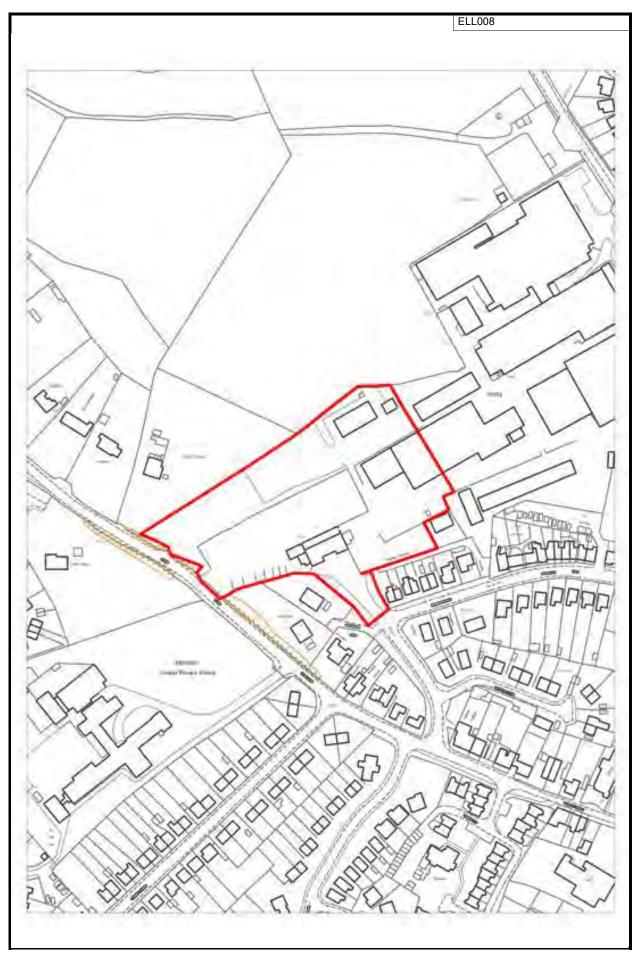
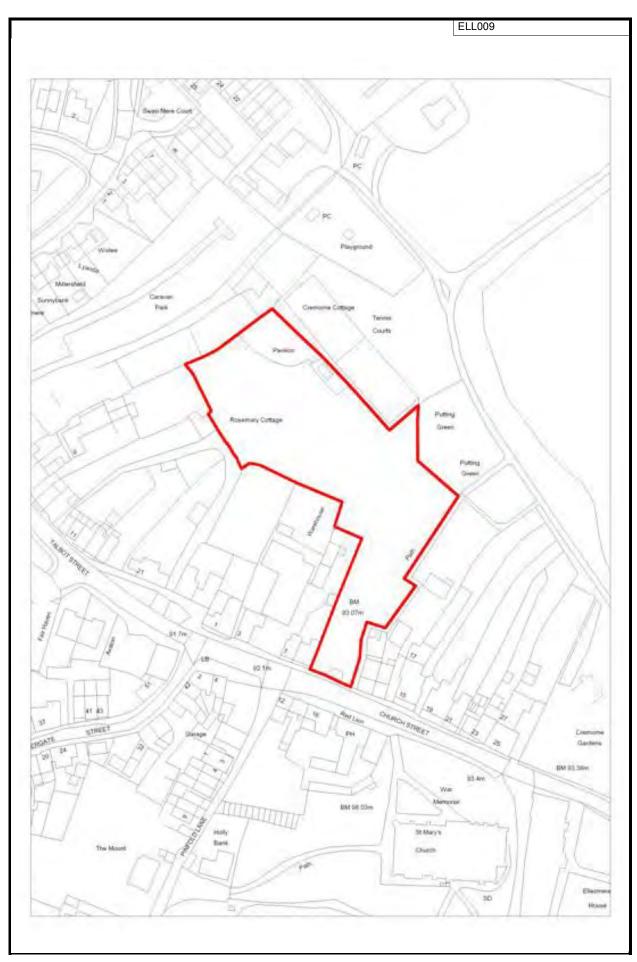
Site ref	Settlement		Site Area (ha)	Former Local Authority
ELL008	Ellesmere		1.74	North Shropshire
Site Address		Type of site	<u> </u>	· · · · · · · · · · · · · · · · · · ·
Station Building and Yard, B	Brownlow Road	Brownfield		
Current/previous landu		Planning st	atus	
Jnknown	JU	Not Known	utus	
Description of site		Not Known		
The site is part of Fullwood i	a large site on the edge			f retention. Behind the listed building he south of the site, fields to the
Policy restrictions	of a Market Tours/Main	Consider Village (Los	val Dian Daliay C1)	and of the principle leastings for pay
within settlement boundaries nousing development in the I		Service Village (Loc	ai Pian Policy G1),	one of the principle locations for nev
Physical constraints				
Site within flood zone 3a, wh	ere an exception test wo	uld be required.		
Suitablility summary				
				the listed building, flood mitigation
measures, safeguarding of t and employment uses. Fron suitable location for develop	the existing employment in the information available	use on the remainder, the site is consider	er of the site and er ered suitable for ho	suring a buffer between residential using development. The site offers a
measures, safeguarding of t and employment uses. Fron suitable location for develop	the existing employment in the information available ment and would contribu	use on the remaind e, the site is consid te to the creation of	er of the site and er ered suitable for ho sustainable, mixed	suring a buffer between residential using development. The site offers a communities.
measures, safeguarding of t and employment uses. From suitable location for develop Availability summary Information gathered for the forward for development. The	the existing employment in the information available ment and would contribute the second sec	use on the remaind e, the site is consid te to the creation of	er of the site and er ered suitable for ho sustainable, mixed	suring a buffer between residential using development. The site offers a communities.
measures, safeguarding of tand employment uses. From suitable location for develop suitable location for develop suitable location for develop suitable location for develop suitable location gathered for the forward for development. The suitable summary from the information available from the information available suitable suitable suitable suitable suitable suitable suitable summary from the information available from the information available suitable suit	the existing employment in the information available ment and would contribute the purposes of this study silvere are no legal or owner only it is considered that to be it is also considered that the pole it is also considered th	use on the remaind e, the site is consid te to the creation of the total te to the creation of uggests that there is rship problems which here is a reasonable	er of the site and erered suitable for hor sustainable, mixed as confidence in the sith could limit develope prospect that house prospect that house	suring a buffer between residential using development. The site offers a communities.
measures, safeguarding of tand employment uses. From suitable location for develop suitable location for develop suitable location for develop suitable location for develop suitable location gathered for the forward for development. The suitable summary from the information available from the information available suitable suitable suitable suitable suitable suitable suitable summary from the information available from the information available suitable suit	the existing employment in the information available ment and would contribute the purposes of this study silvere are no legal or owner only it is considered that to be it is also considered that the pole it is also considered th	use on the remaind e, the site is consid te to the creation of the total te to the creation of uggests that there is rship problems which here is a reasonable	er of the site and erered suitable for hor sustainable, mixed as confidence in the sith could limit develope prospect that house prospect that house	suring a buffer between residential using development. The site offers a communities. site being available and coming pment here. sing will be delivered on the site.
measures, safeguarding of tand employment uses. From suitable location for develop suitable location for develop suitable location for develop suitable location for develop suitable for the forward for development. The suitable summary from the information availate from the information availate complete and sell the housing suitable s	the existing employment in the information available ment and would contribute the purposes of this study silvere are no legal or owner only it is considered that to be it is also considered that the pole it is also considered th	use on the remaind e, the site is consid te to the creation of the total te to the creation of uggests that there is rship problems which here is a reasonable	er of the site and erered suitable for hor sustainable, mixed as confidence in the sith could limit develope prospect that house prospect that house	suring a buffer between residential using development. The site offers a communities. site being available and coming pment here. sing will be delivered on the site.
measures, safeguarding of tand employment uses. From suitable location for develop suitable location for develop suitable location for develop suitable location for develop suitable for the forward for development. The suitable for maximum suitable from the information available from the information available from the information available complete and sell the housing suitable for medium easures, safeguarding of the promotions of the site although the suitable for medium easures, safeguarding of the site is suitable for medium easures, safeguarding of the site is suitable for medium easures, safeguarding of the site is suitable for medium easures, safeguarding of the site is suitable for medium easures, safeguarding of the site is suitable for medium easures, safeguarding of the site although the suitable for medium easures, safeguarding of the site although the suitable for medium easures, safeguarding of the site although the suitable for medium easures.	the existing employment in the information available ment and would contribute the purposes of this study steere are no legal or owner to be, it is considered that to be it is also considered that is good.	use on the remaind e, the site is consid te to the creation of the to the creation of uggests that there is rship problems which the site is economic in principle, subject use on the remaind.	er of the site and erered suitable for ho sustainable, mixed as confidence in the sh could limit development of the retention of the of the site. There	site being available and coming pment here. sing will be delivered on the site. he capacity of the developer to the listed building, flood mitigation have also been no recent active
measures, safeguarding of tand employment uses. From suitable location for develop suitable location for develop suitable location for develop suitable location for develop suitable for the forward for development. The suitable for maximum suitable from the information availate from the information availate complete and sell the housing suitable for mediane sures, safeguarding of the suitable for mediane sures.	the existing employment in the information available ment and would contribute the purposes of this study steere are no legal or owner to be, it is considered that to be it is also considered that is good.	use on the remaind e, the site is consid te to the creation of the total te to the creation of the total te to the creation of	er of the site and erered suitable for hor sustainable, mixed a confidence in the site and the could limit development of the site. There is to the retention of the could limit development of the site. There is to have potential	suring a buffer between residential using development. The site offers a communities. Site being available and coming pment here. Sing will be delivered on the site. he capacity of the developer to



