

**Settlement Name** Wormbridge

**Site Ref** HLAA/224/003

**Post Code** HR2 9

**Site Address** Land adjoining Wormbridge School

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.35	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> 5	<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 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. Feasibility study required (to identify if improvements required).

### Biodiversity information

No protected species or statutory habitats recorded at this location.

### Highways information

Comments: Access via site to A465 visibility is good due to set back of hedge. Road is busy and fast despite 40mph limit. Bus stop opposite may need central refuge as well as a footpath

Possible mitigation: Central refuge, pedestrian crossing and footpath

Conclusion: There are major issues with this site.

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

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site has potential for a wayside development of approximately 3-5 dwellings, set back from the roadside in modest form and of a scale in-keeping with the existing pattern.

### **Site probability**

Low potential

### **Justification**

The site has potential for wayside development set back from the roadside in modest form and scale inkeeping with existing pattern. The mitigation measures suggest a central refuge, crossing and a footpath would be required to allow a suitable and safe access. This may render the site unviable but further assessment of this would be necessary.

