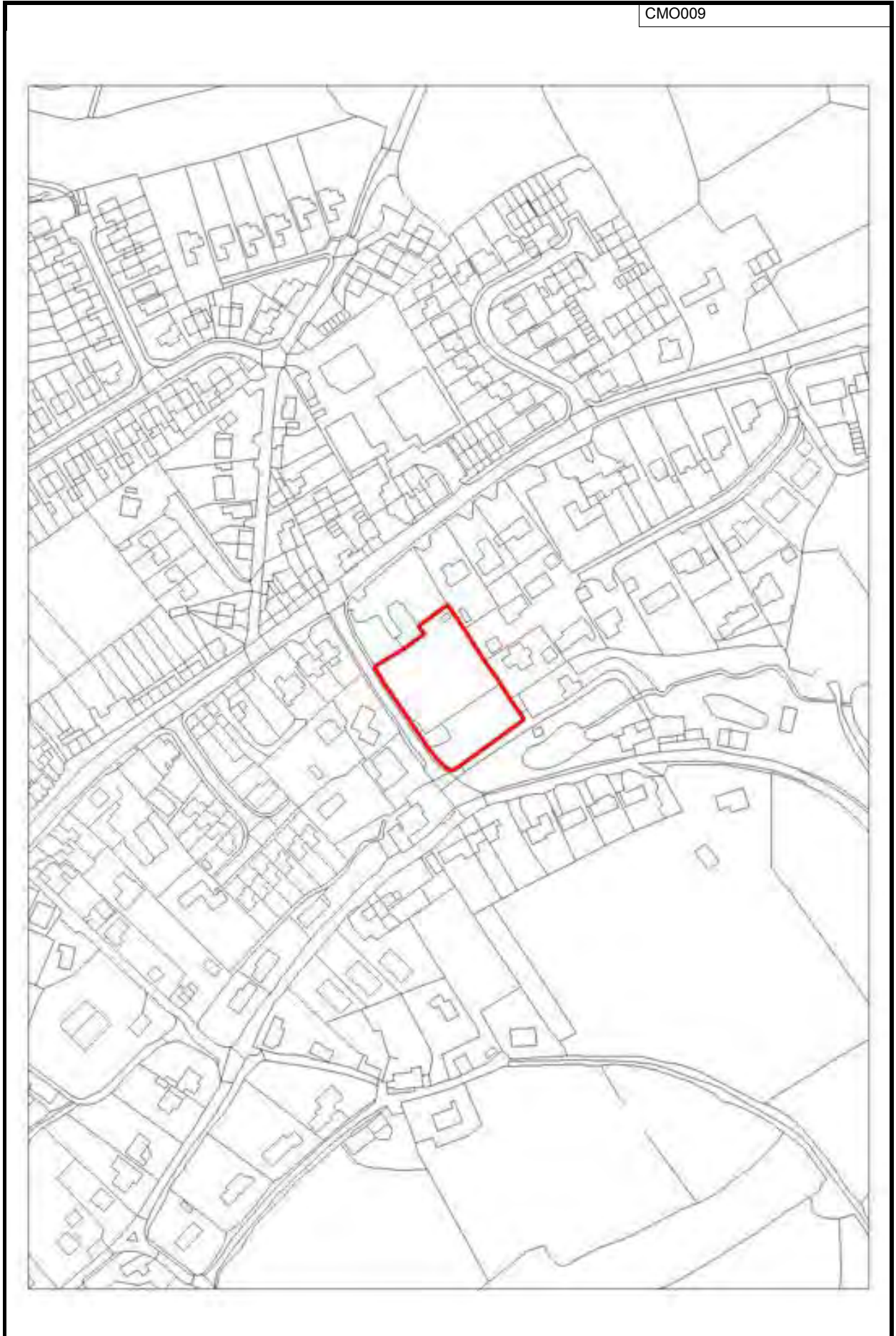
Site ref	Settlement	Site Area (ha)	Former Local Authority
CMO003	Cleobury Mortimer	0.24	South Shropshire
Site Address		Type of site	
Dudley Machine Tool Hire		Brownfield	
Current/previous landuse		Planning status	
Employment use		Pre-application discussion	
Description of site			
Small level site near town centre currently used as machine tool hire.			
Policy restrictions			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
Physical constraints			
None.			
Suitability summary			
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. 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 and the site has been promoted by a developer/ landowner for the purposes of this study.			
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 and due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next 5 year time frame.			
Final density:		Final suggested yield:	
58.01		14.00	

