

Settlement Name Bush Bank

Site Ref HLAA/131/001

Post Code HR4 8EN

Site Address Bank House

Information Source Call for sites

Site Area (ha) 0.49	Greenfield <input type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 15	Brownfield <input checked="" 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 checked="" 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 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 network. Current sewerage treatment capacity unknown.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility limited to left by hump. 40mph limit should be lowered.

Conclusion: There are some issues with this site.

Settlement Name Bush Bank

Site Ref HLAA/131/001

Post Code HR4 8EN

Site Address Bank House

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - Low

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: There is potential for development, with limited landscape constraints, and a very limited visual envelope. A well-designed development could result in localised improvements if sheds removed.

Site probability

High potential

Justification

Potential for enhancement. Some visibility issues and speed limit of 40mph would require lowering.

Settlement Name Bush Bank

Site Ref HLAA/183/002

Post Code HR4 8

Site Address Land to the rear of Heathlands

Information Source Call for sites

Site Area (ha) 1.48	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 water supply infrastructure only.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility to highway restricted. May need third party land. Junction to 'A' road has no visibility to right.

Conclusion: There are major issues with this site.

Settlement Name Bush Bank

Site Ref HLAA/183/002

Post Code HR4 8

Site Address Land to the rear of Heathlands

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The rural landscape is in good condition and of high to medium value and quality locally. There is a limited visual envelope, including currently along the A4110 due to vegetation (if no vegetation could be visible from the road), but possibly visible from longer views to the West. Development would introduce additional built form on wooded slopes above the road, leading to potential adverse effects on the landscape character and visual amenity. It could also unacceptably increase the size of the village, which has limited capacity to accept more development. There is potential for cumulative effects with other sites.

Site probability

No potential

Justification

This site is considered unsuitable given the access and landscape issues with this site.

Settlement Name Bush Bank

Site Ref HLAA/249/001

Post Code HR4 8EJ

Site Address Butchers, Bush Bank

Information Source Call for sites

Site Area (ha) 0.73	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 water supply infrastructure. Current sewerage treatment capacity unknown.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access to west poor but access satisfactory to east.

Conclusion: There are some issues with this site.

Settlement Name Bush Bank

Site Ref HLAA/249/001

Post Code HR4 8EJ

Site Address Butchers, Bush Bank

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The landscape is of good condition and high to medium value and quality locally. It has extensive long views across good rural landscape to the North and West. There is limited visibility from the East, but there are views from the local residential area and Public Rights of Way. It is situated at the Western gateway to the older part of the village. Development would unacceptably extend the built form into fine open countryside.

Site probability

No potential

Justification

Working orchard on this site and offers traditional landscape value in this area. Due to the site's landscape sensitivity development would not be suitable in this location.

Assessment of land with housing potential- Bush Bank

- 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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