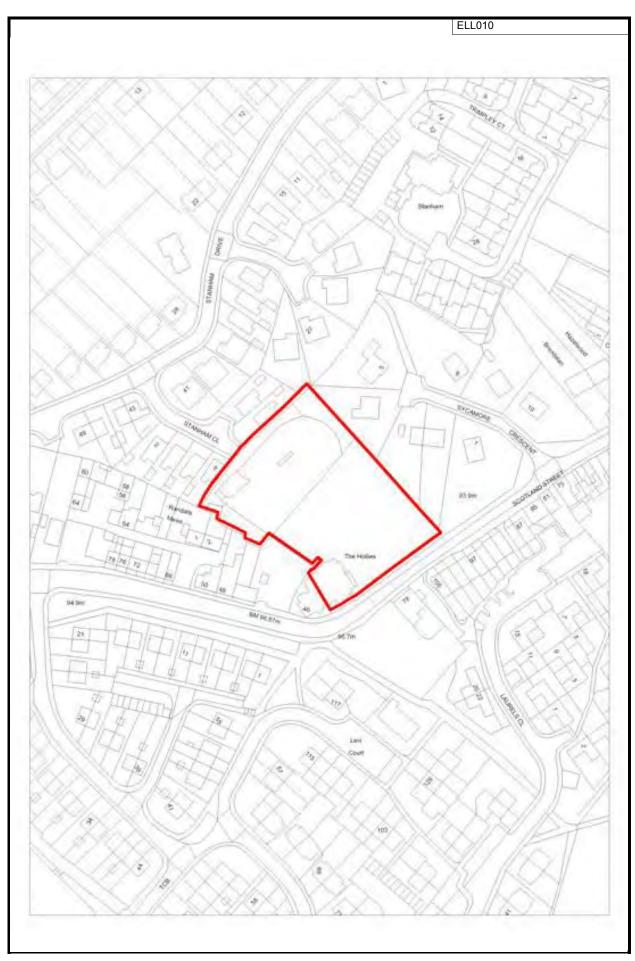
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Site ref	Settlement		Site Area (ha) Former Local Authority
ELL009	Ellesmere		0.68	North Shropshire
Site Address		Type of s	site	
Land off Church Street		Greenfield		
Current/previous landu	ise	Planning	ı status	
Jnknown		Not Known	<u> </u>	
Description of site				
row of properties that front (Church / Talbot S	Street. Surrounding uses	are predominately re	Greenfield site is located behind the sidential and leisure (tennis courts, and Church Streets. The site is in
Policy restrictions				
Within settlement boundarie nousing development in the		wn/Main Service Village (Local Plan Policy G1), one of the principle locations for ne
Physical constraints				
Suitablility summary				
suitable location for develop	ment and would	I contribute to the creation	of sustainable, mixe	at 2 - 3 storeys. The site offers a d communities. The site has no know
suitable location for develop	ment and would	I contribute to the creation	of sustainable, mixe	
suitable location for develop policy restrictions or physica	ment and would	I contribute to the creation	of sustainable, mixe	
suitable location for develop policy restrictions or physical policy restrictions are provided by the policy restriction of the policy restrictions or physical policy restriction of the physic	e purposes of thinere are no lega	d contribute to the creation to would limit development would limit development study suggests that ther I or ownership problems were study suggests that the study suggests study suggests that the study suggests stud	e is confidence in the	
Availability summary Information gathered for the forward for development. Ti promoted by a developer/ la	e purposes of thinere are no lega	d contribute to the creation to would limit development would limit development study suggests that ther I or ownership problems were study suggests that the study suggests study suggests that the study suggests stud	e is confidence in the	d communities. The site has no know
Availability summary Information gathered for the forward for development. Ti promoted by a developer/ la Achievability summary From the information availa From the information availa	e purposes of thinere are no legal andowner for the	s study suggests that there is a reasonate of that there is a reasonate depth of the control of	re is confidence in the hich could limit deve	d communities. The site has no know
Availability summary Information gathered for the forward for development. The promoted by a developer/late and sell the house complete and sell the house Conclusion The site is considered suita	expurposes of thinger are no legal andowner for the ble, it is consider ble it is also conning is good.	s study suggests that there is a reasons sidered that there is a reasons sidered that the site is economic to the study.	re is confidence in the hich could limit deve	e site being available and coming lopment here and the site has been using will be delivered on the site. The capacity of the developer to
Availability summary Information gathered for the forward for development. The promoted by a developer/late and sell the house complete and sell the house Conclusion The site is considered suita	e purposes of thinere are no legal andowner for the ble, it is considered ble it is also connig is good.	s study suggests that there is a reasons sidered that there is a reasons sidered that the site is economic to the study.	re is confidence in the which could limit deve	e site being available and coming lopment here and the site has been using will be delivered on the site. the capacity of the developer to