CMO003



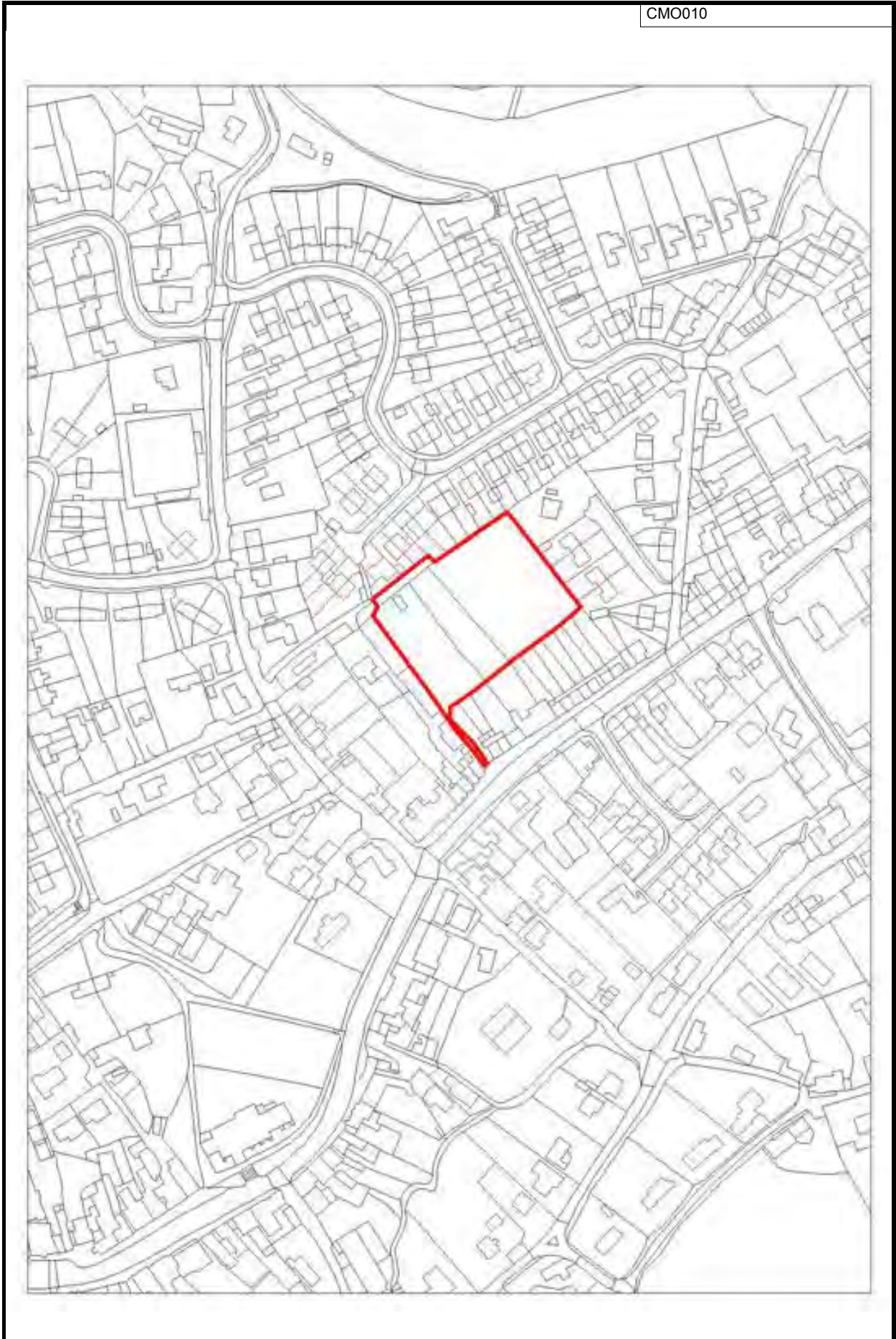
Site ref	Settlement	Site Area (ha)	Former Local Authority
CMO009	Cleobury Mortimer	0.28	South Shropshire
Site Address		Type of site	
Adj. Catholic Church Lower Street		Brownfield	
Current/previous landuse		Planning status	
Ecclesiastical		No planning status	
Description of site			
Grassed area within Church curtilage. Slopes down from Lower Street. Ground higher than Pinkham Lane with bank and substantial hedge. Bottom of site now used as Doctors Surgery Car Park where access would be most appropriate.			
Policy restrictions			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
Physical constraints			
Access would have to be through church entrance.			
Suitability summary			
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.			
Availability summary			
Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the long term.			
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			
Previously allocated site which is still considered available but likely to come forward in the longer timeframe, reflecting the lack of promotion at this time.			
Final density:		Final suggested yield:	
28.17		8.00	

CMO009



Site ref	Settlement	Site Area (ha)	Former Local Authority
CMO010	Cleobury Mortimer	0.50	South Shropshire
Site Address		Type of site	
Land rear of Lower Street		Brownfield	
Current/previous landuse		Planning status	
Unused		No planning status	
Description of site			
Flat area of backland.			
Policy restrictions			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.			
Physical constraints			
Access and highway safety.			
Suitability summary			
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. However, there are access and highways problems here which could limit development size.			
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 and the site has been promoted by a developer/ landowner for the purposes of this study.			
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 subject to resolving access constraints, and is likely to come forward within the next 5 years.			
Final density:		Final suggested yield:	
24.02		12.00	

