

Settlement Name Much Marcle

Site Ref JFAM

Post Code HR8 2LY

Site Address Land adjoining Much Marcle VA Primary School

Information Source Public sector land

Site Area (ha) 0.88	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjacent to Southern boundary of site.

Highways information

Comments: The site is next to the school. Access onto the main village road. Footway opposite, stopped in front of the village Hall. Visibility is good.

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

Settlement Name Much Marcle

Site Ref JFAM

Post Code HR8 2LY

Site Address Land adjoining Much Marcle VA Primary School

Information Source Public sector land

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site comprises a flat grassland field enclosed on all boundaries with trees. The Eastern boundary is adjacent and parallel to the road, enclosed by approx. 3m high native hedgerow.

Site probability

No potential

Justification

This is the school playing field and development of the site would require a replacement playing field elsewhere. O/Mmar/015 is the closest site but this would require further assessment due to the high sensitivity of the site.

Settlement Name Much Marcle

Site Ref O/Mmar/001

Post Code HR8 2NW

Site Address Land to the east of Homm House Park,
Kempley Lane

Information Source LA officer identified

Site Area (ha) 1.37	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

2no UK BAP Priority Habitats (Habitats of Principal Importance) contained in the site.

Highways information

Comments: Access onto the rural narrow road with no footway frontage. Visibility good.

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

Settlement Name Much Marcle

Site Ref O/Mmar/001

Post Code HR8 2NW

Site Address Land to the east of Homm House Park,
Kempley Lane

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a flat grassland orchard. There are restricted views to the village church. It has a native hedgerow parallel and adjacent to the road, and open parkland views to the West.

Site probability

No potential

Justification

There are two orchard BAPs on this site therefore development is unsuitable in this location.

Settlement Name Much Marcle

Site Ref O/Mmar/002

Post Code HR8 2NW

Site Address Land east of Hardwick Oaks, Kempley Lane

Information Source LA officer identified

Site Area (ha) 0.52	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

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

Highways information

Comments: Access onto rural narrow road with no footway frontage. Visibility limited.

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

Settlement Name Much Marcle

Site Ref O/Mmar/002

Post Code HR8 2NW

Site Address Land east of Hardwick Oaks, Kempley Lane **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 with an orchard. It has a native hedgerow adjacent and parallel to the road on the Western boundary. There is a metal barn on the Eastern boundary. The site has an enclosed character.

Site probability

No potential

Justification

Entire site is a traditional orchard BAP therefore unsuitable with low capacity for development.

Settlement Name Much Marcle

Site Ref O/Mmar/003

Post Code HR8 2NL

Site Address Land south of Picketts Corner, Dymock Road

Information Source LA officer identified

Site Area (ha) 0.96	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 12	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 type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input checked="" type="checkbox"/>	Part <input checked="" 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 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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjoins parts of the West and East boundaries of the site.

Highways information

Comments: Access onto 30mph 'B' road, footway opposite. Visibility good.

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

Settlement Name Much Marcle

Site Ref O/Mmar/003

Post Code HR8 2NL

Site Address Land south of Picketts Corner, Dymock Road

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 with maintained native hedgerows on all boundaries. It has medium distance views to the South. There are detached houses to the North and North-East. Located within the conservation area.

Site probability

Medium potential

Justification

Traditional Orchard BAP adjoins part of east and west boundaries. Development should keep to roadside section of site to avoid too much countryside encroachment. Access is achievable with good visibility. The site lies in conservation area therefore a sensitive development is required.

Settlement Name Much Marcle

Site Ref O/Mmar/004

Post Code HR8 2NL

Site Address Land south east of Roseland, Dymock Road **Information Source** LA officer identified

Site Area (ha) 1.42	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

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

Highways information

Comments: Access (Public right of way entry at north east corner) onto 30mph 'B' road, no footway frontage. Visibility can improve by removing tall hedges (subject to hedgerow regulations).

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

Settlement Name Much Marcle

Site Ref O/Mmar/004

Post Code HR8 2NL

Site Address Land south east of Roseland, Dymock Road **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 grassland field, gently sloping to the South East with orchard trees. It has a tree lined native hedgerow on the Northern boundary, parallel and adjacent to the road. There are medium distance views to the South.

Site probability

No potential

Justification

Entire site is a traditional orchard BAP therefore unsuitable for development.

Settlement Name Much Marcle

Site Ref O/Mmar/005

Post Code HR8 2PL

Site Address Land north of Glebe Orchard, Dymock Road **Information Source** LA officer identified

Site Area (ha) 4.74	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access (farm gate) onto ' B' road at south east corner, no footway frontage but visibility good.

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

Settlement Name Much Marcle

Site Ref O/Mmar/005

Post Code HR8 2PL

Site Address Land north of Glebe Orchard, Dymock Road **Information Source** LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field gently sloping to the South East. It has medium distance views to the North East. It is screened by woodland on the Eastern boundary.