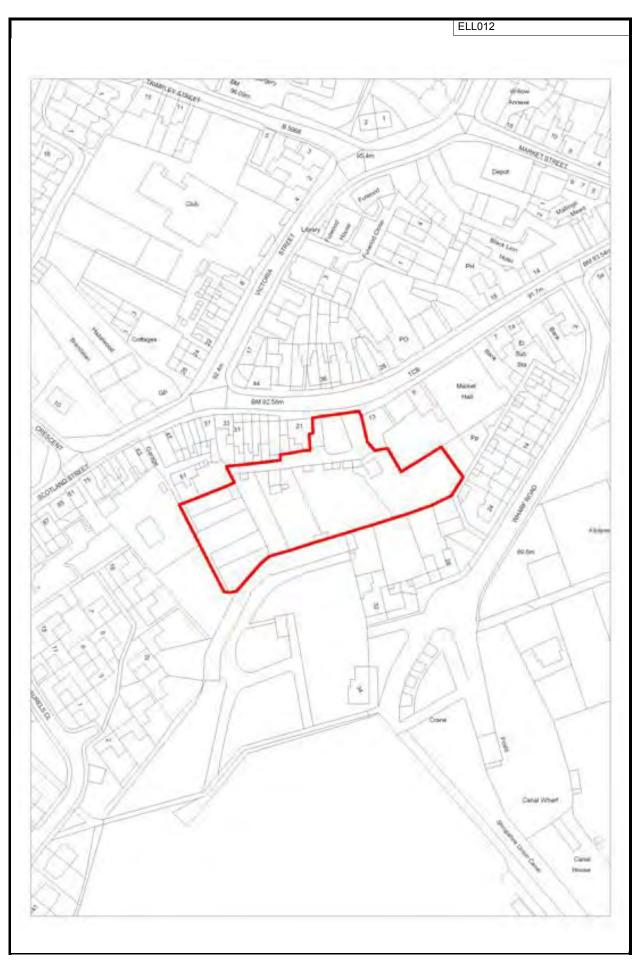
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Cite not	Cattlamant		Cita Area (ha)	Forman Local Authority
Site ref ELL010	Settlement Ellesmere		Site Area (ha)	Former Local Authority North Shropshire
	FIICOLLICIE	T	0.47	rivorari Simopaline
Site Address		Type of site		
The Hollies, Scotland House		Brownfield		
Current/previous landus	se	Planning sta	tus	
Unknown		Not Known		
Description of site				
	hin the property boundary. S	Surrounding uses		rounds are over grown and there are ntial with a vacant garage site
Policy restrictions				
Within settlement boundaries housing development in the D		vice Village (Loca	I Plan Policy G1),	one of the principle locations for new
Division I as not as in to				
Physical constraints				
Suitablility summary	vein of the eviction become		4 of the average [From the information available, the
site is considered suitable fo	r redevelopment. The site of	fers a suitable loc	cation for redevelo	pment and would contribute to the sical limitations that would limit
Availability summary				
forward for development. The				ite being available and coming pment here.
Achievability summary	la it is someidened that there	:		
	le it is also considered that t			sing will be delivered on the site. he capacity of the developer to
Conclusion				
The site is suitable for conve	s not been actively promoted			Due to the relatively small nature of possible this site could come
	Final dens	itv-	Final	suggested vield:



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Site ref	Settlement			Site Area (h		Former Local Authority
ELL012	Ellesmere			0.41	ı	North Shropshire
Site Address		٦	ype of site			
and off Scotland Street	t	В	rownfield			
Current/previous lar	Current/previous landuse		Planning sta	atus		
Jnknown Not Known						
Description of site						
	A tool hire company	operates from				e buildings are in various condition Adjacent uses include residential,
Policy restrictions						
nousing development in t	the District. a Conservation Area			-		ne of the principle locations for ne ssible enhance the setting,
Physical constraints	6					
Suitablility summary						
or pnysical limitations th	at would limit develo		able, mixed c			e offers a suitable location for e has no known policy restrictions
or pnysical limitations tn			able, mixed c			
Availability summar	at would limit develo	opment.		communities. The	e site	e has no known policy restrictions
Availability summar Information gathered for	at would limit develo	opment.	s that there is	confidence in the	e sito	e has no known policy restrictions
Availability summar	y the purposes of this t. There are no legal	opment.	s that there is	confidence in the	e sito	e has no known policy restrictions
Availability summar Information gathered for forward for development Achievability summar From the information av	y The purposes of this There are no legal ary Tailable, it is consider Tailable it is also cons	s study suggests or ownership proceed that there is	s that there is oblems which	confidence in the could limit development	ne site	e has no known policy restrictions
Availability summar nformation gathered for orward for development Achievability summa From the information averom the information averaged	y The purposes of this There are no legal ary Tailable, it is consider Tailable it is also cons	s study suggests or ownership proceed that there is	s that there is oblems which	confidence in the could limit development	ne site	te being available and coming ment here.
Availability summar: Information gathered for forward for development Achievability summa From the information avecomplete and sell the ho	y the purposes of this t. There are no legal ary ailable, it is consider ailable it is also consocusing is good.	s study suggests or ownership proceed that there is sidered that the	a reasonable site is econor	confidence in the could limit devi	ne site	te being available and coming ment here. In g will be delivered on the site. The capacity of the developer to
Availability summar Information gathered for forward for development Achievability summar From the information avacomplete and sell the homogeneous and sell the homogeneous for the site is suitable for respectively.	y The purposes of this t. There are no legal ailable, it is consider ailable it is also consousing is good.	s study suggests or ownership proceed that there is sidered that the	a reasonable site is econor	confidence in the could limit devi	ne site	te being available and coming ment here.
Availability summar information gathered for forward for development Achievability summar From the information average and sell the horo complete and sell the horo The site is suitable for resite but the fact that it has	y the purposes of this t. There are no legal ary ailable, it is consider ailable it is also consousing is good.	s study suggests or ownership proceed that there is sidered that the	a reasonable site is econor the last UHC	confidence in the could limit development of the could limit d	ne site	the relatively small nature of the