CMO010



Site ref	Settlement	Site Area (ha)	Former Local Authority
CRAV009	Craven Arms	1.32	South Shropshire
Site Address		Type of site	
Off Brook Road		Greenfield	
Current/previous landuse		Planning status	
Agriculture		Allocation (housing)	
Description of site			
<p>It is a fairly flat site currently in agricultural use surrounded by the railway to the east ,the Business park to the north ,housing to the south and open countryside to the west. It is well screened but the existing access is poor. At present it provides a buffer between the business park and existing housing. To the west next to the railway there are a number of willow trees and semi mature trees on the north boundary next to the Business Park. The site has the railway to the east, the Business Park to the north and housing to the south. To the west it adjoins site 003 which is also in agricultural use.</p>			
Policy restrictions			
<p>Site allocated for housing development in the current adopted Local Plan. A planning brief for the site has been adopted as SPG. Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.</p>			
Physical constraints			
<p>The site has an inadequate access and it may be a better solution to combine its development with site CRAV009. There are also questions about its drainage.</p>			
Suitability summary			
<p>From the information available, the site is considered suitable for housing development, subject to resolving identified physical constraints. 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 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 in the medium term.</p>			
Conclusion			
<p>This site is allocated and the site is subject of an adopted SPG. However, the site hasn't been actively promoted recently and concrete plans have not materialised; therefore it is placed in the second five year timeframe to reflect this.</p>			
Final density:		Final suggested yield:	
30.27		40.00	

CRAV009



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Site ref	Settlement	Site Area (ha)	Former Local Authority
CRAV010	Craven Arms	1.38	South Shropshire
Site Address		Type of site	
Roman Downs, Craven Arms		Greenfield	
Current/previous landuse		Planning status	
agriculture		Under construction	
Description of site			
<p>This is a sloping site which is currently under construction. While 37 dwellings have been completed -see photos 33-34 -the carehome has yet to be built/completed. At present no activity on the site. A number of mature trees have been safeguarded on the eastern and northern boundaries. In terms of surrounding uses there is residential development to the north and east and open countryside to the west. To the south lies site CRAV004 which is currently in agricultural use.</p>			
Policy restrictions			
<p></p>			
Physical constraints			
<p></p>			
Suitability summary			
<p>The constraints to this site have been overcome and the site is largely developed apart from the carehome. Development of dwellings is substantially complete – 27 out of 37 units complete with the remaining 10 u/c but on hold (est. comp 09/10). The 100-bed care home that may not be built does not come into this study.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available within 5 years and coming forward for development.</p>			
Achievability summary			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be completed on the site as the site is suitable and development has been substantially completed.</p>			
Conclusion			
<p>The constraints to this site have been overcome and the site is largely developed apart from the carehome. Development of dwellings is substantially completed and site completion is estimated in the short term.</p>			
		Final density:	Final suggested yield:
		7.26	10.00

