

Settlement Name Brampton Bryan

Site Ref O/BB/001

Post Code SY7 0DH

Site Address The Hall Farm

Information Source LA officer identified

Site Area (ha) 0.93	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 18	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 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 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 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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Best access off private road

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

Settlement Name Brampton Bryan

Site Ref O/BB/001

Post Code SY7 0DH

Site Address The Hall Farm

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site has very high aesthetic and perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is in a highly sensitive location as a gateway to the village, and on the historic route to the Registered Park and Garden. There are some buildings of local historic interest, but others are in a poor state. It is debatable whether the loss of part historic agricultural character and replacement with modern residential could result in improvement: any proposals would need an in-depth study of effects on heritage assets.

Site probability

Low potential

Justification

Debatable whether loss of part historic agricultural character and replacement with modern residential could result in improvement: any proposals would need in-depth study of effects on heritage assets.

Settlement Name Brampton Bryan

Site Ref O/BB/002

Post Code SY7 0DH

Site Address Land adjacent to the Hall (Cricket Pavilion)

Information Source LA officer identified

Site Area (ha) 1.38	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access best to eastern end of private road

Conclusion: There are no or minor issues with this site

Settlement Name Brampton Bryan

Site Ref O/BB/002

Post Code SY7 0DH

Site Address Land adjacent to the Hall (Cricket Pavilion)

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site has very high aesthetic and perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is at the edge of, and in the setting of, a Registered Park and Garden along its access route (fine, tree-lined avenue & Herefordshire Trail). High quality & valuable landscape highly sensitive to change and inappropriate for development.

Site probability

No potential

Justification

Would result in unacceptable loss of recreational open space which forms an integral part of historic villagescape character. Development inappropriate in this location.

Settlement Name Brampton Bryan

Site Ref O/BB/003

Post Code SY7 0DH

Site Address Land to the east of Walnut Tree Lane

Information Source LA officer identified

Site Area (ha) 0.77	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility satisfactory but this is a lane where the impact of new development will be difficult to mitigate. Difficulties facilitating pedestrian access.

Conclusion: There are some issues with this site

Settlement Name Brampton Bryan

Site Ref O/BB/003

Post Code SY7 0DH

Site Address Land to the east of Walnut Tree Lane

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site has very high aesthetic and perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is currently visually quite well-screened by vegetation, but at the highly important Eastern gateway to the village in open countryside, and the setting to a Scheduled Ancient Monument, and listed buildings. It forms an integral part of the historic villagescape character & development is inappropriate in this location.

Site probability

No potential

Justification

Site currently visually quite well-screened by vegetation, but at highly important eastern gateway to village in open countryside, and setting to SAM, listed buildings etc. Difficulties in mitigating increased traffic/pedestrian impacts. Integral part of historic villagescape character & development inappropriate in this location.

Settlement Name Brampton Bryan

Site Ref O/BB/004

Post Code SY7 0DH

Site Address Manor Farm Buildings

Information Source LA officer identified

Site Area (ha) 0.82	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 8	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 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 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 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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility satisfactory but this is a lane where the impact of new development will be difficult to mitigate - Difficulties facilitating pedestrian access.

Conclusion: There are some issues with this site.

Settlement Name Brampton Bryan

Site Ref O/BB/004

Post Code SY7 0DH

Site Address Manor Farm Buildings

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site has very high aesthetic & perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is intervisible with the Registered Park and Garden. There are some buildings of local historic interest, but others are modern (all in good condition). It is debatable as to whether the loss of part historic agricultural character and replacement with modern residential could result in improvement: any proposals would need in-depth study of effects on heritage assets, especially the Registered Park and Garden. Potential to mitigate with appropriate screen planting.

Site probability

Low potential

Justification

Debatable whether loss of part historic agricultural character and replacement with modern residential could result in improvement: any proposals would need in-depth study of effects on heritage assets especially the Registered Historic Park and Garden (RPG). Potential to mitigate with appropriate screen planting. Difficulties in mitigating increased traffic/pedestrian impacts due to lane. There could be scope for a small scheme on the site.

Settlement Name Brampton Bryan

Site Ref O/BB/005

Post Code SY7 0DH

Site Address Land to the south (behind) the cemetery

Information Source LA officer identified

Site Area (ha) 1.13	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

Part of site is UK BAP Priority Habitat (Habitat of Principal Importance) Traditional Orchard at Eastern edge of village.

Highways information

Comments: Visibility satisfactory but access to unmade track. This is a lane where the impact of new development will be difficult to mitigate. Difficulties facilitating pedestrian access.

Conclusion: There are some issues with this site.

Settlement Name Brampton Bryan

Site Ref O/BB/005

Post Code SY7 0DH

Site Address Land to the south (behind) the cemetery

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site has very high aesthetic & perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is currently visually quite well-screened by vegetation, but at highly important Eastern gateway to the village in open countryside, and the setting to the Scheduled Ancient Monument, Listed Buildings. It forms an integral part of the historic villagescape character, and development is inappropriate in this location.

Site probability

No potential

Justification

Highly important eastern gateway to village in open countryside, and setting to SAM, Listed Buildings, onsite BAP etc. Integral part of historic villagescape character & development inappropriate in this location. Difficulties in mitigating increased traffic/pedestrian impacts due to lane.

Settlement Name Brampton Bryan

Site Ref O/BB/006

Post Code SY7 0DH

Site Address Land to the west of Manor Farm

Information Source LA officer identified

Site Area (ha) 1.18	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility satisfactory. This is a lane where the impact of new development will be difficult to mitigate. Difficulties facilitating pedestrian access.

Conclusion: There are some issues with this site.

