

Settlement Name Wilton

Site Ref HLAA/453/001

Post Code HR9 6

Site Address Land at Wilton Dale

Information Source Call for sites

Site Area (ha) 1.53	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
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 2 (SW corner)- 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 operational area

Waste water & treatment –Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

SSSI Zone of Impact. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access onto Wilton Lane at north east side of the site. Wilton Road (B4260) is a narrow 'C' class road, no footway at either side of the road and is subject to flooding. Wilton Lane/Wilton Road is a difficult junction which is liable to flooding. There are issues with access onto the A40 particularly turning right towards Ross.

Conclusion: There are major issues with this site.

Settlement Name Wilton

Site Ref HLAA/453/001

Post Code HR9 6

Site Address Land at Wilton Dale

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

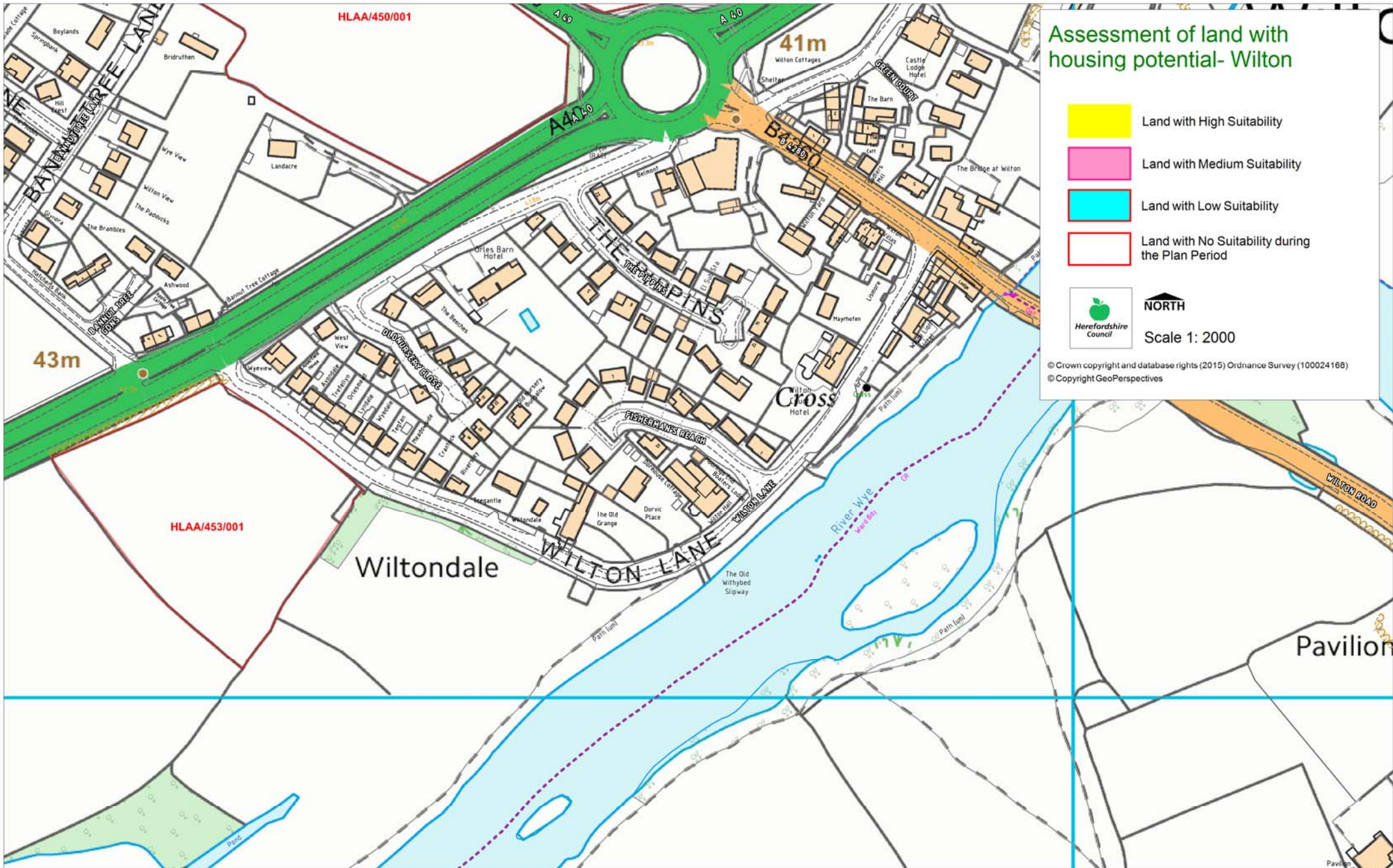
Sensitivity & Capacity Analysis: The site is within the Wye Valley AONB adjacent to the River Wye SSSI.

Site probability

No potential

Justification

Site is situated within the Wye Valley AONB adjacent to the River Wye SSSI. It is a sensitive site in landscape terms. The southern tip lies in flood zone 2. Access arrangements for A40 dual carriageway would not be acceptable for any housing development. The alternative access via Wilton Lane is hampered by difficulties with the junction on to Wilton Road. The site is not suitable for residential development.



HCAA/450/001

43m

41m

HCAA/453/001

Wiltondale

WILTON LANE

Wilton Cross Hotel

WILSON LANE

The Old Withybed Slipway

River Wye

Pavilion

Pavilion