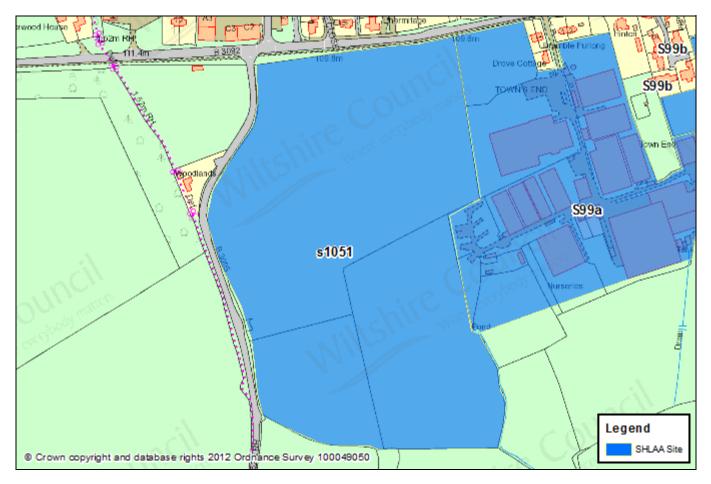
Site s1051-Land off Castle Street



Community Area	Mere Co	mmunity Area	Emerging HMA	South HMA		
Site Address	Land off Castle Street					
Settlement	Mere					
Gross site area	10.60ha Previous use Agricultural				tural	
Suitable site area ¹	10.60 ha					
Reason for smaller suitable None						
area				_		
Developable Site	5.30ha		Gross-to-Net factor	0.50		
Area ²						
Proportion Viable ³	100%	100%				
Potential Suitability	None identified					
Constraints						
Suitability	Suitable subject to potential constraints					
Ownership	Multiple or unknown ownership					
Leasehold/Continuing Use						
Availability Not	ity Not available at present as in multiple or unknown ownership					
Capacity ⁴	159		Deliverable within 5 years		No	
Deliverable in 6-10	Yes		Deliverable in 11-15 years		Yes	
years						

¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

² The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

³ The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

⁴ This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

Site S278-Land North of Shreen Cottages

С. С		Drain
Forthampton Delphinium Cottage		65 7 7
Rose	S278	
Living Waters		
Oeloo Downsview	Cottages Cottages	Lawrences Spring Rise
	Cottages Oria Cottages	104.9m
de® Crowin gopyright and Idatabase rights 2012 Ordnance Survey 100049050		Legend SHLAA Site

Community Area	Mere Community Area		Emerging HMA	South	HMA	
Site Address	Land North of Shreen Cottages					
Settlement	Mere	V				
Gross site area	1.31ha Previous use Agricultural				ltural	
Suitable site area ¹	1.10 ha					
Reason for smaller so area	uitable	Part of the site has recently been developed, Part of the site is within a flood risk zone,				
Developable Site Area ²	0.88ha			0.80		
Proportion Viable ³	100%	100%				
Potential Suitability Constraints	None identified					
Suitability	Suitable	Suitable subject to potential constraints				
Ownership	Multiple or unknown ownership					
Leasehold/Continuing Use						
Availability Not	Not available at present as in multiple or unknown ownership					
Capacity ⁴	26		Deliverable within 5 ye	ars	No	
Deliverable in 6-10 Yes years			Deliverable in 11-15 ye	ears	Yes	

