

**Settlement Name** Wellington Heath

**Site Ref** HLAA/006/001

**Post Code** HR8 1NB

**Site Address** Land east of Twinklelow Cottage, Ledbury Road

**Information Source** Call for sites

<b>Site Area (ha)</b> 1.12	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> 10	<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 type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" 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

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### Biodiversity information

An ecological survey to identify biodiversity value of the field will be required. UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland approx. 20m from Eastern boundary.

### Highways information

Comments: 30mph with no footway. Best visibility in the north west corner but land higher than the road.

Conclusion: There are some issues with access.

**Settlement Name** Wellington Heath

**Site Ref** HLAA/006/001

**Post Code** HR8 1NB

**Site Address** Land east of Twinklelow Cottage, Ledbury Road

**Information Source** Call for sites

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

Landscape Sensitivity: Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is on a West sloping field - which is overgrown with weeds and ground cover. It has a semi-enclosed character. There is a native hedgerow on the Western boundary running adjacent and parallel to the road. There are medium distance views to the West. The land is approximately 1.5m above the level of the road.

### **Site probability**

Medium potential

### **Justification**

Settlement pattern consists of isolated cottages in this location. Site integration would take time but could be possible as the site is generally contained. There are some issues with access as the site is higher than the road. Some potential contamination (quarrying) requires assessing.

**Settlement Name** Wellington Heath

**Site Ref** HLAA/013/001

**Post Code** HR8 1LS

**Site Address** Land west and north to Farmers Arms  
public house

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.63	<b>Greenfield</b> <input type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- approx 60m to the North West part of site.

### **Highways information**

Comments: Access difficult via unmade narrow track with no footway.

Conclusion: There are major issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** HLAA/013/001

**Post Code** HR8 1LS

**Site Address** Land west and north to Farmers Arms  
public house

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field sloping steeply to the East. It features a broken native hedgerow on the Western boundary, parallel and adjacent to the lane. There are medium distance views to the East.

### **Site probability**

No potential

### **Justification**

Due to difficulties with access this site is not deemed to have potential within the SHLAA.

**Settlement Name** Wellington Heath

**Site Ref** HLAA/026/001

**Post Code** HR8 1NA

**Site Address** The Swallows Farm Stables Estate

**Information Source** Call for sites

<b>Site Area (ha)</b> 6.01	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland- Small area abutts center of Southern boundary.

### **Highways information**

Comments: Reasonable visibility between Swallow Farm and 30 limit (NW boundary) but better visibility to North East corner. Road 30mph with no footway to west. Derestricted road with no footway to east.

Conclusion: There are some issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** HLAA/026/001

**Post Code** HR8 1NA

**Site Address** The Swallows Farm Stables Estate

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field with horses in it, sloping mainly towards the East, with long distance views to the East, North and South. There are mature native hedgerows on the Southern boundary.

### **Site probability**

No potential

### **Justification**

This is a highly sensitive site in AONB landscape and therefore the site is unsuitable for development. Development would be a protrusion into the landscape.

**Settlement Name** Wellington Heath

**Site Ref** HLAA/029/001

**Post Code** HR8 1LN

**Site Address** Land south of Hilltop House

**Information Source** Call for sites

<b>Site Area (ha)</b> 2.15	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Frith Wood to South East of site.

### **Highways information**

Comments: Road derestricted and visibility slightly restricted to left. May need hedge out (subject to Hedgerow Regulations). No footway.

Conclusion: There are some issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** HLAA/029/001

**Post Code** HR8 1LN

**Site Address** Land south of Hilltop House

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field sloping towards the East. It has an enclosed character. There are trees along its boundaries, with access restrictions.

### **Site probability**

No potential

### **Justification**

The site is divorced from the main settlement. Due to high landscape value, development of the site would be unacceptable.



**Settlement Name** Wellington Heath

**Site Ref** O/WellH/001

**Post Code** HR8 1N

**Site Address** Land at junction of Church Lane and  
Burton Lane

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.32	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard covering Western half of site.

### **Highways information**

Comments: On boundary of 30mph speed limit/derestricted road. Visibility poor due to gentle curve of road. Would need removal of frontage hedge(subject to hedgerow regulations). No footway.

Conclusion: There are some issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/001

**Post Code** HR8 1N

**Site Address** Land at junction of Church Lane and  
Burton Lane

**Information Source** LA officer identified

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

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is an unmaintained grassland field, with a maintained native hedgerow on its Southern boundary parallel and adjacent to the road. Some old orchard trees are on the site, and there is woodland to the North of the site. The site has an enclosed character.

### **Site probability**

No potential

### **Justification**

Western half of site contains a traditional Orchard BAP. The remainder of the site would not be large enough to yield 5 dwellings and therefore is not a suitable SHLAA site.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/002

**Post Code** HR8 1N

**Site Address** Land east of cemetery, Church Lane

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.75	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland close to South East corner of site.

### **Highways information**

Comments: 'C' Class Road 30mph limit. No footway. Visibility very poor both ways.

Conclusion: There are major issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/002

**Post Code** HR8 1N

**Site Address** Land east of cemetery, Church Lane

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a domed grassland field, sloping to the South and West. It has an enclosed character. It has a native hedgerow adjacent and parallel to the road. It is an intimate space. Woodland lies to the Northern boundary.

### **Site probability**

No potential

### **Justification**

Due to highly sensitive landscape and inadequate visibility in both directions for this site, it is not considered suitable for development.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/003

**Post Code** HR8 1NA

**Site Address** Land north of junction of Church Lane and  
The Common

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.67	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland approximately 50m to North West of site.

### **Highways information**

Comments: 30 mph limit. No footway. Reasonable visibility can be achieved in south east corner.

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

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/003

**Post Code** HR8 1NA

**Site Address** Land north of junction of Church Lane and  
The Common

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field, sloping to the North. It is framed by woodland on the East and West boundaries. There are long distance views to the North. A narrow woodland belt lies on the Southern boundary.

### **Site probability**

No potential

### **Justification**

Due to the highly sensitive landscape of this site, development here would be inappropriate.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/004

**Post Code** HR8 1N

**Site Address** Land north of Raycombe Lane

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.39	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: 30mph limit no footway. Visibility restricted by hedge to site which would require removal (subject to hedgerow regulations).

Conclusion: There are some issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/004

**Post Code** HR8 1N

**Site Address** Land north of Raycombe Lane

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field, approximately 2m above the adjacent road on the Southern boundary. The field is domed and slopes to the South, towards which there are long-distance views. Woodland lies on the Western boundary.

### **Site probability**

No potential

### **Justification**

Due to the highly sensitive landscape of this site and the need for hedgerow removal, development here would be inappropriate.



**Settlement Name** Wellington Heath

**Site Ref** O/WellH/005

**Post Code** HR8 1NA

**Site Address** Land west of The Swallows

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.57	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland close to South West corner approximately 50m from Western boundary of site.

### Highways information

Comments: Two access points. Best one to east (The Common). Road wide but no footway. 30mph limit. Visibility good.

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

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/005

**Post Code** HR8 1NA

**Site Address** Land west of The Swallows

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site comprises woodland sloping to the East, with semi-mature trees. A native hedgerow lies parallel and adjacent to the road on the Eastern boundary. A high biodiversity value site.

### **Site probability**

No potential

### **Justification**

Woodland sloping to the east. Semi mature trees with native hedgerow parallel and adjacent to the road on the eastern boundary. Due to the highly sensitive landscape of this site development here would be inappropriate.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/008

**Post Code** HR8 1LZ

**Site Address** Land east of Ochre Hill

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.20	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland approximately 80m to the North East of site. High biodiversity value site and will require assessment.

### **Highways information**

Comments: Good access to unmade road but route via Ochre Hill very narrow, limited visibility and no footway.

Conclusion: There are major issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/008

**Post Code** HR8 1LZ

**Site Address** Land east of Ochre Hill

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is grass field sloping gently to the East. It has a well maintained native hedgerow on the Western boundary adjacent and parallel to the lane. There are access restrictions.

### **Site probability**

No potential

### **Justification**

Not a suitable site in landscape terms due to its high sensitivity. Additional difficulties with route to the site being too narrow to accommodate housing development traffic.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/009

**Post Code** HR8 1

**Site Address** Land south east of Ochre Hill

**Information Source** LA officer identified

<b>Site Area (ha)</b> 10.92	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjoins North West boundary of site.

### **Highways information**

Comments: Limited access. Only route to south west corner is far too narrow. Needs third party land.

Possible mitigation: Link through 010 and 011 to 029/001.

Conclusion: There are major issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/009

**Post Code** HR8 1

**Site Address** Land south east of Ochre Hill

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site comprises a grassland field sloping to the East with cattle. There are long distance views to the South. It features well maintained native hedgerows.

### **Site probability**

No potential

### **Justification**

Not a suitable site in landscape terms due to its high sensitivity. Additional difficulties with route to the site being too narrow to accommodate housing development traffic.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/010

**Post Code** HR8 1L

**Site Address** Land east of Horse Road

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.57	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland- 'Frithwood' to South East of site.

### **Highways information**

Comments: Best access is to west side if no ransom issue, visibility good. Access to north too narrow.

Conclusion: There are some issues with this site.

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/010

**Post Code** HR8 1L

**Site Address** Land east of Horse Road

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site comprises grassland sloping from the North to the South. It features tree hedgerows, and long and medium distance views to the South and East. Electric pylon wires run in approximately a North/South direction across the site.

### **Site probability**

No potential

### **Justification**

Due to the highly sensitive landscape of this site, development here would be inappropriate.



**Settlement Name** Wellington Heath

**Site Ref** O/WellH/011

**Post Code** HR8 1LS

**Site Address** Land south east of Horse Road

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.99	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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 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 checked="" 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**

Water Supply – DCWW Water only- Issues with water supply network. No capacity (improvements required)

Waste water & treatment –Severn Trent- spare capacity

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland to North West approximately 100m away.

### **Highways information**

Comments: Only access to north if no third party issues, visibility good.

Verdict: Some issues

**Settlement Name** Wellington Heath

**Site Ref** O/WellH/011

**Post Code** HR8 1LS

**Site Address** Land south east of Horse Road

**Information Source** LA officer identified

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field sloping to the South with sheep. An electric pylon wire runs in approximately an East-West direction. There is a tree hedgerow on its Eastern boundary. A new dwelling lies on the Northern boundary. There are medium distance views to the East.

### **Site probability**

No potential

### **Justification**

Due to the highly sensitive landscape of this site, development here would be inappropriate.

# Assessment of land with housing potential- Wellington Heath

- 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: 6000

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