

## SLAA REF: DGN021 Land off Station Road (South)

20 family homes

Provision of pavement along the frontage.

### INDEPENDENT SITE EVALUATION REPORT

DGN021 Land off Station Rd (south) Greenfield SLAA

*Considered available, viable and achievable in principle. 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.*

The site is substantial in size and large in relation to the village as a whole. It would not be appropriate to develop in full as development at this scale would likely be transformational for the village.

### CONDOVER PARISH COUNCIL ASSESSMENT

Accept AECOM comments. The North area is in Flood Zone 3, there are whole-site access constraints access constraints, and landscape sensitivity to the East. Possible linear development in South. Propose linear development along Station Road with provision of a pavement along the frontage. Allocate for 20 family homes.