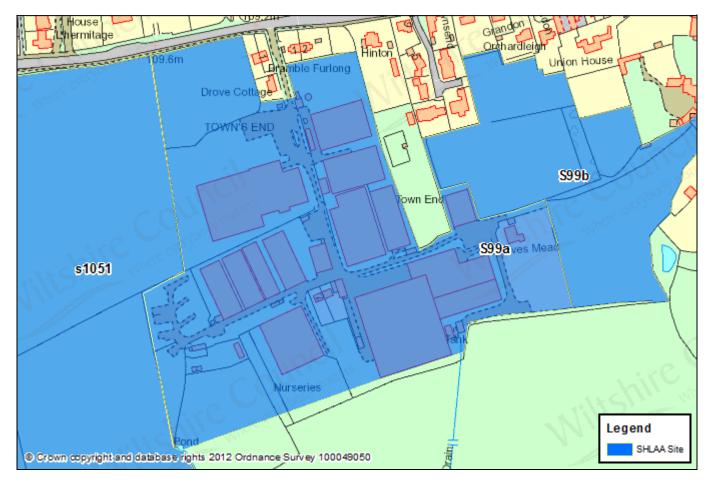
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

² The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

³ The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

⁴ This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

Site S99a-Land at Townsend, Mere



Community Area	Mere Community Area		nity Area	Emerging HMA	South	HMA
Site Address	Land at	Land at Townsend, Mere				
Settlement	Mere					
Gross site area	6.59ha	6.59ha Previous use Industrial				ial
Suitable site area ¹	6.59 ha	6.59 ha				
Reason for smaller suitable Part of the site has recently been developed,						
area						
Developable Site	4.94ha			Gross-to-Net factor	0.75	
Area ²						
Proportion Viable ³	100%	100%				
Potential Suitability	None ide	None identified				
Constraints						
	_					
Suitability	Suitable	Suitable subject to potential constraints				
Ownership	Multiple	Multiple or unknown ownership				
Leasehold/Continuing Use						
Availability Not	available at present as in multiple or unknown ownership					
Capacity ⁴	148			Deliverable within 5 years		No
Deliverable in 6-10	Deliverable in 6-10 Yes			Deliverable in 11-15 y	ears	Yes
years						

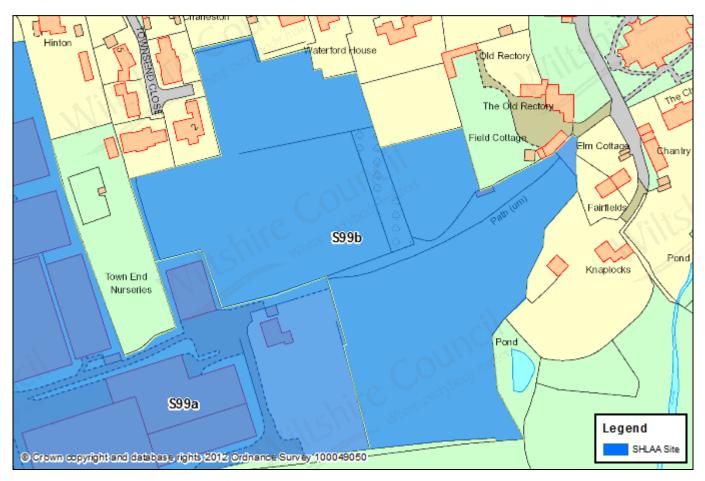
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

² The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

³ The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

⁴ This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

Site S99b-Land at Townsend, Mere



Community Area	Mere Com	munity Area	Emerging HMA	South HMA		
Site Address	Land at Townsend, Mere					
Settlement	Mere					
Gross site area	2.41ha Previous use Agricultural				tural	
Suitable site area ¹	2.41 ha					
Reason for smaller suitable Part of the site has recently been developed, area						
Developable Site Area ²	1.81ha		Gross-to-Net factor	0.75		
Proportion Viable ³	100%	100%				
Potential Suitability Constraints	None identified					
Suitability	Suitable subject to potential constraints					
Ownership	Multiple or unknown ownership					
Leasehold/Continuing						
Availability Not available at present as in multiple or unknown ownership						
Capacity ⁴	54		Deliverable within 5 years		No	
Deliverable in 6-10 Yes years			Deliverable in 11-15 ye	ears	Yes	

² The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

³ The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

⁴ This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.