Settlement Name Brampton Bryan

Site Ref O/BB/006

Post Code SY7 0DH

Site Address Land to the west of Manor Farm

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site has very high aesthetic & perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is in open countryside at the Southern gateway to the village and at the edge of, and in the setting of, a Registered Park and Garden. High quality and valuable landscape that is highly sensitive to change and inappropriate for development.

Site probability

No potential

Justification

Site is open countryside at southern gateway to village and at edge of, & in setting of Registered Historic Park and Garden (RPG). High quality & valuable landscape highly sensitive to change and inappropriate for development. Difficulties in mitigating increased traffic/pedestrian impacts due to lane.

Settlement Name Brampton Bryan

Site Ref O/BB/007

Post Code SY7 0D

Site Address Land to the east of Aardvark Books

Information Source LA officer identified

Site Area (ha) 1.40	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility satisfactory. This is a lane where the impact of new development will be difficult to mitigate. Difficulties facilitating pedestrian access.

Conclusion: There are some issues with this site.

Settlement Name Brampton Bryan

Site Ref O/BB/007

Post Code SY7 0D

Site Address Land to the east of Aardvark Books

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

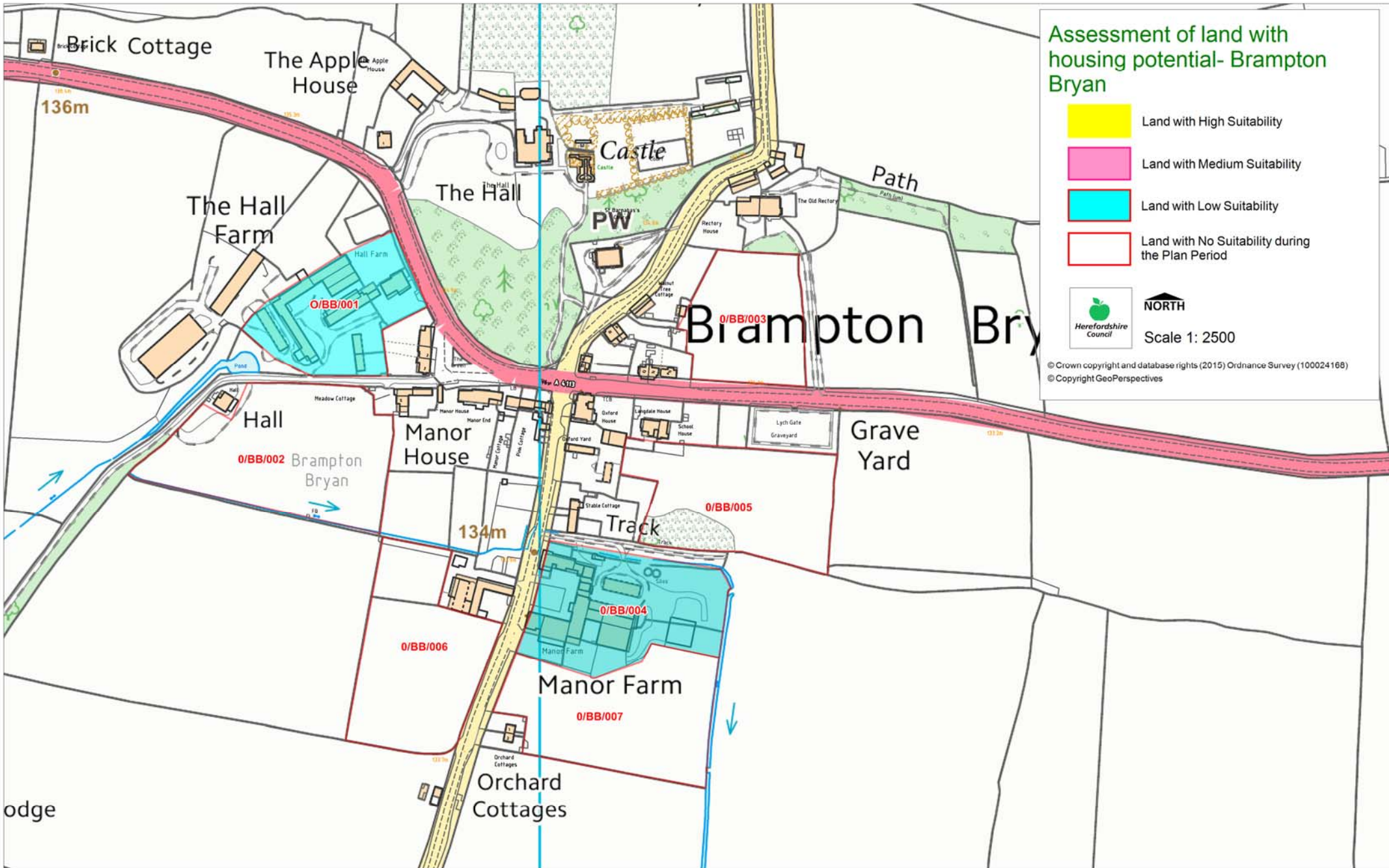
Sensitivity & Capacity Analysis: The site has very high aesthetic and perceptual qualities, especially the historic character of the village, meaning there are very limited opportunities for, and significant constraints to, development. The site is in open countryside at the Southern gateway to the village, and in the setting of a Registered Park and Garden. High quality and valuable landscape highly sensitive to change and inappropriate for development.

Site probability

No potential

Justification

Site is open countryside at southern gateway to village and in setting of Registered Historic Park and Garden (RPG). High quality & valuable landscape highly sensitive to change and inappropriate for development. Difficulties in mitigating increased traffic/pedestrian impacts due to lane.



Assessment of land with housing potential- Brampton Bryan

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



NORTH
Scale 1: 2500

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