

Settlement Name Much Birch

Site Ref HLAA/091/002

Post Code HR2 8HX

Site Address The Underhills, Hollybush Lane

Information Source Call for sites

Site Area (ha) 0.56	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjacent to Northern boundary of site.

Highways information

Comments: Very narrow road no footway, derestricted, visibility satisfactory at apex to bend but hedge may need removal (subject to hedgerow regulations).

Conclusion: There are major issues with this site.

Settlement Name Much Birch

Site Ref HLAA/091/002

Post Code HR2 8HX

Site Address The Underhills, Hollybush Lane

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: There is an existing house and shed workshop on the Southern boundary. There is also an Eastern side garden with a lawn sloping steeply to the North East. There is a woodland block in the Northern part of the site running in a North-West / South-East direction.

Site probability

No potential

Justification

There is no development on the north side of Hollybush Lane which is very narrow. Development here would be an inappropriate encroachment into the countryside.

Settlement Name Much Birch

Site Ref HLAA/094/003

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Site Area (ha) 0.60	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: 30 mph limit 'C' Class road. Footway opposite. Parking issues with school opposite.

Conclusion: There are some issues with the site.

Settlement Name Much Birch

Site Ref HLAA/094/003

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: An arable field with a very gently sloping site towards the South. There is a well-maintained, approximately 1m high hedgerow adjacent and parallel to the road. There are long distance views to the East, and views from the footpath to the South. No Southern boundary. Electric pylon wires run North-West of the site.

Site probability

No potential

Justification

This is a very open site with long distance views and a countryside feel to the location. Pylon wires in the north west area of this long narrow site would be a significant constraint on development. (Site also submitted and referenced as HLAA/229/001.)

Settlement Name Much Birch

Site Ref HLAA/094/004

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Site Area (ha) 0.39	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjacent to North and west of boundary of site.

Highways information

Comments: 40mph limit A49 trunk road. Footway to frontage. The site requires direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

Conclusion: There are major issues with this site.

Settlement Name Much Birch

Site Ref HLAA/094/004

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a flat grassland field, with an open boundary on the North-Eastern side. There are electric pylon wires in the middle of the site, running in a North-South direction. There is a house within the site boundary. A native hedgerow runs adjacent to the road and parallel to the South-West boundary.

Site probability

No potential

Justification

The site requires direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required. (Site also submitted and referenced as HLAA/229/013.)

Settlement Name Much Birch

Site Ref HLAA/094/005

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Site Area (ha) 0.26	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Road single track, poor visibility due to kink in road. No footway and derestricted. The site may require direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

Possible mitigation: Remove kink in road.

Conclusion: There are some issues with this site.

Settlement Name Much Birch

Site Ref HLAA/094/005

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High-Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a grassland field sloping towards the East and South-East. It has long distance views to the South and South-East. The site is screened by a native hedgerow on the North and North-Eastern boundary. There is a house and road adjoining the Western boundary. A pond lies in the North-East side of the site. Electric pylon wires run in a North-South direction across the middle of the site.

Site probability

No potential

Justification

The minor road will be difficult to achieve a suitable access. If access on to the A49 is required a consultation with Highways England is necessary. Electric pylon wires traverse the site and are a major constraint to development. (Part of this site also submitted and referenced as HLAA/229/011.)

Settlement Name Much Birch

Site Ref HLAA/094/007

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Site Area (ha) 0.59	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: 40mph limit A49 trunk road. The site requires direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

Conclusion: There are major issues with this site.

Settlement Name Much Birch

Site Ref HLAA/094/007

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a grassland field sloping gently towards the East. It has native hedgerow boundaries on the West, South and partially on the Northern boundary, approximately 1.5m high and well maintained. The access gate is on the Southern boundary. There are long distance views to the East.

Site probability

No potential

Justification

Direct access on to the A49 is the only possible entry for this site which will be a major highways issue as further access points will be a safety concern. Any proposal would be subject to a consultation with Highways England

Settlement Name Much Birch

Site Ref HLAA/094/008

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Site Area (ha) 0.71	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard

Highways information

Comments: 40mph limit A49 trunk road. Footway to frontage. The site requires direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

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

Settlement Name Much Birch

Site Ref HLAA/094/008

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate
Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a garden, gently sloping towards the East with lawns and newly erected building in the middle of the garden. There are long distance views to the South and South East. The site is enclosed by a building and a hedgerow on the Western boundary and by a hedge on the Northern boundary.

Site probability

No potential

Justification

The presence of the BAP on part of this site makes it unsuitable for development.

Settlement Name Much Birch

Site Ref HLAA/094/009

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Site Area (ha) 0.56	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Trunk Road to south 50 mph limit with footway. 'C' Class road to north, no footway derestricted poor visibility. Narrow lane unsuitable to accommodate additional traffic. 40mph limit A49 trunk road. The site may require direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

Conclusion: There are major issues with this site.

Settlement Name Much Birch

Site Ref HLAA/094/009

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a flat grassland field. It is enclosed by hedgerows on all boundaries. The hedgerow is approximately 2.5m high. Access is gained by a gate in the North. It has an enclosed character. There is a footpath on the South East boundary.

Site probability

No potential

Justification

The narrow lane would be an unsuitable access arrangement. Direct access on to the A49 trunk road is a major highways issue as additional access points will be a safety concern. Any proposal would be subject to a consultation with Highways England.

Settlement Name Much Birch

Site Ref HLAA/094/011

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Site Area (ha) 0.36	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

UK BAP Priority Habitat- Traditional Orchard

Highways information

Comments: 40mph limit A49 trunk road. The site requires direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

Possible mitigation: Join with HLAA/094/008

Verdict: Major issues

Settlement Name Much Birch

Site Ref HLAA/094/011

Post Code HR2 8HS

Site Address Part of Minster Farm Estate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a garden gently sloping towards the East with lawns and a newly erected building in the middle of the garden. Long distance views to the South and South East. Enclosed by building and hedgerow on Western boundary, and by a hedge on the Northern boundary.

Site probability

No potential

Justification

Landlocked site and is dependant on HLAA/094/008 coming forward where existing highways issues exist. Site also contains a traditional orchard which is a priority habitat.

Settlement Name Much Birch

Site Ref HLAA/190/004

Post Code HR2 8HT

Site Address The Pack House, Court Farm

Information Source Call for sites

Site Area (ha) 1.33	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 20	Brownfield <input checked="" 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 type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input checked="" type="checkbox"/>	Part <input checked="" 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 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. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access via track to chicken farm, HGVs using the site. Visibility to 'C' Class road good but no footways & derestricted. Visibility to 'A' road from 'C' Class road good.

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

Settlement Name Much Birch

Site Ref HLAA/190/004

Post Code HR2 8HT

Site Address The Pack House, Court Farm

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: Over 90% of the site is an arable field, gently sloping to the South West. There are long distance views to the South West. The Southern boundary of the site is open. Access is obtained from the North East. Approximately 10% of the land is used for stone storage. There are currently polytunnels on the Western boundary.

Site probability

Medium potential

Justification

Suitable site with moderate capacity for development. Development should avoid southern part of site as it would be an unacceptable encroachment into the countryside. Access is achievable but cumulative effects of development for A49 access should be taken into account. A footpath leading to the A49 would serve to integrate the site better and improve safety.

Settlement Name Much Birch

Site Ref HLAA/229/014

Post Code HR2 8HS

Site Address Plot 2, Minster Farm

Information Source Call for sites

Site Area (ha) 0.31	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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard.

Highways information

Comments: Site landlocked and located to the north west of site HLAA/094/004.

Conclusion: There are major issues with this site.

