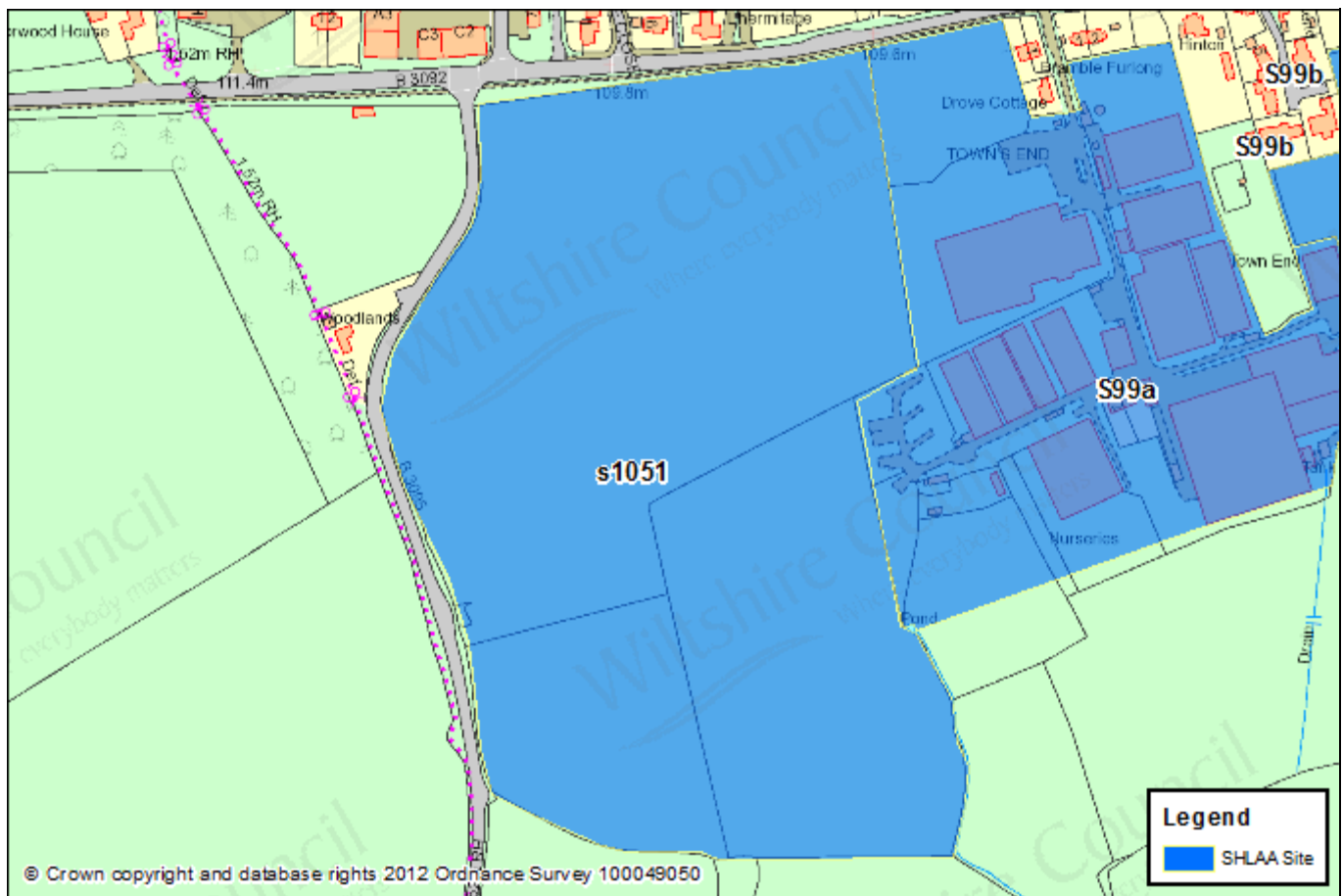


## Site s1051-Land off Castle Street



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

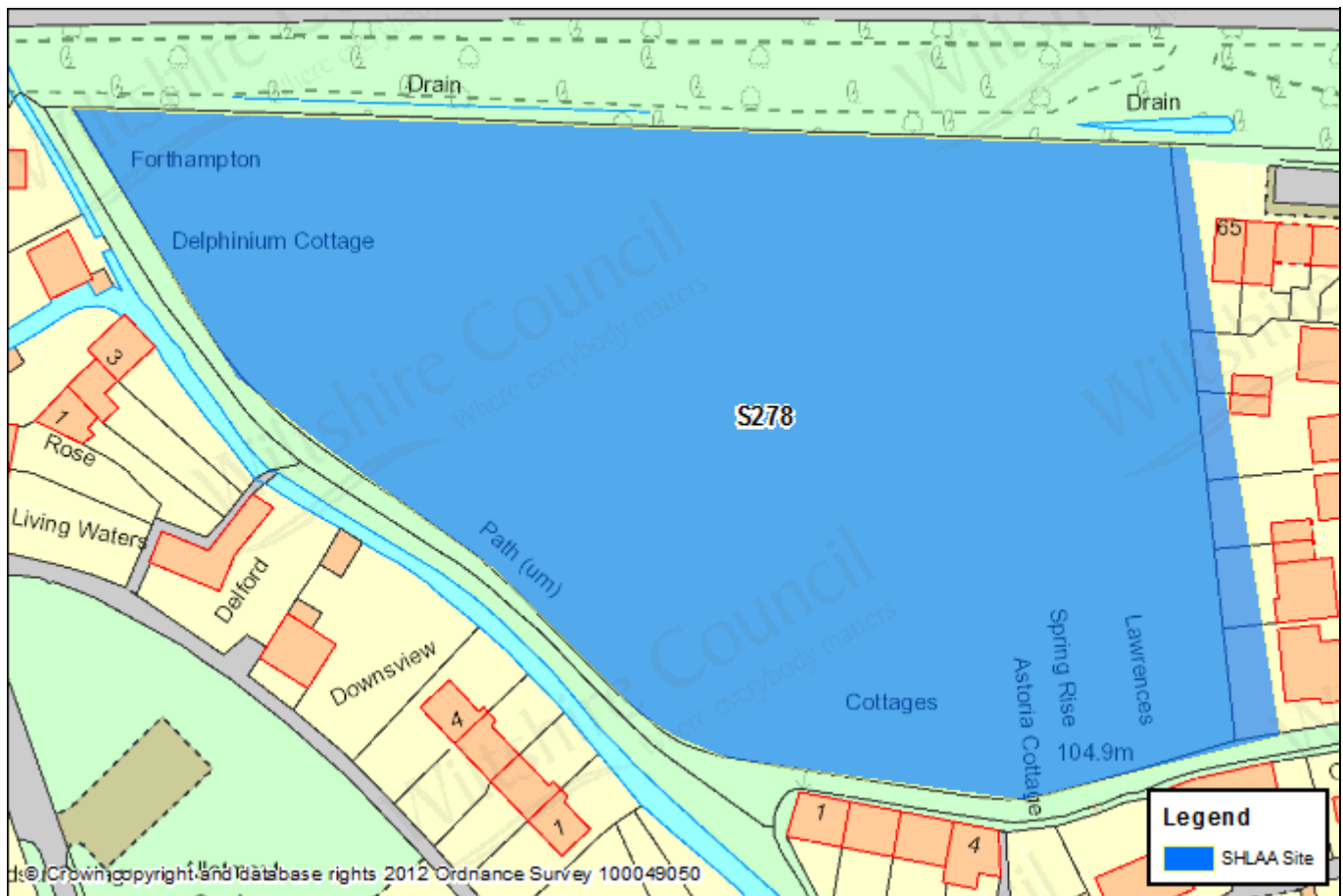
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation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

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

<sup>3</sup> 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.

