

Site Ref	R54	Site Name	Land North of Hill Wootton Road
Site Size (Hectares)	1.85	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R53 Land R/O The Hamlet	

Suitability for Housing	
Location	Edge of Village. Leek Wootton has a limited range of facilities and access by public transport to the towns
Policy Restrictions	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
Physical Constraints	Noise from A46. Works may be required to achieve satisfactory visibility at access point onto Hill Wootton Road.
Potential Impacts	Loss of trees on frontage to achieve visibility
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part subject to evidence of need and noise mitigation
Availability	
Not known	
Achievability	
Not known	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R54 Land North of Hill Wootton Road, Leek Wootton

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
429338 E, 268984 N

North: