

Settlement Name Eardisley

Site Ref NDP/eardy/005

Post Code HR3

Site Address Land to the south of Wharf Industrial Estate **Information Source** Call for sites

Site Area (ha) 0.59	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 3- Exception Test would be required

Water information

DCWW operational area.

Capacity issues with sewerage network, but available headroom at present (housing numbers would depend on level of headroom available). Recommend liason with water company.

Biodiversity information

No protected species or statutory habitats recorded at this location

Highways information

Comments: Site has good visibility to 'A' road at north east corner, but road has no footways and is derestricted. Road is very busy with high level of HGV traffic.

Possible mitigation: Extend 30mph limit

Conclusion: There are some issues with this site.

Settlement Name Eardisley

Site Ref NDP/eardy/005

Post Code HR3

Site Address Land to the south of Wharf Industrial Estate **Information Source** Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is in open countryside, well beyond the settlement boundary. It is situated at the village gateway and road frontage. Other key constraints are the landscape and settlement edge character; potential change to the settlement pattern; the setting of adjacent Conservation Area; the Public Rights of Way to the South & Eastern boundaries; important vegetation; and watercourse on Southern boundary. There is a limited visual envelope and modern building to the North, but separated from the village by dense vegetation and an important part of a good quality rural setting from the South. Development would be inappropriate in this location.

Site probability

No potential

Justification

The whole site lies in flood zone 3 and is separated from the village in a very rural location. Therefore development is inappropriate and unsuitable in this location.

Settlement Name Eardisley

Site Ref NDP/eardy/007

Post Code HR3

Site Address Land at Eardisley House

Information Source Call for sites

Site Area (ha) 1.11	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 3 (S and E boundaries)- Exception test would be required. Large part of the site is a risk of flood zone 2 and the sequential test is necessary to demonstrate that development is appropriate

Water information

DCWW operational area.

Capacity issues with sewerage network, but available headroom at present (housing numbers would depend on level of headroom available). Recommend liason with water company.

Biodiversity information

No protected species or statutory habitats recorded at this location

Highways information

Comments: Visibility satisfactory. Access to 'A' road in 30mph limit section but road has no footway and this road has heavy HGV usage therefore there could be conflict with with the industrial traffic. Large pool at site entrance.

Conclusion: There are major issues with this site.

Settlement Name Eardisley

Site Ref NDP/eardy/007

Post Code HR3

Site Address Land at Eardisley House

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is in a Conservation Area, but a discrete parcel. There is potential for a very low density development, but with the pond & mature vegetation to be excluded from development area, surveyed, protected, enhanced & managed (potentially very high ecological value e.g. newts may be present which are an European Protected Species). Potential for cumulative effects with the adjacent SHLAA site.

Site probability

No potential

Justification

Part of site is in flood zone 3. The site is also at risk of flood zone 2. Other flood risks such as groundwater or rising groundwater or other sources should also be explored. The access to this site has major issues making the site difficult to achieve a sustainable development for pedestrians or cyclists where heavy HGV use is in operation.

Settlement Name Eardisley

Site Ref NDP/eardy/009

Post Code HR3

Site Address The Folly North side of Woodseaves Road
just East of Hobby Lyons

Information Source Call for sites

Site Area (ha) 0.40	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 3 (S boundary) & Zone 2. Exception Test would be required

Water information

DCWW operational area.

Capacity issues with sewerage network, but available headroom at present (housing numbers would depend on level of headroom available). Recommend liason with water company.

Biodiversity information

High value UK BAP Priority Habitat (Habitat of Principal Importance): Traditional Orchard.

Highways information

Comments: Road is wide and 30mph but no footway. Best visibility for access to western end of site.

Conclusion: There are some issues with this site.

Settlement Name Eardisley

Site Ref NDP/eardy/009

Post Code HR3

Site Address The Folly North side of Woodseaves Road
just East of Hobby Lyons

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High
Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is divorced from the village. There are significant constraints to development, and high potential for adverse effects on the landscape and villagescape, biodiversity and highly sensitive visual receptors. Development is inappropriate in this location.

Site probability

No potential

Justification

There are a number of issues with this site including adverse landscape impacts and the whole site being covered by a Habitat of Principal Importance. Therefore the site is not considered suitable for development.