<sup>4</sup> 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



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

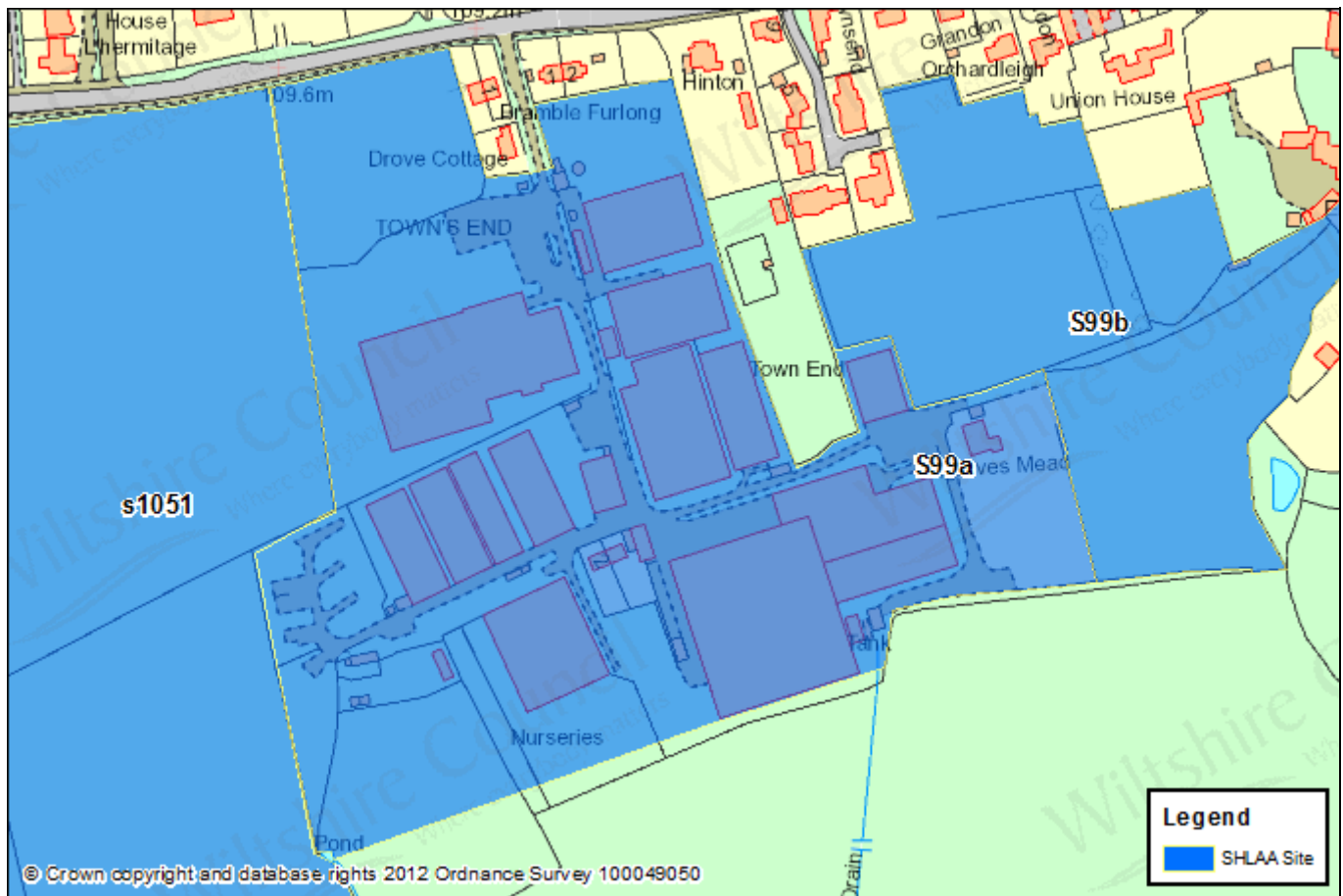
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation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

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

<sup>3</sup> 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.

