

**Settlement Name** Bredwardine

**Site Ref** HLAA/417/001

**Post Code** HR3 6BU

**Site Address** Townhouse Farm

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.57	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 17	<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 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"/>

<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**

DCWW operational area

Waste water & treatment –Feasibility study required (to identify if improvements required)

### **Biodiversity information**

SSSI Zone of Impact. UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjacent to West boundary.

### **Highways information**

Comments: Access via private track to Upper Farm House. Egress to highway through edge of hotel car park to a four arm junction. Visibility satisfactory.

Conclusion: There are some issues with this site.

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**Information Source** Call for sites

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

Landscape Sensitivity: Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is located on elevated land adjacent to the single storey Village Hall. It would therefore extend above the existing settlement, be visually prominent and potentially altering the existing character of the settlement. The site is well contained by woodland to the West and landform to the South.

### **Site probability**

Medium potential

### **Justification**

The site is located on elevated land adjacent to the single storey Village Hall and would therefore extend above the existing settlement, be visually prominent and potentially altering the existing character of the settlement. The site is well contained by woodland to the west and landform to the south and therefore capable of accommodating new development. Access to site would be via a stone track currently a bridleway.

**Settlement Name** Bredwardine

**Site Ref** HLAA/417/002

**Post Code** HR3 6

**Site Address** Townhouse Farm (Site 2)

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.26	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 5	<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 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"/>

<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**

DCWW operational area

Waste water & treatment –Feasibility study required (to identify if improvements required)

### **Biodiversity information**

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

### **Highways information**

Comments: Access via private track to Upper Farm House. Egress to highway through edge of hotel car park to a four arm junction. Visibility satisfactory.

Conclusion: There are some issues with this site.

**Settlement Name** Bredwardine

**Site Ref** HLAA/417/002

**Post Code** HR3 6

**Site Address** Townhouse Farm (Site 2)

**Information Source** Call for sites

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

Landscape Sensitivity: Low - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is adjacent to HLAA/417/001. It is however located on less elevated land and has the potential to be better contained by the built form to its North. The site would be contained by rising landform to the south. However it will extend into open countryside, projecting above the existing settlement.

### **Site probability**

Medium potential

### **Justification**

The site is adjacent to HLAA/417/001, it is however located on less elevated land and has the potential to be better contained by built form to its north. The site would be contained by rising landform to the south however it will extend into open countryside, projecting above the existing settlement. Access is achievable.

# Assessment of land with housing potential- Bredwardine

- 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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