

Settlement Name Bishopstone

Site Ref HLAA/235/001

Post Code HR4 7HX

Site Address Adjacent to Pleck Cottage

Information Source Call for sites

Site Area (ha) 0.67	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 12	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input 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 type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input checked="" 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. Waste water & treatment- Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard.

Highways information

Comments: Site landlocked as mapped but submission indicates access via adjacent land. Same track could give access to site HLAA/235/002. Visibility to right needs improving.

Conclusion: There are some issues with this site.

Settlement Name Bishopstone

Site Ref HLAA/235/001

Post Code HR4 7HX

Site Address Adjacent to Pleck Cottage

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The village and landscape are very sensitive to change, especially any that would result in the loss of field and vegetation patterns, orchards etc. Subject to constraints (e.g Listed Building settings), there is potential for very a low density, sensitively-designed development. The site appears to have a limited visual envelope in wider context.

Site probability

Low potential

Justification

This site has potential for development subject to access being achieved via land to the west of the site. If acceptable visibility can be achieved the the site has greater potential to achieve a sensitively designed scheme.

Settlement Name Bishopstone

Site Ref HLAA/235/002

Post Code HR4 7

Site Address Bishon Farm

Information Source Call for sites

Site Area (ha) 0.55	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 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. Waste water & treatment- Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Part of larger Traditional Orchard in heart of village.

Highways information

Comments: 30mph road Single track, no footways but speeds low. Good visibility.

Conclusion: There are no or minor issues with this site.

Settlement Name Bishopstone

Site Ref HLAA/235/002

Post Code HR4 7

Site Address Bishon Farm

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The Orchard, of which the site is part, forms an integral element of the village character & setting, and that of the listed building to the North. The Orchard is an excellent example, and likely to have high potential for European Protected Species. The site is visible from the road (Three Rivers Ride) forming an important gap, but has a limited visual envelope. There is a high potential for development to have adverse effects on land, villagescape & biodiversity. Development would be inappropriate in this location.

Site probability

No potential

Justification

Due to high landscape value and traditional orchard on site, development of the site would be unacceptable.

Settlement Name Bishopstone

Site Ref O/Bishtn/001

Post Code HR4 7JE

Site Address Land to the rear of the Alms Houses

Information Source LA officer identified

Site Area (ha) 0.76	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 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 checked="" 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. Waste water & treatment- Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: No access other than to track to east. Track unmade, visibility to left is poor.

Conclusion: There are some issues with this site.

Settlement Name Bishopstone

Site Ref O/Bishtn/001

Post Code HR4 7JE

Site Address Land to the rear of the Alms Houses

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

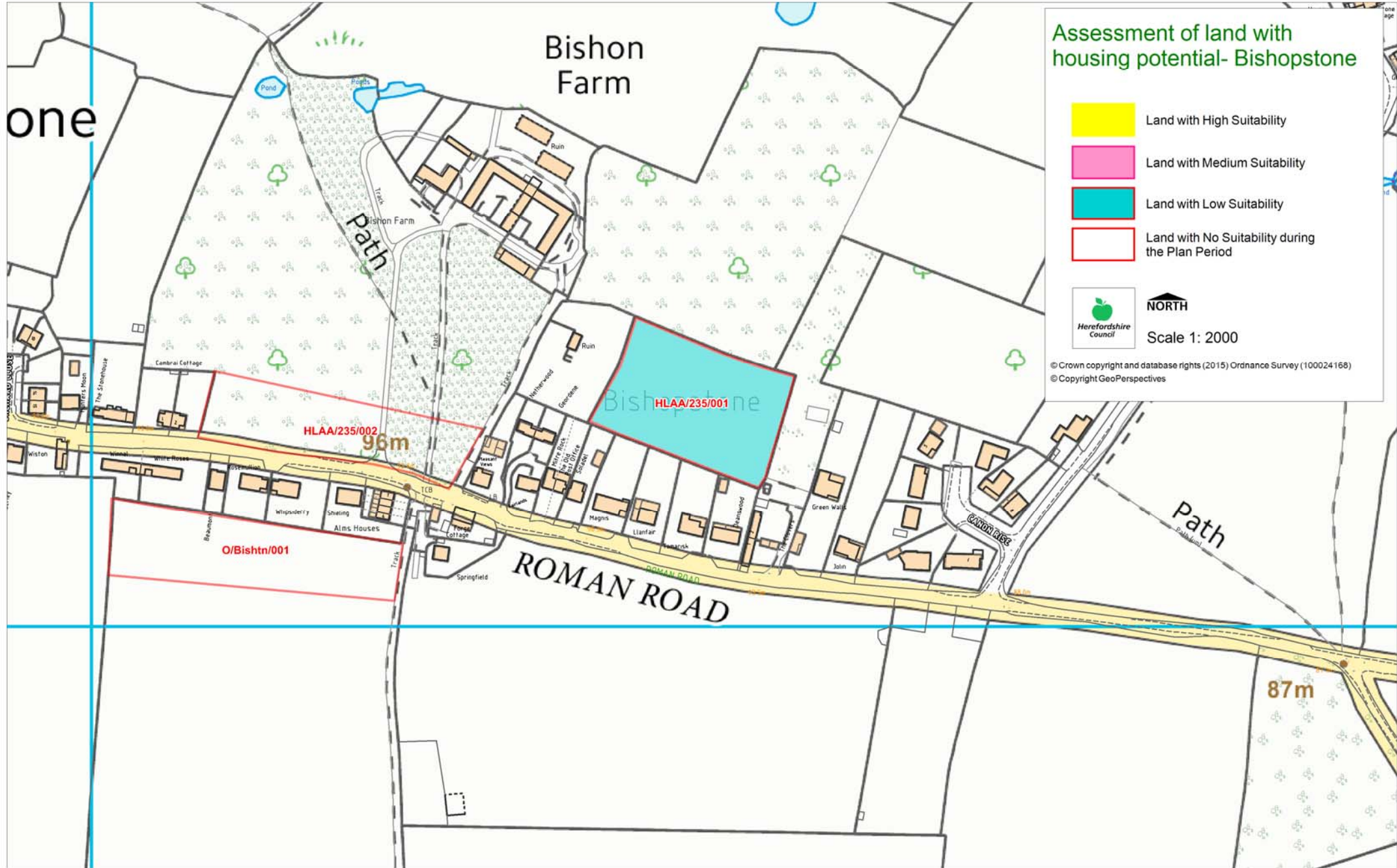
Sensitivity & Capacity Analysis: The site is in open countryside, in a prominent location on a ridge, with extensive long-distance views to the South West, South & South East over the Wye Valley to Hay Bluff. Development would adversely affect villagescape and pattern, is uncharacteristic and inappropriate in this location.

Site probability

No potential

Justification

Due to prominence of site within village and potential impact on villagescape, development in this location would be unacceptable.



Assessment of land with housing potential- Bishopstone

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



Scale 1: 2000

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