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

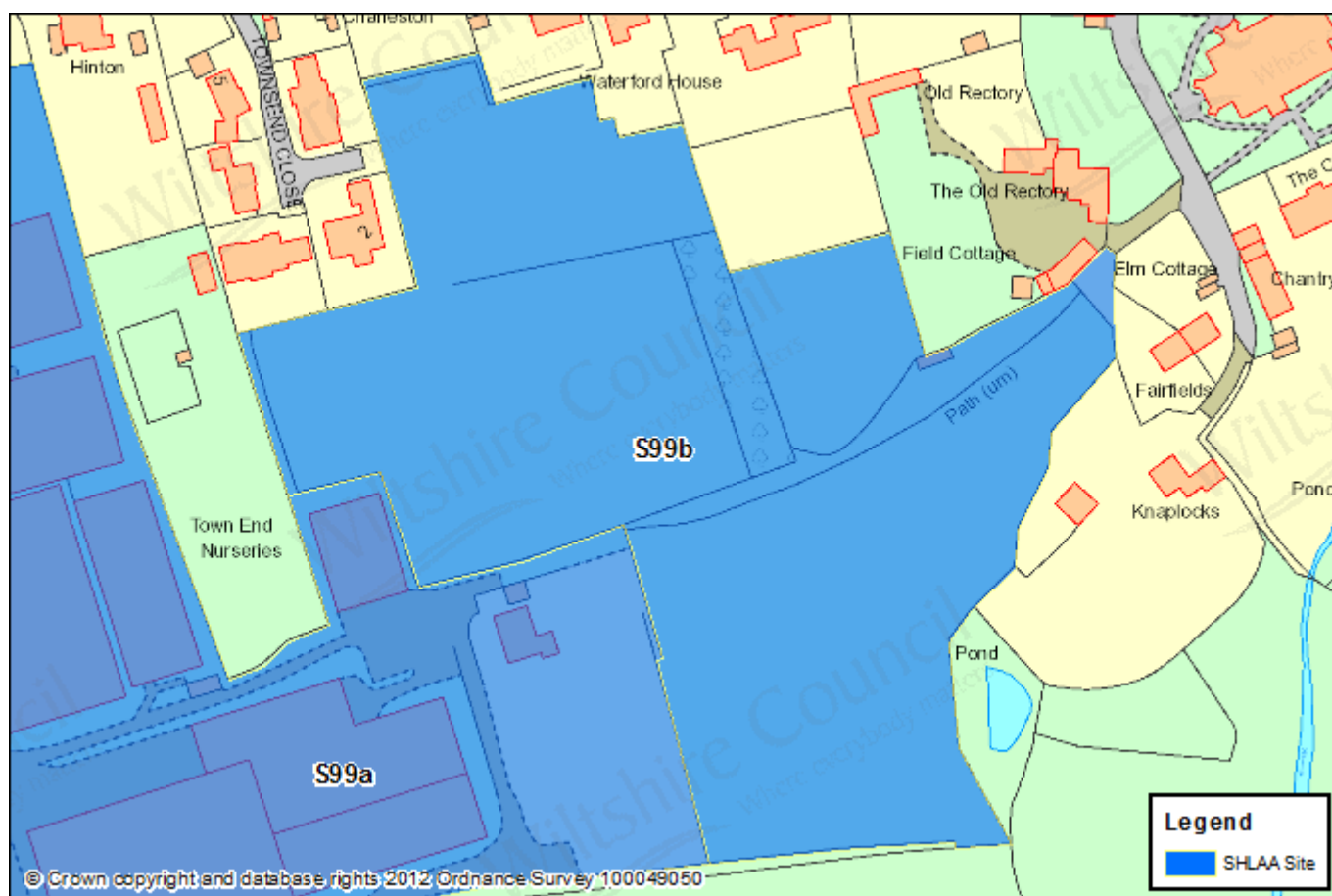
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation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

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

<sup>3</sup> 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.

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

<sup>1</sup> 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.

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

<sup>3</sup> 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.

<sup>4</sup> 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.