Settlement Name Eardisley

Site Ref NDP/eardy/014

Post Code HR3 6NN

Site Address Lower House, Eardisley, Church Road

Information Source Call for sites

Site Area (ha) 0.55	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 3 (S boundary) & Zone 2- Exception test would be required. 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.

Capacity issues with sewerage network, but available headroom at present (housing numbers would depend on level of headroom available). Recommend liason with water company.

Biodiversity information

No protected species or statutory habitats recorded at this location

Highways information

Comments: No obvious means of highway access.

Conclusion: There are major issues with this site.

Settlement Name Eardisley

Site Ref NDP/eardy/014

Post Code HR3 6NN

Site Address Lower House, Eardisley, Church Road

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site forms part of the Conservation Area and setting from the West. Although poor quality, the site could be restored and improved. Development would unacceptably extend the built form into good quality and sensitive rural landscape. There is potential for adverse effects on the landscape setting and context of the Conservation Area, Scheduled Ancient Monument and Listed Buildings. Development is inappropriate in this location.

Site probability

No potential

Justification

No obvious means of access and would unacceptably extend built form into good quality & sensitive rural landscape.

Settlement Name Eardisley

Site Ref NDP/eardy/015

Post Code HR3 6HP

Site Address Lower Castle Farm

Information Source Call for sites

Site Area (ha) 0.97	Greenfield <input type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 10	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 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 3 (W, N and E boundaries) & Zone 2 (whole site)- Exception Test would be required. 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.

Capacity issues with sewerage network, but available headroom at present (housing numbers would depend on level of headroom available). Recommend liason with water company.

Biodiversity information

Several BAP Priority Habitats (Habitats of Principal Importance)- Traditional Orchards on edges of village.

Highways information

Comments: Access to wide 'C' class road cul de sac with footways and 30mph. 'C' class road has reasonable visibilty to 'A' road.

Conclusion: There are some issues with this site.

Settlement Name Eardisley

Site Ref NDP/eardy/015

Post Code HR3 6HP

Site Address Lower Castle Farm

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, but there are significant constraints, especially the mature trees on site and boundaries. Will require surveys. It may only be appropriate to build on the Southern half of the site (on shed footprints) only. The trees to the North are an important buffer at the village edge, contributing to landscape and villagescape character, visual amenity and biodiversity. There is potentially high ecological value, but also could to protect and enhance local habitats. There are potential cumulative effects with the adjacent SHLAA site.

Site probability

Low potential

Justification

Flood zone 3 risk around north east boundary. Potential for development but high constraints especially mature trees on site & boundaries. Will require surveys. May only be appropriate to build on southern half of site (on shed footprints) only and design would need to reflect the adjacent conservation area. Trees to north are important buffer at village edge contributing to landscape / villagescape character, visual amenity & biodiversity. Possible neighbouring uses with noise. Potentially high ecological value but also could help to protect & enhance local habitats.

Settlement Name Eardisley

Site Ref P710

Post Code HR3 6PP

Site Address Land to the south of Almeley Road

Information Source UDP Representation

Site Area (ha) 0.81	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 2 (S half)- The sequential test is necessary to demonstrate that development is appropriate. 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.

Capacity issues with sewerage network, but available headroom at present (housing numbers would depend on level of headroom available). Recommend liason with water company.

Biodiversity information

No protected species or statutory habitats recorded at this location

Highways information

Comments: No obvious access. Site bounds a narrow tortuous private development with shared surface but likely ransom strip and road is inadequate to cope with major increase in traffic.

Possible mitigation: Seek way to access 'C' road to north.

Conclusion: There are major issues with this site.

Settlement Name Eardisley

Site Ref P710

Post Code HR3 6PP

Site Address Land to the south of Almeley Road

Information Source UDP Representation

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is associated more with the settlement than open countryside. There is potential for some development without significant adverse landscape effects, but this is reliant on the retention of vegetation to the East and South. If lost, effects will increase but these could be mitigated in the longer term. There could be potential effects on residential receptors.

Site probability

No potential

Justification

Due to difficulties with finding an access and the concern about extra capacity on the narrow road this site's potential is difficult to achieve.