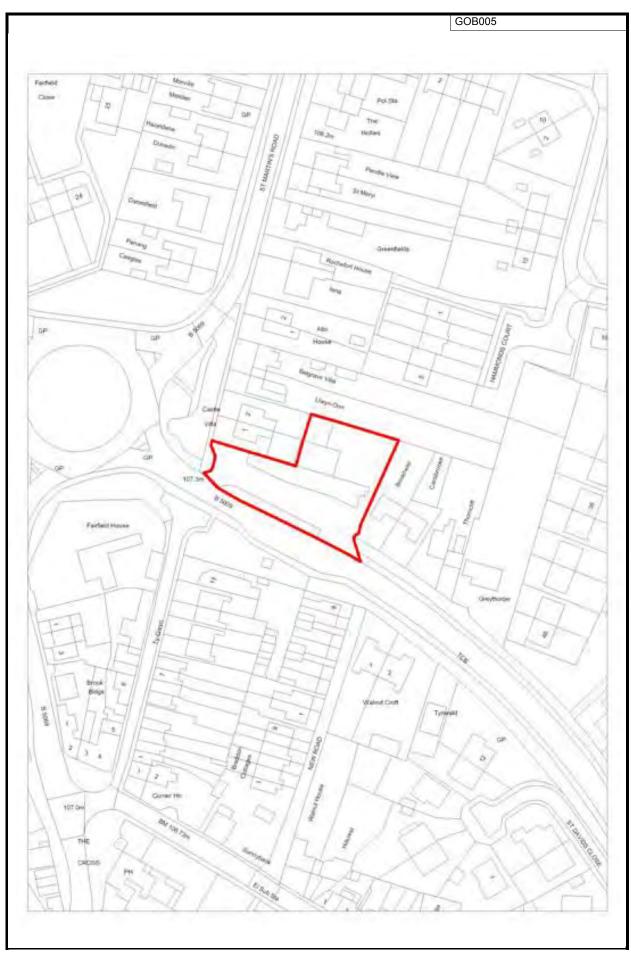
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Site ref	Settlement		Site Area (ha	Former Local Authority			
ELL013	Ellesmere		3.48	North Shropshire			
Site Address		Type of site					
Fullwood and Bland, Grang	je Road	Brownfield					
Current/previous landuse		Planning st	atus				
Jnknown		Not Known	Not Known				
Description of site	ad by Fullwood I td wbi	ab manufactures dains	aujamant Itia ah	naracterised by large industrial			
	n storage. It adjoins res	idential development to	the south and ea	st and agricultural land to the north.			
Policy restrictions							
		ain Service Village (Loc	al Plan Policy G1)	, one of the principle locations for new			
Physical constraints							
rnysicai constraints							
0. 20.1 1995							
Suitablility summary	isting business is to re-	dues its energting area	but to romain on	part of the site. The site is suitable for			
				ally significant employment use on the			
remainder of the site. From	the information availa	ble, therefore, the site is	s considered suita	ble for housing development. The site			
offers a suitable location fo	r development and wor	uld contribute to the cre	ation of sustainab	le, mixed communities.			
A !! - - !!! (
Availability summary	an evicting planning s	application Information	nathored for the n	urposes of this study suggests,			
				ppment. There are no legal or			
ownership problems which			ioiwaid ioi develo	prinent. There are no legal of			
ownership problems which	codia iiriit acvelopinei	it ficio.					
Achievability summary							
		at there is a reasonable	prospect that hou	using will be delivered on the site.			
				the capacity of the developer to			
complete and sell the hous	ing is good.		•				
Conclusion							
				being promoted actively through the			
planning system, the site is work.	ilkely to be delivered i	n the middle period due	to existing uses of	on the site and possible remediation			
TOTAL							
	Fina	l density:	Fina	al suggested yield:			



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Site ref	Settlement		Site Area (I	na)	Former Local Authority
GOB005	Gobowen		0.16	,	Oswestry
Site Address	1	Type of site	<u>L</u>		1
Superior Windows and Con	servatories	Brownfield			
Current/previous landu	Planning sta	itus			
actory and sales room	No planning sta				
Description of site					
the middle of the village and end. The site currently has The north and east boundar	to the north of the B5009 a B2 use and is occupied ies are marked by domes	9, By Pass Road and I by a firm that manuf stic fencing and the so	has a small from the course and second the course and second the course and west and west are second to the course are se	ontag ells d bour	the east of the large roundabout in ge onto St Martins Road at the west louble glazing and conservatories. Indaries are open to the highway. It is located to the east of the
Policy restrictions					
Within settlement boundaries new housing development in		ttlements (Local Plan	Policy H5) ide	ntifie	ed for the location of the majority of
Physical constraints					
The site is accessed directly	off Bypass Road which	will need to dealt with	sensitively in	the c	design scheme.
site is likely to be acceptable			ed to village fac	cilitie	es. The principle of redeveloping the
Availability summary The site has been actively p	romoted through the plan	aning avatam recently	, and in therefo	ro ii	idead to be evallable
Achievability summary	nonoted unough the plat	ming System recently	and is uitiell	JL	auged to be available.
	ble it is also considered the				using will be delivered on the site. The capacity of the developer to
Conclusion					
			been actively	pror	noted, it is thought possible this site
	Final d			inal	suggested yield:
		5	0.04		8 00



