Site Address: Land adjoining Wormbridge School

Information Source: Call for sites

Site Area (ha): 0.35
Potential Housing Capacity: 5

Greenfield: Yes
Agricultural Land Classification: 3

Site Area (ha) 0.35
Potential Housing Capacity 5

Is the site suitable for development? Yes
Is development achievable on the site? Yes
Is the site available? Yes

Possible timescale for development?
1-5 Years: No
6-10 Years: No
11-15 Years: No
16-20 Years: Yes
Not In Current Plan Period: No

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.
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.