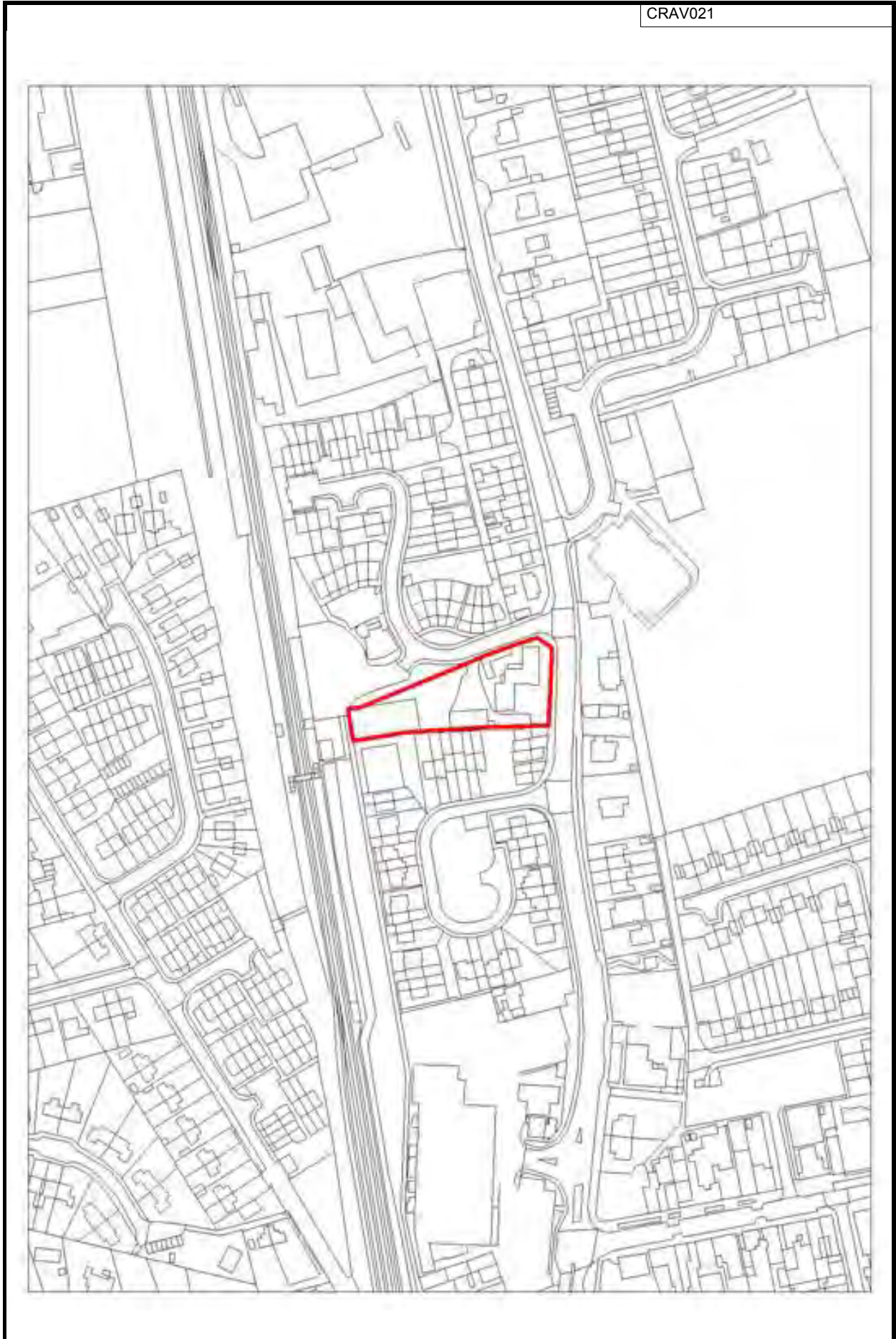
CRAV010



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Site ref	Settlement	Site Area (ha)	Former Local Authority
CRAV021	Craven Arms	0.27	South Shropshire
Site Address		Type of site	
Temperance Hall		Brownfield	
Current/previous landuse		Planning status	
Commercial		No planning status	
Description of site			
<p>The Temperance Hall is one of Craven Arms key vernacular buildings built in 1865 but has fallen into disrepair and is vacant. The buildings to the rear of the site are ungainly ,corrugated iron sheds which are unused and detract from the area. The whole site is ripe for development and it lies within the limit for development. Formerly the building was used for retailing and prior to that it was a launderette. There are no mature trees on site. It is surrounded by the railway station, housing and the Community Centre.</p>			
Policy restrictions			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
Physical constraints			
There is possibly contamination on the site.			
Suitability summary			
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. 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 and the site has been promoted by a developer/ landowner for the purposes of this study.			
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			
Development of the site has been actively pursued by the authorities and has been identified in a number of studies for improvement /redevelopment. The site is achievable within the first 5 year period.			
Final density:		Final suggested yield:	
37.28		10.00	

CRAV021



Site ref	Settlement	Site Area (ha)	Former Local Authority
CRAV022	Craven Arms	0.85	South Shropshire
Site Address		Type of site	
Abattoir Site		Brownfield	
Current/previous landuse		Planning status	
abattoir		No planning status	
Description of site			
<p>The site is within the flood plain, is flat and contains the Craven Arms Abattoir-a major employer. It consists of a number of commercial buildings, concrete yards and storage. The surrounding uses are open countryside ,housing and the river Onny and the floodplain.</p>			
Policy restrictions			
<p>Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. It has been an objective of the current and the previous Local Plan to relocate the existing abattoir from this site. The intention is that once the abattoir is relocated, this site would be redeveloped in line with the site brief (adopted SPG).</p>			
Physical constraints			
<p>The site is within the flood plain (Zone3a-High Probability SFRA), and therefore an exception test would be required. Potential site contamination.</p>			
Suitability summary			
<p>The brief requires there to be a mix of employment and housing uses on site. Substantial works will be required to overcome contamination and to put in mitigating flood protection measures. 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>Availability depends upon the relocation of the abattoir, for which a site has been identified off the A49. 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>This site is only likely to come forward once the abattoir has relocated to the proposed site off the A49. However, once this has occurred the site will be available for development; therefore the site is considered to be able to come forward in the second five year time period.</p>			
		Final density:	Final suggested yield:
		29.37	25.00