Site probability

No potential

Justification

This is a highly sensitive site in landscape terms and therefore the site is unsuitable for development.

Settlement Name Much Marcle

Site Ref O/Mmar/006

Post Code HR8 2NF

Site Address Land south east of Monks Walk

Information Source LA officer identified

Site Area (ha) 4.44	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Woodpasture and Parkland adjoining North West & North East boundaries of the site.

Highways information

Comments: Only access can be achieved at west side of the site via private road to Hellens Manor. Visibility good.

Conclusion: There are some issues with this site.

Settlement Name Much Marcle

Site Ref O/Mmar/006

Post Code HR8 2NF

Site Address Land south east of Monks Walk

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is an arable field sloping gently to the South West. It has medium distance views to the East and South East. It is a high quality landscape with scenic amenity value. Northern tip adjoins 'Hellens' Unregistered garden with a number of listed buildings within the grounds.

Site probability

No potential

Justification

High quality landscape with scenic amenity value. Development is inappropriate in this location.

Settlement Name Much Marcle

Site Ref O/Mmar/007

Post Code HR8 2LY

Site Address Land north west of Monks Walk

Information Source LA officer identified

Site Area (ha) 4.92	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Woodpasture and Parkland adjoins South East & North East boundaries of the site.

Highways information

Comments: Only access can be achieved at west side of the site via private road to Hellens Manor. Visibility good.

Conclusion: Some issues

Settlement Name Much Marcle

Site Ref O/Mmar/007

Post Code HR8 2LY

Site Address Land north west of Monks Walk

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is an arable field genty sloping to the South West. It is a high quality landscape with scenic amenity value. There is housing on the Western boundary. It has a woodland screen on its Eastern boundary. The north east boundary adjoins 'Hellens' Unregistered park and garden with a number of listed buildings in the grounds.

Site probability

No potential

Justification

High quality landscape with scenic amenity value. Development is inappropriate in this location.

Settlement Name Much Marcle

Site Ref O/Mmar/008

Post Code HR8 2NA

Site Address Land north of Walwyn Court, Ross Road

Information Source LA officer identified

Site Area (ha) 1.95	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 3 (NW section)- Exception Test would be required

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjoining South East boundary of the site.

Highways information

Comments: Existing access onto the B4024 at west side of the site. The B4024 speed limit is 30 mph and visibility is good. Access on to the A449 is not acceptable for safety reasons and it is a 50mph on this stretch. There is no pedestrian connectivity into the village and restricted space to provide a footpath

Conclusion: There are major issues

Settlement Name Much Marcle

Site Ref O/Mmar/008

Post Code HR8 2NA

Site Address Land north of Walwyn Court, Ross Road

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 with well maintained native hedgerows on the North West and South West boundaries adjacent to the roads. There are long distance views to the North East and partial long distance views to the North West.

Site probability

No potential

Justification

It is a flat field that defines the natural extent and boundary of the village. There are major issues with accessibility for the site. There are major concerns about increasing traffic on to the main A road here.

Settlement Name Much Marcle

Site Ref O/Mmar/009

Post Code HR8 2LX

Site Address Land north east of telephone exchange,
Ross road

Information Source LA officer identified

Site Area (ha) 1.17	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 (Most of site)- Exception Test would be required

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Have footpath at west side of the site, access via garage yard.Access on to the A449 unacceptable in this 50mph stretch.

Conclusion: There are major issues with this site.

Settlement Name Much Marcle

Site Ref O/Mmar/009

Post Code HR8 2LX

Site Address Land north east of telephone exchange,
Ross road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a flat grassland field, with mature native hedgerows on the South East boundary adjacent and parallel to the road. It has long distance views to the North West. There is a small area of disturbed ground in the South West.

Site probability

No potential

Justification

This is a heavily constrained site. It is adjacent to the Conservation Area and similar to O/Mmar/008, the site defines the natural extent and boundary of the village. Development here would be a protrusion into the countryside. The majority of the site is at risk of flood zone 3 flooding. Access on to the A449 is unacceptable.

Settlement Name Much Marcle

Site Ref O/Mmar/010

Post Code HR8 2NG

Site Address Land west of Much Marcle Garage

Information Source LA officer identified

Site Area (ha) 3.68	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 (E 1/3 of site)- Exception Test would be required

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

3 UK BAP Priority Habitats (Habitats of Principal Importance)- adjoining boundaries on Western corner of site.

Highways information

Comments: Access onto How Caple, 'C' class road, no footway frontage but visibility is good. Safety issues with additional traffic requiring access on to the A449.

Conclusion: There are major issues with this site.

Settlement Name Much Marcle

Site Ref O/Mmar/010

Post Code HR8 2NG

Site Address Land west of Much Marcle Garage

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a flat grassland field with sheep. There are medium distance views to the North and West.

