

Settlement Name Colwall

Site Ref HLAA/351/001

Post Code WR13 6

Site Address Land to the rear of Barton Villa

Information Source Call for sites

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.27 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| Potential Housing Capacity N/A | Brownfield <input 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

Severn Trent operational area.

Water supply- capacity for further development unknown

Waste water and treatment- limited capacity. Recommend liason with water company.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Existing formal entrance to site has been blocked off by brick wall to form access on eastern side. Narrow footway to front. Road is busy and 30mph. Limited visibility left and right.

Conclusion: Some issues

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Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is in the grounds of an isolated cluster of cottages, set in open countryside. The site is contained by mature vegetation, hedgerow and trees, and is relatively well contained. However, how it would relate to the existing residential development is questionable. The proposed access, in close proximity to the Listed Building, may be a particular concern to its setting.

Site probability

No potential

Justification

Relatively contained site but proximity to listed building could compromise its setting. Development here would not accord with existing development pattern. Limited visibility in both directions through the main identified access point.

Assessment of land with housing potential- Colwall

- 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.



NORTH

Scale 1: 9000

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