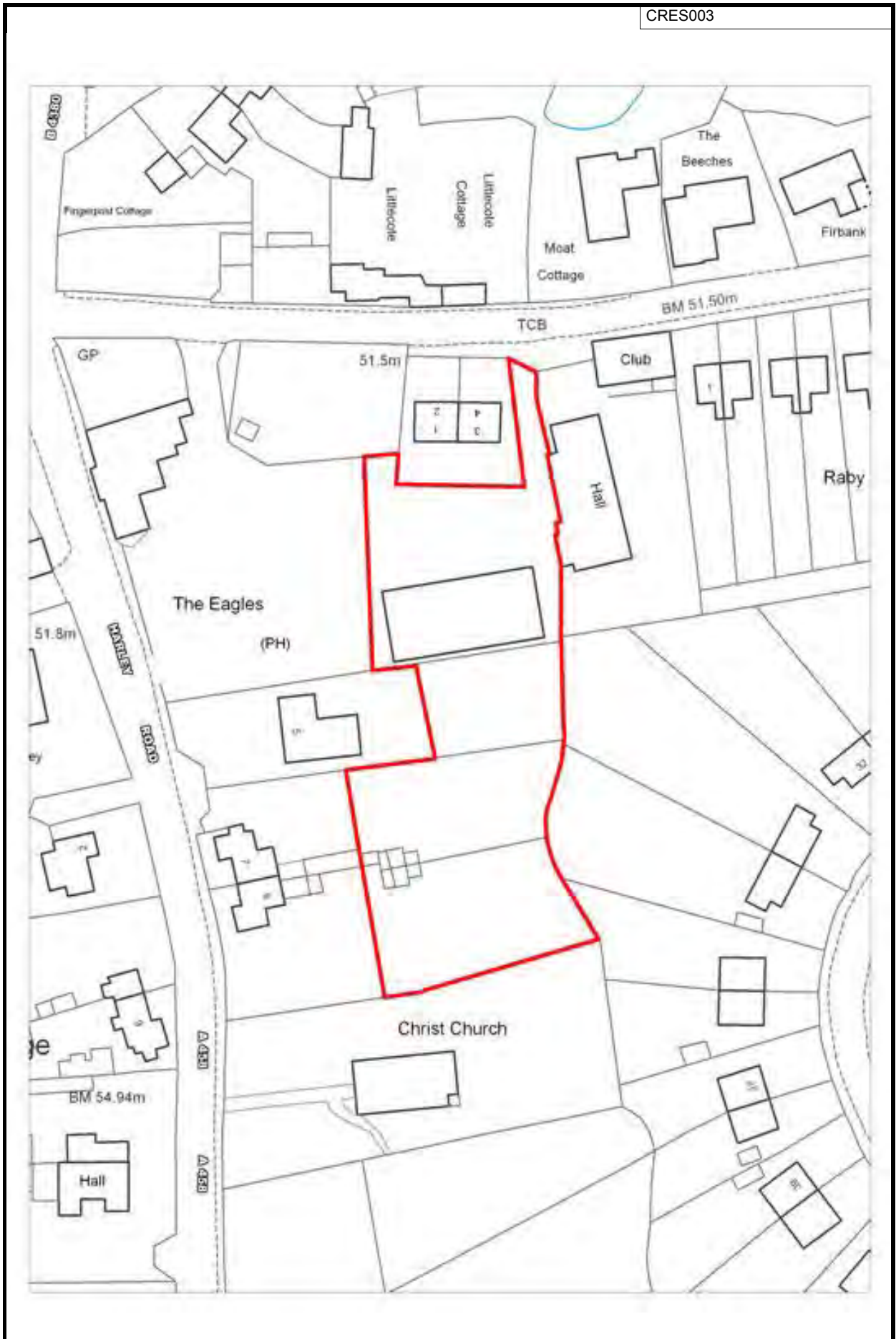
CRAV022



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Site ref	Settlement	Site Area (ha)	Former Local Authority
CRES003	Cressage	0.30	Shrewsbury and Atcham
Site Address		Type of site	
Land at rear of Eagles Public House, Sheinton Road		Mixed	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
The site comprises a number of parcels including a former garage site (now demolished) and parts of rear gardens of three residential properties. The garage site is cleared but mainly now overgrown scrub and hardstanding. Surrounding uses include public house, community hall, church and residential (mainly low/ medium density semi detached housing).			
Policy restrictions			
The site is located within the settlement boundary. Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria. EM2 restricts the re-use of employment sites and the policy criteria would have to be met to support the re-use of the site for residential uses.			
Physical constraints			
The site is in disparate ownership therefore land assembly will be required. Contamination may exist on-site due to previous uses.			
Suitability summary			
The site is suitable for residential development at a medium density that reflects the character of the village location, subject to meeting the requirements of policy EM2. Access and the principle of housing here supported by the Council.			
Availability summary			
Site is being promoted by Les Stephan Planning Ltd and assured available within the plan period. 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.			
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 in this area is good.			
Conclusion			
The site is suitable for residential development at a medium density that reflects the character of the village location, subject to meeting the requirements of policy EM2. The site is deliverable within the first 5 years.			
Final density:		Final suggested yield:	
26.80		8.00	

