

Settlement Name Almeley

Site Ref HLAA/338/001

Post Code HR3 6LF

Site Address Land at the Old Vicarage

Information Source Call for sites

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.72 | Greenfield <input type="checkbox"/> | Agricultural Land Classification 2 |
| Potential Housing Capacity N/A | Brownfield <input checked="" type="checkbox"/> | |

| Is the site suitable for development? | Is development achievable on the site? | Is the site available? |
|--|---|---|
| Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| No <input checked="" type="checkbox"/> | No <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Part <input type="checkbox"/> | Part <input type="checkbox"/> | Don't Know <input type="checkbox"/> |

Possible timescale for development?

| | | |
|-------------------------------------|--------------------------------------|--|
| 1-5 Years <input type="checkbox"/> | 11-15 Years <input type="checkbox"/> | Not In Current Plan Period <input checked="" type="checkbox"/> |
| 6-10 Years <input type="checkbox"/> | 16-20 Years <input type="checkbox"/> | |

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Waste water & treatment- Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance) - Deciduous Woodland.

Highways information

Comments: Best access off side road which has footway opposite. Access possible to main road, part footway along frontage but hedge to site may impede visibility.

Conclusion: There are no or minor issues with this site.

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Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The landscape is part of the grounds of the Old Vicarage, and would impact on the setting of this large Victorian house. The site is also heavily wooded, and development would necessitate the removal of a number of mature specimen trees. The site is also south sloping, it is located on higher ground above a Listed Building, the church and a Scheduled Ancient Monument, any adverse effects on the setting would need to be considered.

Site probability

No potential

Justification

The site lies in a conservation area, is heavily wooded with mature specimen trees in close proximity to listed buildings and within 100 m of SAM. Development would cause adverse effects on setting.

Assessment of land with housing potential- Almeley

- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period

Please note: This map includes sites assessed in previous SHLAA reviews.



Scale 1: 3500

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