

**Settlement Name** Bridstow

**Site Ref** HLAA/124/001

**Post Code** HR9 6

**Site Address** Extension of Ashe Green

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.80	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<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**

DCWW operational area

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

### **Biodiversity information**

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

### **Highways information**

Comments: Site is located along a narrow rural road whereby impact of new development in this location will be difficult to mitigate.

Conclusion: There are major issues with this site

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**Post Code** HR9 6

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**Information Source** Call for sites

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

Landscape Sensitivity: High – moderate

Landscape Capacity: Low - moderate

Sensitivity & Capacity Analysis: The site is within the AONB in principal settled farmlands and is situated at the crest of the hill. There is existing wayside development of housing around the majority of this site.

Development would result in the built form extending between to the two minor roads, inconsistent with the landscape character type. It would be undesirable to continue this style of development. There may be potential for a small scale development adjacent to the road of 2 – 3 dwellings approximately.

### **Site probability**

No potential

### **Justification**

The site is in a sensitive landscape setting with scope for a limited yield of housing only because of narrow road access also. This would not be enough to meet the requirements of SHLAA.

**Settlement Name** Bridstow

**Site Ref** HLAA/299/001

**Post Code** HR9 6

**Site Address** Land adjacent to Ashe Ridge

**Information Source** Call for sites

<b>Site Area (ha)</b> 3.01	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<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**

DCWW operational area

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

### **Biodiversity information**

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

### **Highways information**

Comments: Site is located along a narrow rural road whereby impact of new development in this location will be difficult to mitigate.

Conclusion: There are major issues with this site

**Settlement Name** Bridstow

**Site Ref** HLAA/299/001

**Post Code** HR9 6

**Site Address** Land adjacent to Ashe Ridge

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is within the AONB in principal settled farmlands. The site adjacent to western boundary of HLAA/299/001 was dismissed at appeal (142930) on mainly landscape grounds. This site lies in a similar setting but is further removed from the built form and is surrounded by agricultural fields on all boundaries. Development is inappropriate in this location.

### **Site probability**

No potential

### **Justification**

The site is in a sensitive landscape setting and development is inappropriate in this location. Adjacent site (western side) dismissed at appeal, app no. P142930/O in 2015.

**Settlement Name** Bridstow

**Site Ref** HLAA/449/001

**Post Code** HR9 6

**Site Address** Land east of the A49

**Information Source** Call for sites

<b>Site Area (ha)</b> 7.62	<b>Greenfield</b> <input 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"/>

<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**

DCWW operational area

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

### **Biodiversity information**

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

### **Highways information**

Comments: There are severe access restrictions to any significant development at this location. Access would be onto the A49/A40, which are busy trunk roads under the control of Highways England. Consultation with HE necessary.

Conclusion: There are major issues with this site.

**Settlement Name** Bridstow

**Site Ref** HLAA/449/001

**Post Code** HR9 6

**Site Address** Land east of the A49

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: Views only from the first floor of the Listed Building. The site is within the AONB, with long distance views of Ross on Wye.

### **Site probability**

No potential

### **Justification**

Site is situated within the AONB with long distance views of Ross on Wye and as proposed is out of scale with the existing village. There are significant constraints in relation to highways issues.

**Settlement Name** Bridstow

**Site Ref** HLAA/450/001

**Post Code** HR9 6

**Site Address** Land west of the A49

**Information Source** Call for sites

<b>Site Area (ha)</b> 2.21	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<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**

DCWW operational area

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

### **Biodiversity information**

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

### **Highways information**

Comments: There are a range of highway restrictions at this site including access on the the A49 with poor visibility towards Hereford, lack of crossing facilities, impact on lane and no footpath. A crossing facility to the school/village hall would be required and there would be adverse effects on the lane where there is no footpath. As this site would entail an A49 access, consultation with Highways England would be required.

Conclusion: There are major issues with this site.

**Settlement Name** Bridstow

**Site Ref** HLAA/450/001

**Post Code** HR9 6

**Site Address** Land west of the A49

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: Within the AONB with long distance views to the South East of Ross on Wye.

### **Site probability**

No potential

### **Justification**

Site is situated within the AONB with long distance views of Ross on Wye. There are significant constraints in relation to highways issues.





### Assessment of land with housing potential- Bridstow

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



Scale 1: 4000

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