CRES003



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Site ref	Settlement	Site Area (ha)	Former Local Authority
CSTR001	Church Stretton	0.52	South Shropshire
Site Address		Type of site	
Windsor Place, Churchill Road		Brownfield	
Current/previous landuse		Planning status	
Residential		Not Known	
Description of site			
<p>Square flat sit adjoining railway line. Public footpath along one edge. Site mainly occupied with 60s buildings, sheltered accommodation for elderly. Surrounding uses mainly housing (2 storey semis) with railway along one boundary and Polymer Laboratories factory partially along southern boundary.</p>			
Policy restrictions			
<p>Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. The site is in a location where development could affect the AONB, which should be protected for its scenic quality and distinctive character (Policy E1).</p>			
Physical constraints			
<p></p>			
Suitability summary			
<p>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. The site has no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p>SSHA intends to relocate sheltered housing to another site and build affordable housing on this site. 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 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 suitable subject to protection of AONB setting, and available subject to relocation of sheltered housing to another site, therefore it is suggested the site could come forward in the second five year timeframe.</p>			
Final density:		Final suggested yield:	
38.15		20.00	

CSTR001



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Site ref	Settlement	Site Area (ha)	Former Local Authority
CSTR016	Church Stretton	0.07	South Shropshire
Site Address		Type of site	
Crown Carpets, Burway Road		Brownfield	
Current/previous landuse		Planning status	
retail		Pre-application discussion	
Description of site			
Rather tatty looking retail premises currently occupied by carpet shop. Also used partially by South Shropshire Furniture Scheme. Buildings occupy almost all of site with loading access up side and customer parking in front. Surrounding uses: bank, car sales, retail, housing. Storeys: 2 or 3 in immediate vicinity. Access good directly onto Burway Road.			
Policy restrictions			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area. The site is in a location where development could affect the AONB, which should be protected for its scenic quality and distinctive character (Policy E1).			
Physical constraints			
Believe that there are old petrol tanks on site that would require decontamination.			
Suitability summary			
Suitable site for residential development. Could be developed in conjunction with adjoining site, CSTR024, although this may involve more than one landowner. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
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 and the site has been promoted by a developer/ landowner for the purposes of this study.			
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 redevelopment, and could come forward with adjoining site CSTR024. Due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next 5 year time frame.			
		Final density:	Final suggested yield:
		161.77	12.00