Settlement Name Much Birch

Site Ref HLAA/229/014

Post Code HR2 8HS

Site Address Plot 2, Minster Farm

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is an arable field gently sloping towards the East. There are long distance views to the East. There are also small groups of trees on Eastern boundary. There is a mature native hedgerow, approximately 3m high on the Western boundary parallel and adjacent to the road. Farm buildings are situated on the Southern boundary.

Site probability

No potential

Justification

There is no potential for development due to the presence of the BAP on the site.

Settlement Name Much Birch

Site Ref O/Mbir/002

Post Code HR2 8HR

Site Address Land adjacent to Ashe Farm

Information Source LA officer identified

Site Area (ha) 1.14	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 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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: 40mph limit A49 trunk road. Footway to frontage. The site requires direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

Conclusion: There are major issues with this site.

Settlement Name Much Birch

Site Ref O/Mbir/002

Post Code HR2 8HR

Site Address Land adjacent to Ashe Farm

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The site is a flat grassland field with sheep. There are partial open views to the West. It has a tall native hedge screen with trees on the Eastern boundary parallel and adjacent to the road. There are agricultural buildings on the Northern boundary, with housing on the Southern and Western boundaries. A pylon runs through the centre of the site.

Site probability

No potential

Justification

The site requires direct access onto the A49 which is a trunk road. There are safety issues with creating further access points onto this busy A road. Further consultation with Highways England required.

Settlement Name Much Birch

Site Ref O/Mbir/003

Post Code HR2 8HT

Site Address Land to the south of Court Farm Cottage

Information Source LA officer identified

Site Area (ha) 1.57	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 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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access via one of two tracks to 'C' Class road which has no footways and is derestricted. Visibility generally good. However, concerns about intensification of sites in this area where HGV access is also required. Valid application (141830) on HLAA/190/004.

Conclusion: There are major issues with this site.

Settlement Name Much Birch

Site Ref O/Mbir/003

Post Code HR2 8HT

Site Address Land to the south of Court Farm Cottage

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is a flat grassland field sloping gently to the South. The Southern part of the site is an orchard. There are polytunnels on the Southern boundary. The Northern boundary adjacent to the footpath track is well screened by trees and hedgerow. There are intermittent long distance views to the South. The site is screened by trees on Eastern boundary.

Site probability

No potential

Justification

Access is achievable onto the lane but cumulative effects of additional development along this lane and traffic accessing the A49 should be taken into account. Less preferable site than HLAA/190/004.

Settlement Name Much Birch

Site Ref O/Mbir/005

Post Code HR2 8HL

Site Address Land opposite Much Birch School

Information Source LA officer identified

Site Area (ha) 0.55	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 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 operational area. Available headroom at present (housing numbers would depend on level of headroom available).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Site bounds 'C' road with footway opposite and 30mph. Good visibility at midpoint of site. School parking issues.

Conclusion: There are some issues with this site.

Settlement Name Much Birch

Site Ref O/Mbir/005

Post Code HR2 8HL

Site Address Land opposite Much Birch School

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is an arable field very gently sloping to the South. It has well maintained native hedgerows approximately 1m high adjacent and parallel to the road on the South West boundary. There are long distance views to the East. A Public Right of Way footpath crosses the site in a North East direction. Electric pylon wires cross the site in a North-West / South-East direction. There is no Northern boundary. The Southern boundary is screened by native hedgerow.

Site probability

No potential

Justification

Open long distance views. Pylons dissect this site in a north west/south east direction which would be a significant constraint to development.

