

**Settlement Name** Bodenham

**Site Ref** HLAA/356/001

**Post Code** HR1 3

**Site Address** Land North of Bunmill

**Information Source** Call for sites

<b>Site Area (ha)</b> 4.90	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input 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"/>

<b>Possible timescale for development?</b>		
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**

Water Supply – DCWW Water only

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

### **Biodiversity information**

SSSI Zone of Impact. Special Wildlife Site- close (but not adjacent) to west of site. UK BAP (Habitat of Principal Importance)- Deciduous Woodland and Traditional Orchard adjacent.

### **Highways information**

Comments: Site appears to need access on green lane to reach unadopted track.

Conclusion: There are major issues with this site.

**Settlement Name** Bodenham

**Site Ref** HLAA/356/001

**Post Code** HR1 3

**Site Address** Land North of Bunmill

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The landscape is of a good condition, and of a high to medium value and quality locally, especially its historic character. The site is on elevated river valley slopes above village and is divorced from it. Potentially visible from views to the East and South. Development would adversely affect the conservation area & setting. Access is uncertain, but if along bridleway, adverse effects on landscape & biodiversity could be significant. Development is inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Provision of suitable access uncertain and the sites elevated slope position and remoteness from the village make it an unsuitable location for development.

**Settlement Name** Bodenham

**Site Ref** HLAA/356/002

**Post Code** HR1 3

**Site Address** Land north of Aisling House

**Information Source** Call for sites

<b>Site Area (ha)</b> 1.70	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> 30	<b>Brownfield</b> <input 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 type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" 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**

Water Supply – DCWW Water only

Waste water and treatment- Available headroom at present (housing numbers would depend on level of headroom available).

### **Biodiversity information**

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

### **Highways information**

Comments: Good access to both roads.

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

**Settlement Name** Bodenham

**Site Ref** HLAA/356/002

**Post Code** HR1 3

**Site Address** Land north of Aisling House

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The landscape is of good condition & high to medium value and quality locally, especially its historic character. This part of the village may have limited capacity for expansion but the sensitive historic core and Listed Building settings are constraints. The site is not highly visible, but there are local views from the road & houses. The Northern third of the site is more suitable for development than the centre and South sections. Boundary vegetation should be retained and improved.

### **Site probability**

Medium potential

### **Justification**

Northern portion of the site more suitable for development with access potential from either of the roads.

**Settlement Name** Bodenham

**Site Ref** HLAA/356/003

**Post Code** HR1 3SY

**Site Address** Land to north of Bank House

**Information Source** Call for sites

<b>Site Area (ha)</b> 1.90	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input 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"/>

<b>Possible timescale for development?</b>		
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 3 (E Boundary)- Exception Test would be required

### **Water information**

Water Supply – DCWW Water only

Waste water and treatment- Available headroom at present (housing numbers would depend on level of headroom available).

### **Biodiversity information**

SSSI Zone of Impact. Consultation with Natural England is necessary and screening will be required. No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Best access via unadopted track.

Conclusion: There are some issues with this site.

**Settlement Name** Bodenham

**Site Ref** HLAA/356/003

**Post Code** HR1 3SY

**Site Address** Land to north of Bank House

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The landscape is of good condition & high to medium value and quality locally, especially its historic character. The site is on elevated river valley slopes above the village and is divorced from it. The site is highly visible from views to East including Bodenham Moor. Development could adversely affect the conservation area & setting as well as landscape character & visual amenity. Development is inappropriate in this location.

### **Site probability**

No potential

### **Justification**

The site is on the edge of the village and would represent an unacceptable extension into open countryside on an elevated slope which could impact on setting of the conservation area. There is flood risk on eastern side of site.

# Assessment of land with housing potential- Bodenham

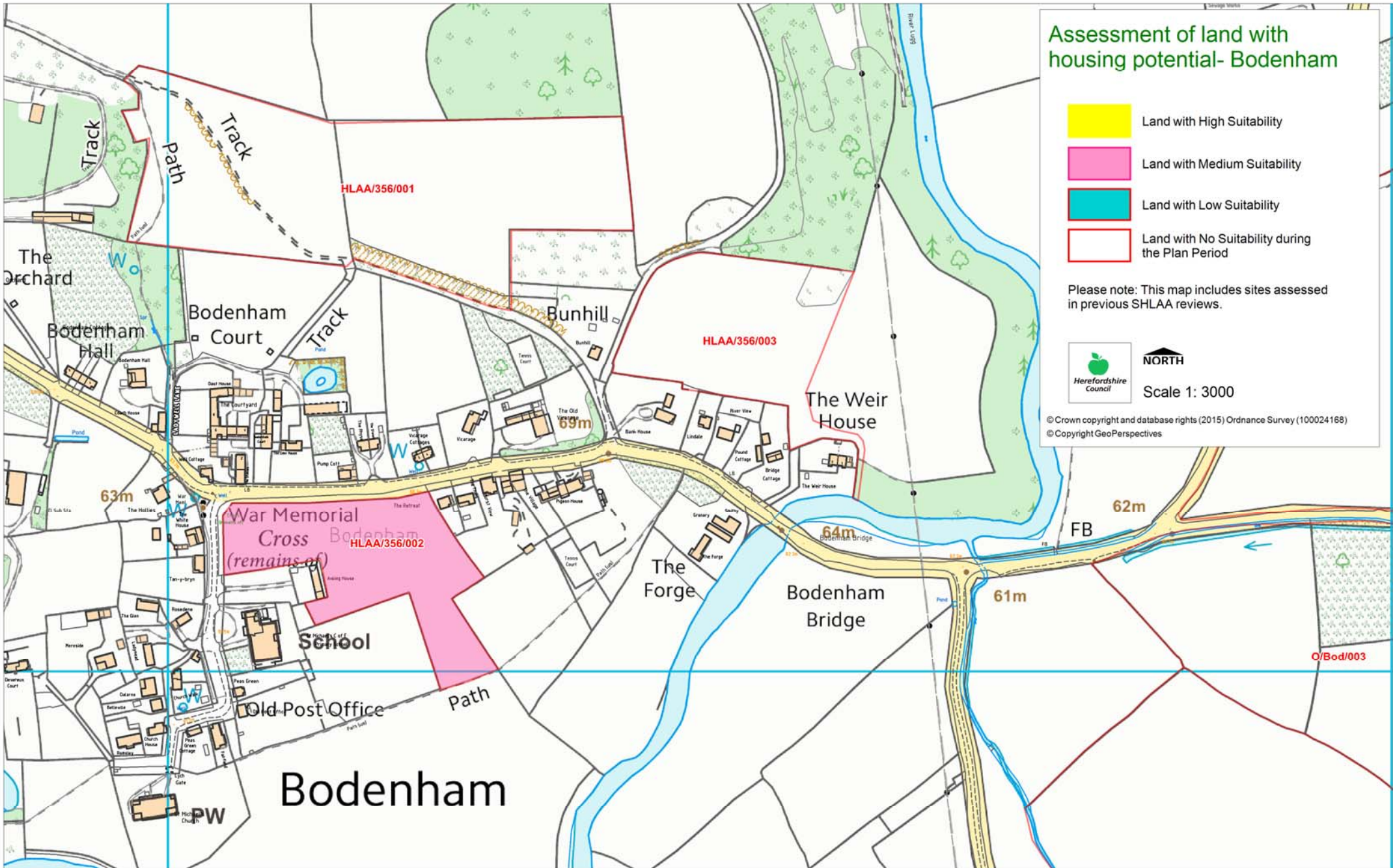
- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period

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



Scale 1: 3000

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**Bodenham**

O/Bod/003