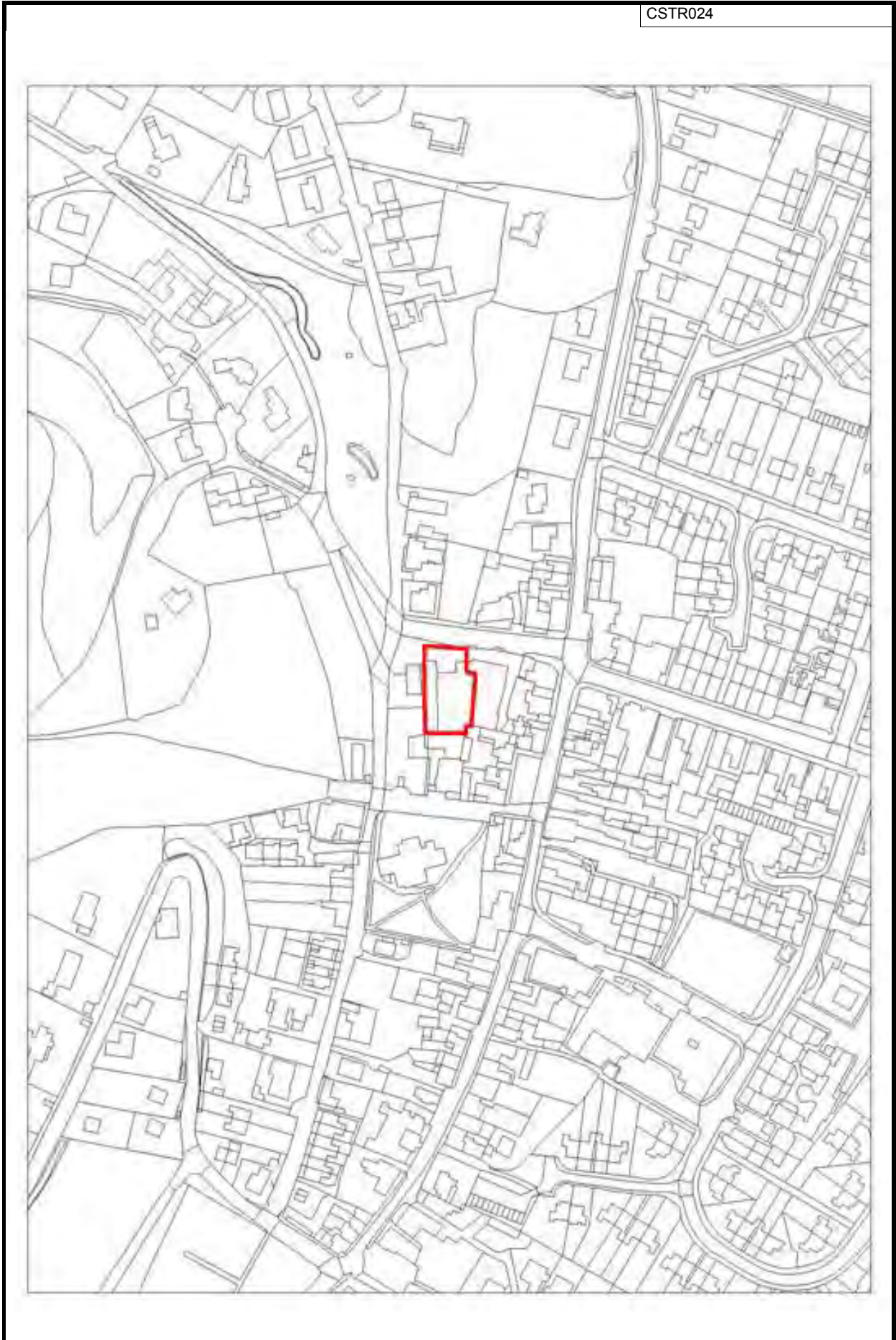
CSTR016



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Site ref	Settlement	Site Area (ha)	Former Local Authority
CSTR024	Church Stretton	0.09	South Shropshire
Site Address		Type of site	
Church Stretton Car Sales, Burway Rd		Brownfield	
Current/previous landuse		Planning status	
garage		No planning status	
Description of site			
NB SITE SPLIT Currently Church Stretton Car Sales, previously Burway Garage and Central Garage, Burway Road. Site covered in showroom/office buildings with parking in front on Burway Road. Surrounding uses: Crown Carpets (CSTR016), dentist, residential, retail. Access good off Burway Road.			
Policy restrictions			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area. The site is in a location where development could affect the AONB, which should be protected for its scenic quality and distinctive character (Policy E1).			
Physical constraints			
Suitability summary			
Site would be suitable for development to three story residential, possibly in conjunction with adjoining site (CsSTR016). Good position near centre of town close to all amenities. 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.			
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 although there may be multiple landowners and the site has been promoted by a developer/ landowner for the purposes of this study.			
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 well located to provide a suitable development, possibly in conjunction with adjoining site CSTR016 and developable within 10 years.			
		Final density:	Final suggested yield:
		55.72	5.00

