

Sites over 5 dwellings with low/minor constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reasons for inclusion/notes
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Walford (Coughton)

All 'officer' sites are prefixed O/Cou on the original surveys

Sites over 5 dwellings with significant constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Detail of Significant Constraint
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	O/Wal/005	Land adjacent to the Lawns, Walford	2.65	15*	Land to the east of The Lawns is within flood zone 3 and that to the west is crossed by pylons.
	O/Wal/007	Land adjacent to Cedar Grove, Walford	2.54	60	The site is flat and open in aspect with far reaching views towards the west (presumably reciprocal). PRow and pylons traverse site. Hedgerow removal is necessary and in landscape terms it would appear desirable to limit development to the SE corner of the site in order to maintain the existing visual gap.
		*this is based upon a reduced site area	Total	75	

Rejected SHLAA sites over 5 dwellings within the Rural Settlements

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reason for ruling site out
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	O/Wal/001	Land adjacent to New House Farm, Walford	8.61		Access onto B4234 unobtainable, even if linked to O/Wal/002 due to ground level difference. O/Wal/002 is 2 metres above the carriageway.
	O/Wal/002	Land north of Coughton Place, Walford	1.29		See O/Wal/001 above
	O/Wal/003	Land east of Coughton Place, Walford	4.80		Access onto B4234 is possible although it would require a visibility splay across the frontage of approximately 10 metres depth. Combined with the topography of the site this is considered unacceptable in landscape impact terms within the AONB.
	O/Wal/004	Land adjacent to Four Seasons, Walford	0.80		This is a steeply sloping site to the immediate north of the C1275 Coughton Lane, which is a narrow highway without pedestrian facilities. A visibility splay would be difficult to achieve and would necessitate significant hedgerow removal, which would be detrimental to landscape character (as would development).
	O/Wal/006	Land adjacent to Fowbridge Garden, Walford	0.88		Flood zone 3. Otherwise pylons and AONB are two additional constraints. The existing access to Fowbridge Gardens would not allow for significant increase in traffic and visibility onto the main road would also require improvement
	O/Wal/008	Land adjacent to Lower Wythall, Walford	6.77		Not well related to village and liable to flood.
	HLAA/126/001	Land to north of Norrland Place, Walford	1.94		Flood zone 3. If flooding can be resolved access might be possible onto the U70409.