

**Settlement Name** Walford

**Site Ref** HLAA/355/001

**Post Code** HR9 5

**Site Address** Land Opposite the Old Vicarage

**Information Source** Call for sites

<b>Site Area (ha)</b> 1.60	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 4
<b>Potential Housing Capacity</b> 20	<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"/>

**Possible timescale for development?**

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

### **Flood information**

Zone 2 (Almost entire site)- The sequential test is necessary to demonstrate that development is appropriate. 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. Current sewerage capacity not known.

### **Biodiversity information**

Special Wildlife Site- adjacent to Northern boundary of site. UK BAP Priority Habitat (Habitat of Principal Importance)- Coastal and Floodplain Grazing Marsh adjacent to North East boundary of site.

### **Highways information**

Comments: Access onto the 'B' Road at south east corner of the site, 40mph, no footway frontage, visibility good. The school nearby may cause parking issues. Bus stop by school.

Conclusion: There are some issues with this site.

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

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: Walford has breaks within its settlement, in which fields extend to the roadside and views across the landscape are possible. This site forms part of one of those gaps in development, currently containing the built form which has clustered around the school. Development here would result therefore in a change of character, however this change may not be considered to be significantly harmful.

### **Site probability**

Low potential

### **Justification**

Walford has breaks within its settlement in which fields extend to the roadside and views across the landscape are possible. This site forms part of one of those gaps in development, currently containing built form which has clustered around the school. Development here would result therefore in a change of character, however this change may not be considered to be significantly harmful. The site is at risk of flood zone 2 and there may be other more suitable sites in the vicinity which should be considered in accordance with the sequential approach. Impact of development on nearby priority habitat should be assessed.

# Assessment of land with housing potential- Walford (Coughton)

- 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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