

**Settlement Name** Brimfield

**Site Ref** HLAA/402/001

**Post Code** SY8 4

**Site Address** Land North of 1-4 Mortimer Court, Wyson  
lane, Brimfield

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.42	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
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"/>

<b>Possible timescale for development?</b>		
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 water supply infrastructure only.  
Waste water & treatment – Severn Trent- spare capacity

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Difficult access, there is an amalgamation of small lanes leading to the A49 and intensification in this area would be difficult to mitigate

Verdict: There are major issues with this site.

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### **Landscape and Historic Environment information**

Landscape Sensitivity: Low

Landscape Capacity: High

Sensitivity & Capacity Analysis: The site is unmanaged scrub land and potential for enhancement exists. The narrow strip of land may be difficult to achieve the desired layout and how the site relates to the existing farm buildings would require further consideration.

### **Site probability**

No potential

### **Justification**

Although potential for enhancement exists, the major issues with access and difficulties of site layout to deliver over 5 dwellings render this site unsuitable.

**Settlement Name** Brimfield

**Site Ref** HLAA/443/001

**Post Code** SY8 4

**Site Address** land off Wyson Lane Brimfield

**Information Source** Call for sites

<b>Site Area (ha)</b> 1.96	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 58	<b>Brownfield</b> <input type="checkbox"/>	

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

<b>Possible timescale for development?</b>		
1-5 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
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### **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 water supply infrastructure only.  
Waste water & treatment – Severn Trent- spare capacity

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Two good access points, use site as pedestrian link.

Possible mitigation: Pedestrian link through site.

Conclusion: There are some issues with this site.

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**Site Address** land off Wyson Lane Brimfield

**Information Source** Call for sites

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - Low

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The site relates well to the existing settlement. The visual envelope is relatively limited due to the topography and existing built form, with open countryside to the North where the field pattern extends, the remaining 3 sides enclose the site with existing development.

### **Site probability**

High potential

### **Justification**

Site relates well to existing settlement and is suitable for development subject to adequate utilities.

# Assessment of land with housing potential- Brimfield

- 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: 6000

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