Assessment of land with housing potential- Eardisley

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

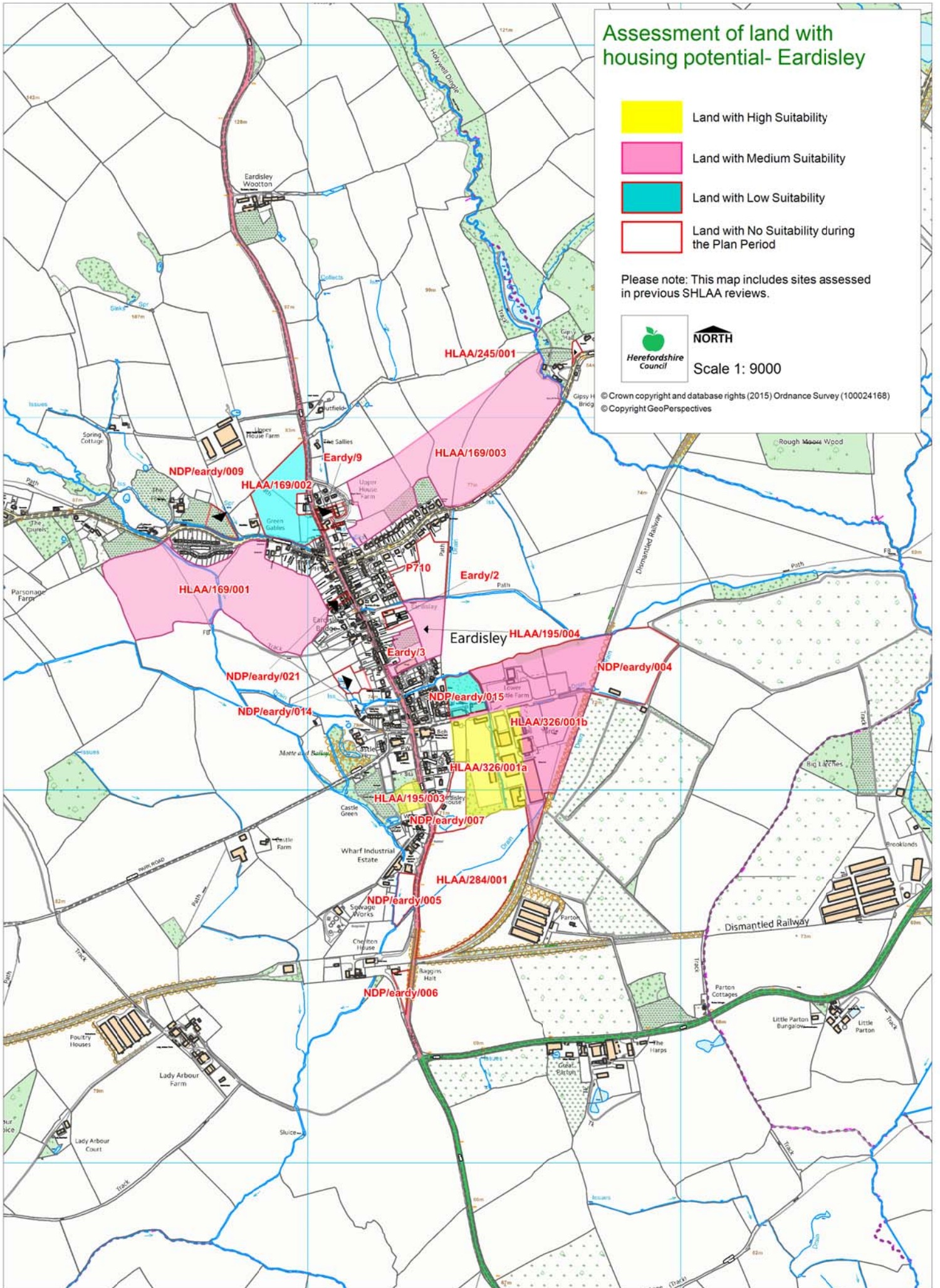
Please note: This map includes sites assessed in previous SHLAA reviews.



NORTH

Scale 1: 9000

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Assessment of land with housing potential- Eardisley: West of main village

- 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: 4000

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