CSTR024



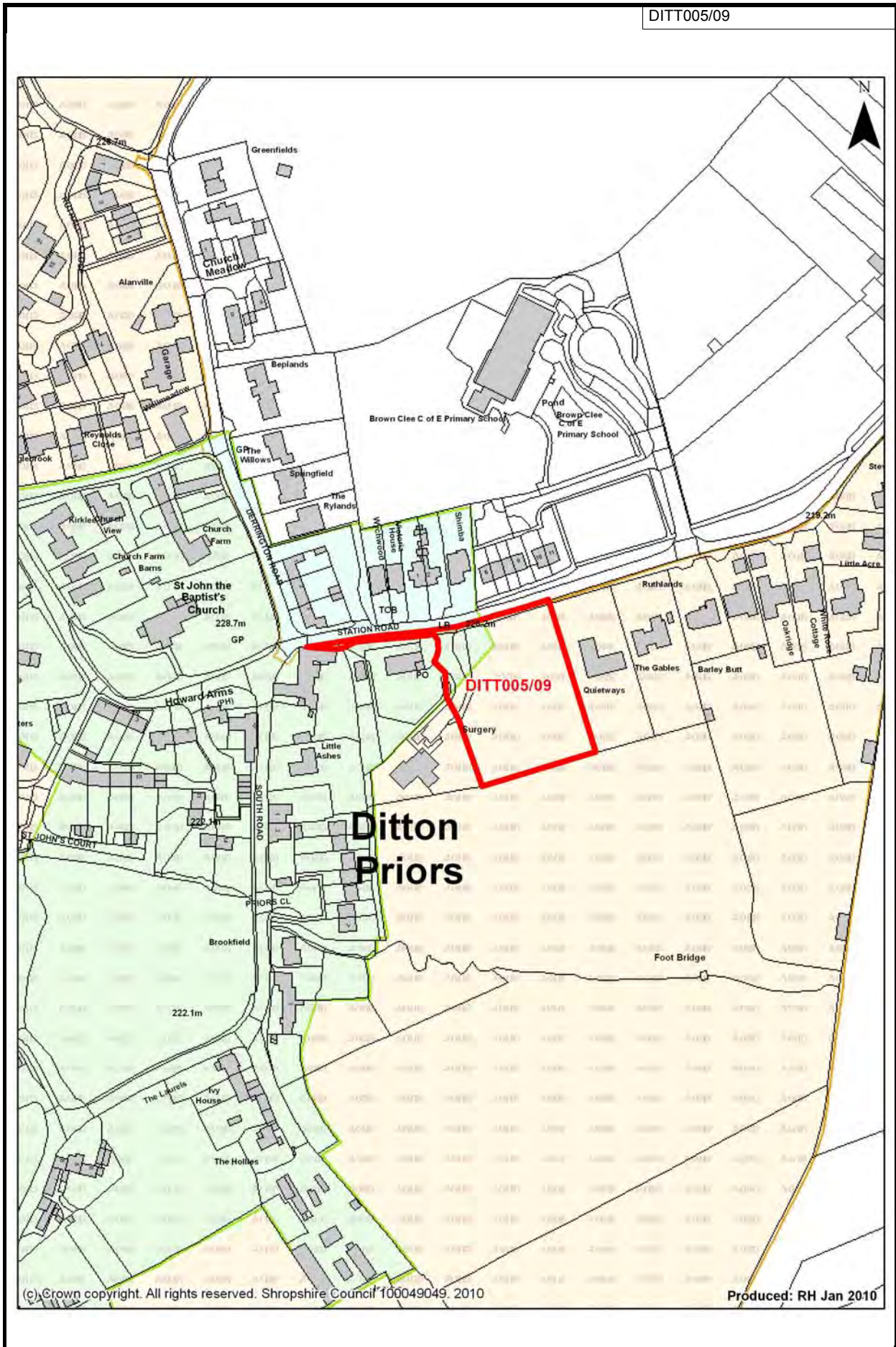
Site ref	Settlement	Site Area (ha)	Former Local Authority
DITT001	Ditton Priors	0.14	Bridgnorth
Site Address		Type of site	
Land to the front of Brown Clee Primary School		Greenfield	
Current/previous landuse		Planning status	
Open Space		Pre-application discussion	
Description of site			
The site is currently a vacant area of flat amenity land with access roads bounding 3 sides. Surrounding uses include a primary school to the north, residential to the west and south and open countryside (agricultural uses) to the east.			
Policy restrictions			
Within settlement boundaries of a Key Settlement (Local Plan Policy H3), one of the main locations for new housing development in the District.			
Physical constraints			
None.			
Suitability summary			
The site is suitable for development at a high density to meet affordable housing need in the village. 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.			
Availability summary			
Site is being promoted by landowner as 100% affordable housing site in conjunction with local registered social landlord. 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 the landowner for the purposes of this study.			
Achievability 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 and the site has been promoted by a landowner for the purposes of this study.			
Conclusion			
The site is suitable for development of affordable housing at a high density to meet affordable housing need within the village and deliverable within the short term.			
Final density:		Final suggested yield:	
42.49		6.00	

DITT001



Site ref	Settlement	Site Area (ha)	Former Local Authority
DITT005/09	Ditton Priors	0.45	Bridgnorth
Site Address		Type of site	
Land off Station Road		Greenfield	
Current/previous landuse		Planning status	
Agriculture		No planning status	
Description of site			
<p>This site is a gently sloping greenfield site within the settlement development boundary currently in agricultural use and part of a larger arable field to the south (DITT003). The site is located on the southern side of Station Road with single storey residential to the east and the village store, post office and medical practice to the west. There is a single mature tree in the north western corner of the site next to the shop/medical centre access road.</p>			
Policy restrictions			
Site is within the AONB and the north western corner falls within the conservation area.			
Physical constraints			
Large mature tree in northern boundary of site.			
Suitability summary			
The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities.			
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 although there may be multiple landowners and the site has been promoted by a developer/ landowner for the purposes of this study.			
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 medium density development in principle, subject to the retention of the mature tree in the northern boundary. Due to the relatively small nature of the site and the fact that it 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:
		17.94	8.00

DITT005/09



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Site ref	Settlement	Site Area (ha)	Former Local Authority
DOR002	Dorrington	0.15	Shrewsbury and Atcham
Site Address		Type of site	
Land at Lower Fold		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site is a field that appears to be used for limited grazing. Surrounding uses include agricultural land, residential uses and a sewerage works. A newly developed estate of large detached dwellings is located to the north of the site.</p>			
Policy restrictions			
<p>Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria.</p>			
Physical constraints			
<p>None.</p>			
Suitability summary			
<p>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. The site has no known policy restrictions or physical limitations that would limit development. The site is suitable for residential development at a medium density that reflects the character of the village location, subject to appropriate access being secured.</p>			
Availability summary			
<p>There has been a pre-application enquiry on this site. 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 in this area is good.</p>			
Conclusion			
<p>Site is suitable for residential development at a medium density and has been the subject of pre-application enquiries which would suggest the site is deliverable within the next 5 years.</p>			
		Final density:	Final suggested yield:
		41.35	6.00

DOR002

