

## SHLAA REF: DGN003 Land adj. The Maitlands, Dorrington

Use approx. half this site keeping the boundary slightly forward of a line with the existing Maitlands development. Allow for access road before the existing housing.

30 family homes

### INDEPENDENT SITE EVALUATION REPORT

DGN003 Land adj. The Greenfield SLAA  
Maitlands,  
Dorrington

*Considered viable and achievable.  
Associated settlement offers a range of services and facilities suitable to meet the needs of future residents.  
Site is considered currently unsuitable on basis of location outside current settlement boundaries.  
SLAA conclusion (2018):  
Long term potential subject to further detailed assessment.*

Notable landscape sensitivity throughout site. The site makes a strong contribution to the village's rural setting and character which would likely be negatively affected by development. Dorrington Village Hall is a key village asset and derives significant landscape and townscape character from the openness of Site DGN003 which is directly opposite. Loss of this openness could harm the setting of a key asset. The site is considered not suitable to allocate in full

### CONDOVER PARISH COUNCIL ASSESSMENT

Accept AECOM concerns re rural character. Propose partial development from North to line of existing development. Easy access to village hall, school, shops, footpaths. Allocate for 25 – 30 family homes.