

**Settlement Name** Bartestree

**Site Ref** HLAA/418/001

**Post Code** HR1 4BY

**Site Address** Penkelly Bartestree Hereford

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.67	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input checked="" 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 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 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, capacity issues with sewerage network and also issues with water supply network.

### Biodiversity information

No protected species or statutory habitats recorded at this location.

### Highways information

Comments: Site is located on busy road near a blind bend. 30mph with narrow footway to frontage. There are two formal access points. The western access is gated and locked as the visibility here is very poor both to the right and left. The access currently being used at the eastern end of the site has good visibility to left but visibility to right remains poor.

Possible mitigation: Site HLAA/134/002 could improve visibility through bend.

Conclusion: There are major issues with this site.

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

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate - Low

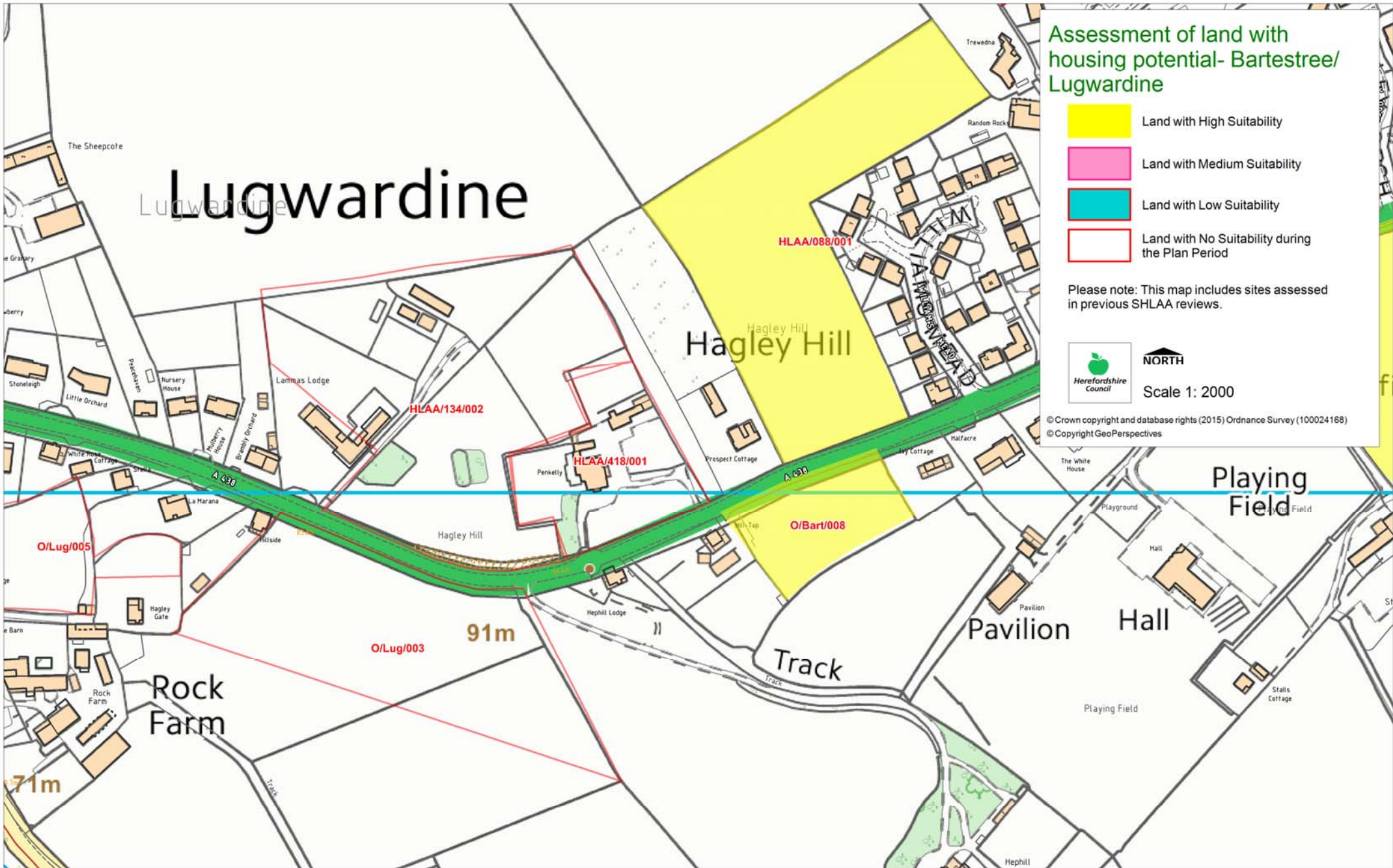
Sensitivity & Capacity Analysis: Development to the Western and Southern edge of the house would impact to the greatest degree upon its setting. To the South is the frontage with the main access routes. To the West is a veranda extending from the house. Development to the West whilst contained by vegetation is extending into the gap between the two settlements.

### **Site probability**

No potential

### **Justification**

Access out of the site is unlikely to be acceptable due to poor visibility.



### Assessment of land with housing potential- Bartestree/ Lugwardine

- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period

Please note: This map includes sites assessed in previous SHLAA reviews.



Scale 1: 2000

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