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Site ref	Settlement			Site Area (ha)	Former Local Authority
GOB008	Gobowen			1.42	Oswestry
Site Address			Type of site	1	
Land at Southlands Avenue)		Greenfield		
Current/previous landuse		Planning sta	atus		
•			Allocation (hous		
Description of site					
west edges. The site is curn more recent addition on the boundary and the B5009, Waround Southlands Court ar	rently in agriculti end of Southlar /hittington Road nd along Southla irrounding uses	ural use as graz nds Avenue. Th is located at th and Avenue. Th are residential t	zing land and 'w e Chester to Sh e far north east ne other bounda to the north and	vraps' around a gronrewsbury railway tedge of the site. aries are a mixtured east and open fie	runs along the south east and south oup of bungalows that have been a line runs just beyond the south west A wire fence marks the boundary of fencing and hedgerow with some elds to the west and south beyond the s Avenue junction.
Policy restrictions					
Within settlement boundarie new housing development ir Allocated housing site in the	the Borough.	arger Settleme.	ents (Local Plan	ı Policy H5) identif	ed for the location of the majority of
Physical constraints None.					
					oping the site is likely to be
communities. The site has i	no known policy			ons that would lim	creation of sustainable, mixed it development.
Communities. The Site has i	no known policy				
	no known policy				
Availability summary		restrictions or	physical limitati	ons that would lim	
Availability summary The site has been actively p	promoted throug	restrictions or	physical limitati	ons that would lim	it development.
Availability summary The site has been actively p Achievability summary From the information avail	promoted through	h the planning	system as an a	ons that would lim	it development.
Availability summary The site has been actively particle. Achievability summary From the information availa from the information availa complete and sell the housing the site is suitable for redering the site	lable, it is considue it is also coring in this area is	restrictions or proceed that there is a good.	system as an a	ons that would lim	erefore judged to be available.
Availability summary The site has been actively particles Achievability summary From the information availa complete and sell the housi	lable, it is considue it is also coring in this area is	restrictions or proceed that there is a good.	system as an a	ons that would lim	erefore judged to be available. Susing will be delivered on the site. the capacity of the developer to



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Site ref	Settlement			Site Area (ha	a) Former Local Authority
GOB009	Gobowen			0.17	Oswestry
Site Address	1		Type of site		
Land off Almond Avenue			Brownfield		
Current/previous landuse		Planning sta	ntus		
•			Pre-application		
Description of site					
the northern end. The south stood. The northern end of	nern part is still the site is now o	used for car par overgrown and l	rking and the ha has become an	ardstanding area unused area of	es at the southern end and allotments as as still remain where the garages scrub, brambles and small trees. All ic fence and hedging and the open
Policy restrictions					
Within settlement boundaries new housing development in		arger Settleme	ents (Local Plan	Policy H5) iden	tified for the location of the majority of
Physical constraints Northern part of site falls wit	hin Flood Zone	2 (medium prol	bability).		
	a suitable locati	on for developm	nent and would	contribute to the	eloping the site is likely to be e creation of sustainable, mixed imit development.
	nere are no lega	al or ownership	problems which	could limit deve	the site being available and coming elopment here and the site has been study.
					housing will be delivered on the site.
From the information availal complete and sell the housi			e site is econon	nicany viable and	d the capacity of the developer to
Conclusion					
			hat the site has	been actively p	romoted, it is thought possible this site
		T		1	
		Final densit	:y:	Fin	nal suggested yield:



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Site ref	Settlement		Site Area (ha)	Former Local Authority	
GOB011	Gobowen	Gobowen		Oswestry	
Site Address	Type of site		1		
Land south of Old \	/icarage	Greenfield			
Current/previou	s landuse	Planning status			
Agriculture		Allocation (hou		ousing)	
Description of a	ito	l l			

Description of site

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.

Policy restrictions

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.

Physical constraints

Site is covered by Flood Zone 3a (High Probability) where an exception test would be required.

Suitablility summary

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.

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 to the Council previously or for the purposes of this study.

Achievability summary

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.

Conclusion

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.

Final density:		Final suggested yield:	
	29.81		116.00



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Site ref	Settlement		Site Area (ha)	Former Local Authority
GOB023	Gobowen	Gobowen		Oswestry
Site Address		Type of site	1	
Land at The Hart & Trump	pet	Brownfield		
Current/previous land	duse	Planning status		
Car park		Allocation (hous	sing)	

Description of site

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.

Policy restrictions

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.

Physical constraints

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.

Suitablility summary

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.

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 to the Council previously or for the purposes of this study.

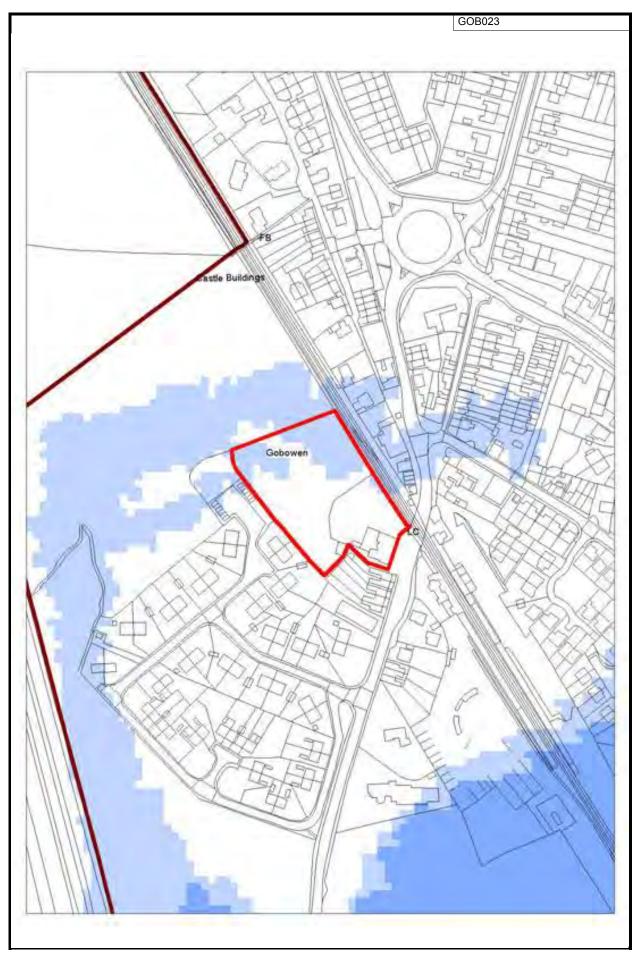
Achievability summary

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.

Conclusion

Site is an allocated site within the settlement development boundary and is therefore considered suitable. 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.

Final density:		Final suggested yield:		
	15.79		12.00	



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Site ref	Settlement		Site Area (ha)	Former Local Authority	
GOB024	Gobowen	Gobowen		Oswestry	
Site Address		Type of site			
Former Station Coal Wharf		Brownfield			
Current/previous landuse		Planning status			
Coal yard		No planning status			
Description of a	ito	1			

Description of site

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.

Policy restrictions

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.

Physical constraints

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.

Suitablility summary

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.

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 to the Council previously or for the purposes of this study.

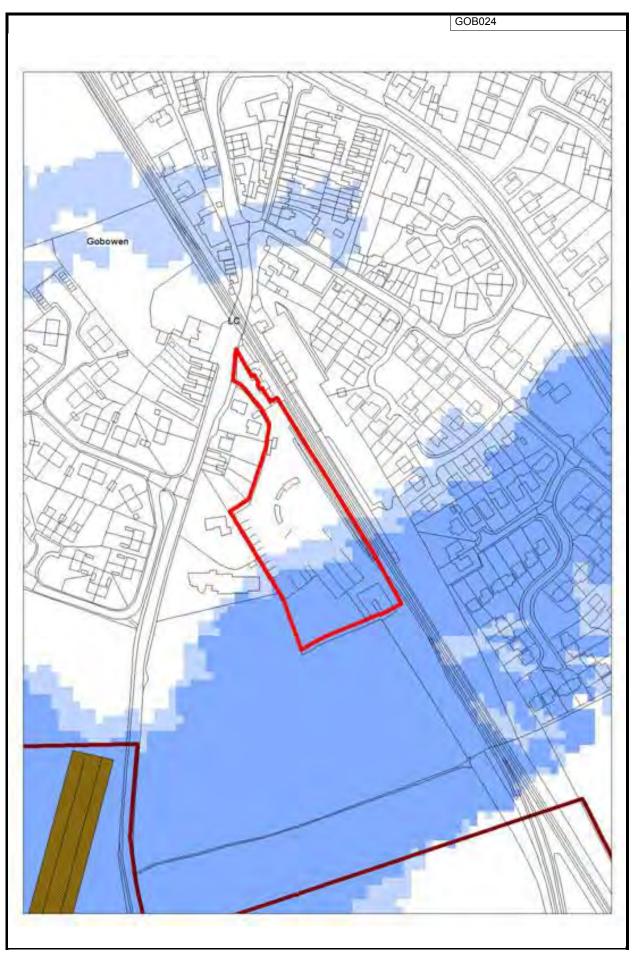
Achievability summary

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

Site is located within the settlement development boundary and is therefore considered suitable subject to addressing contamination and flood issues. 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.

Final density:		Final suggested yield:	
	36.40		34.00



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