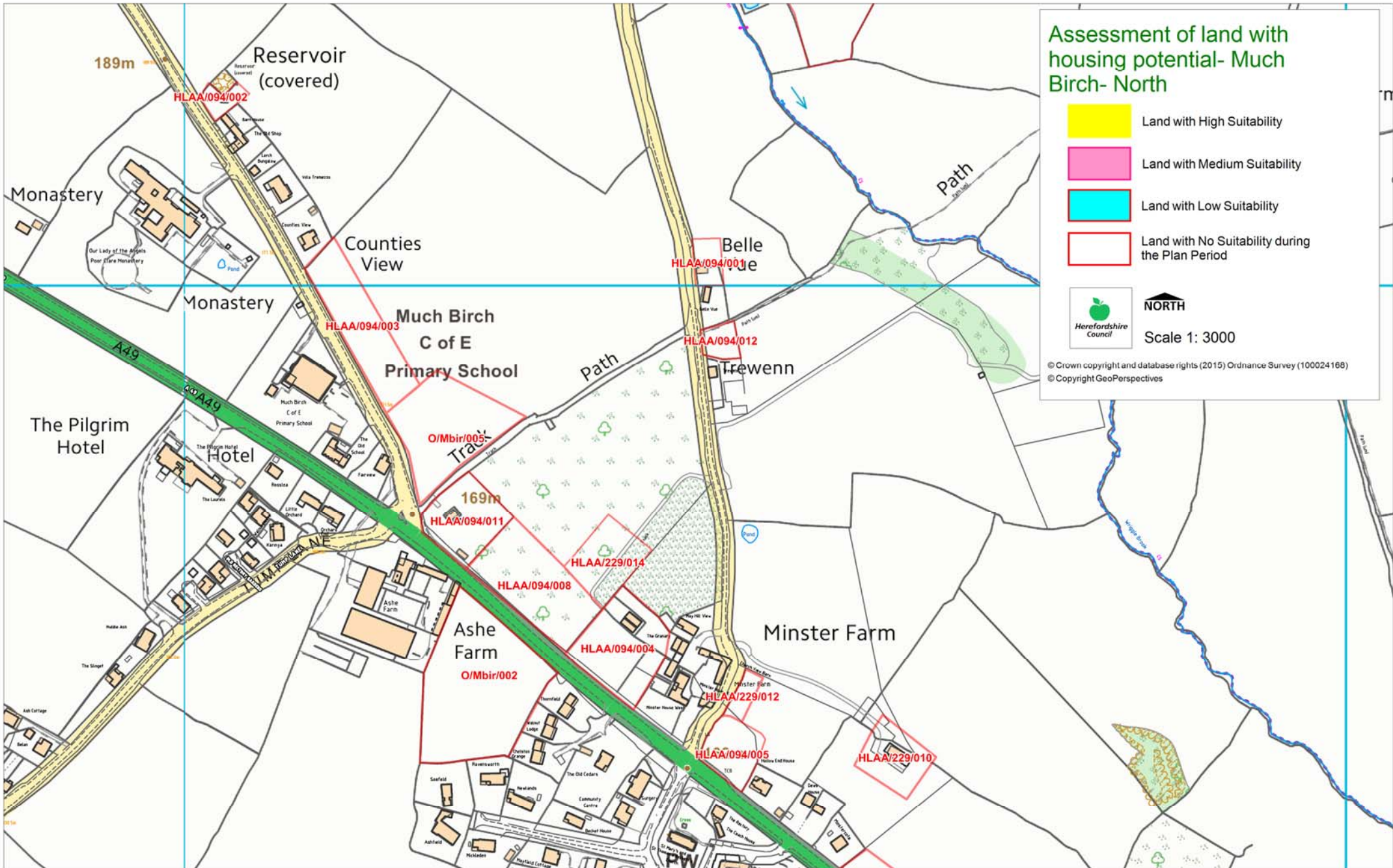
Assessment of land with housing potential- Much Birch- North

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



Scale 1: 3000

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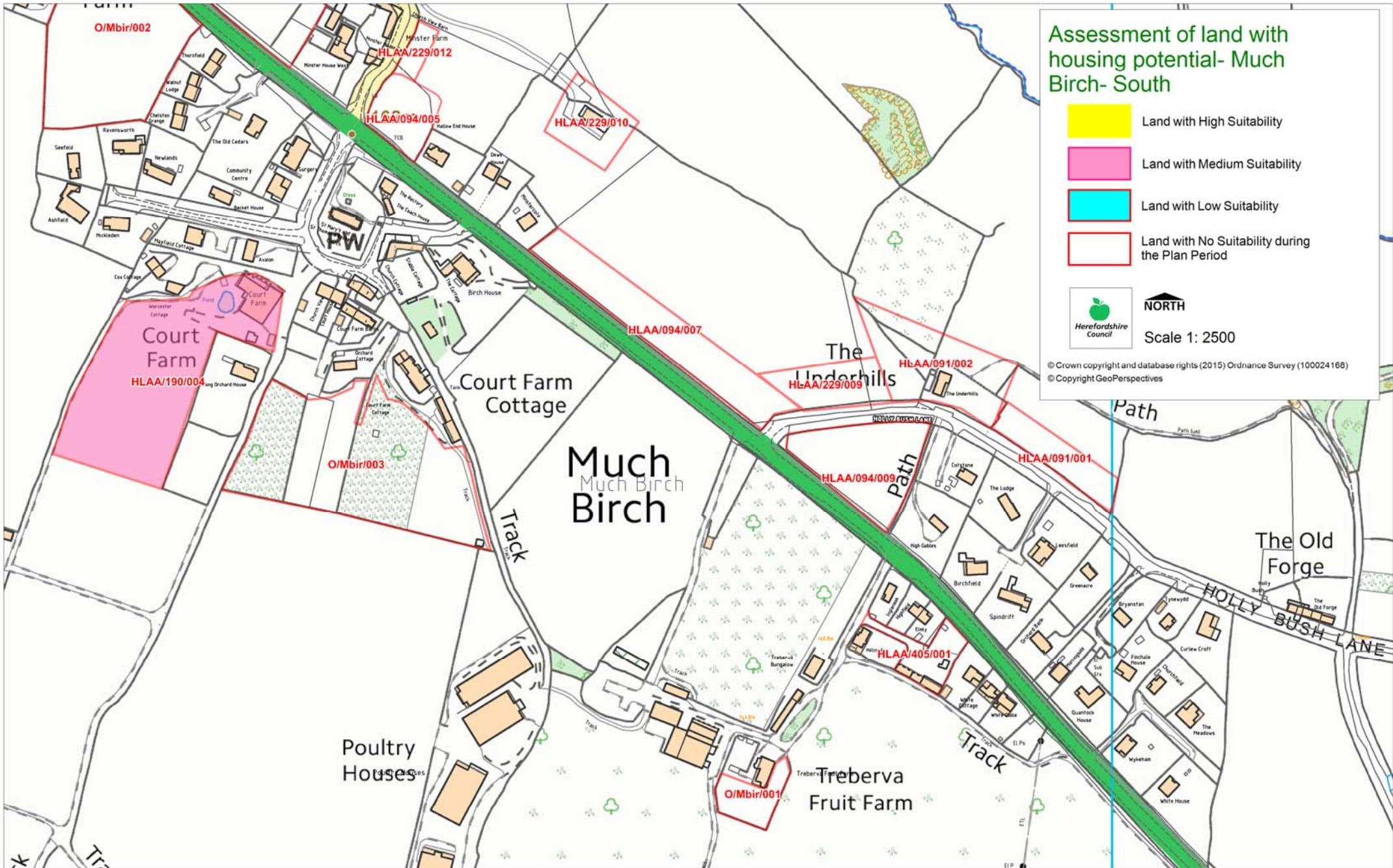
Assessment of land with housing potential- Much Birch- South

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



Scale 1: 2500

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O/Mbir/002

HLAA/229/012

HLAA/094/005

HLAA/229/010

HLAA/094/007

HLAA/091/002

HLAA/229/009

HLAA/190/004

O/Mbir/003

HLAA/094/009

HLAA/091/001

O/Mbir/001

HLAA/405/001

Poultry Houses

Much Birch

Treberva Fruit Farm

The Old Forge