Site probability

No potential

Justification

The eastern section of the site is in flood zone 3 risk area and development on the western section would be an encroachment into the countryside. Development here would be inappropriate. There are major issues with A449 accessibility for this site.

Settlement Name Much Marcle

Site Ref O/Mmar/011

Post Code HR8 2NG

Site Address Land to the west of "Jink Robin"

Information Source LA officer identified

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 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.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard covering almost entire site.

Highways information

Comments: Access onto How Caple with 40mph speed limit, visibility satisfactory.Saftey issues with additional traffic requiring access on to the A449.

Conclusion: There are major issues with this site.

Settlement Name Much Marcle

Site Ref O/Mmar/011

Post Code HR8 2NG

Site Address Land to the west of "Jink Robin"

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a flat grassland field with an orchard. The site is slightly above the adjacent road level. There is a mature native hedgerow adjacent and parallel to the road on the Southern boundary. It has open short distance views to the North.

Site probability

No potential

Justification

Nearly all of site is an Orchard BAP and therefore the site is unsuitable for development. There are major issues with A449 accessibility for this site.

Settlement Name Much Marcle

Site Ref O/Mmar/012

Post Code HR8 2NG

Site Address Land north of "The Vennings"

Information Source LA officer identified

Site Area (ha) 1.37	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 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.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjoining Northern boundary of site.

Highways information

Comments: Access onto How Caple, 'C' road with 40mph speed limit, visibility is good. Another access to the C class rural road where visibility is satisfactory. Safety issues with additional traffic requiring access on to the A449.

Conclusion: There are major issues with this site.

Settlement Name Much Marcle

Site Ref O/Mmar/012

Post Code HR8 2NG

Site Address Land north of "The Vennings"

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a flat grassland field with orchard adjacent to the existing house. It has an enclosed character.

Site probability

No potential

Justification

Nearly all of site is an Orchard BAP and therefore the site is unsuitable for development. There are major issues with A449 accessibility for this site.

Settlement Name Much Marcle

Site Ref O/Mmar/013

Post Code HR8 2LX

Site Address Land south west of Post Office, Ross Road

Information Source LA officer identified

Site Area (ha) 8.35	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 (E side)- Exception Test would be required

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Public Right of Way footpath on western boundary.
Existing field access onto How Caple at west side of the site, 'C' class Road, 40mph, no footway frontage, visibility good. Access on to the A449 is not acceptable for safety reasons.
Conclusion: There are major issues with this site.

Settlement Name Much Marcle

Site Ref O/Mmar/013

Post Code HR8 2LX

Site Address Land south west of Post Office, Ross Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is on flat agricultural land with a maintained native hedgerow adjacent and parallel to the road on the Northern boundary. There are long distance views to the South and East.

Site probability

No potential

Justification

Eastern portion of site is in flood zone 3 risk area. The site is highly sensitive in landscape terms making the site unsuitable for development. Access issues also hinder the site coming forward

Settlement Name Much Marcle

Site Ref O/Mmar/014

Post Code HR8 2LY

Site Address Land south west of Walwyn Arms PH, Ross Road

Information Source LA officer identified

Site Area (ha) 1.39	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 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 (W 1/3)- Exception Test would be required

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access on to the A449 is not acceptable for safety reasons, no footway frontage, 50mph.

Conclusion: There are major issues with this site.

Settlement Name Much Marcle

Site Ref O/Mmar/014

Post Code HR8 2LY

Site Address Land south west of Walwyn Arms PH, Ross
Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is a grassland field, which is damp on the Western side and gently sloping to the East. There are medium long distance views to the West. The site is screened by woodland on the Southern boundary. There is a maintained native hedgerow on the Western boundary adjacent and parallel to the road.

Site probability

No potential

Justification

The site is highly sensitive in landscape terms. The roadside section of the site is at risk of flood zone 3 rendering the site unsuitable for development.

Settlement Name Much Marcle

Site Ref O/Mmar/015

Post Code HR8 2

Site Address Land west of Primary School, Ross Road

Information Source LA officer identified

Site Area (ha) 3.79	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 3 (W half)- Exception Test would be required

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjoining to South East boundary of site.

Highways information

Comments: PROW: Footpath outside south western corner.Access on to the A449 is not acceptable for safety reasons, A Road, 50mph. No footway frontage,

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

Settlement Name Much Marcle

Site Ref O/Mmar/015

Post Code HR8 2

Site Address Land west of Primary School, Ross Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a flat grassland field, with long distance views to the North. It is wet in the Northern part of the site. It has a parkland character with visual amenity. There is a native hedgerow parallel and adjacent to the road on the Western boundary.

Site probability

No potential

Justification

The site is highly sensitive in landscape terms. The roadside section of the site is at risk of flood zone 3 rendering the site unsuitable for development.

Settlement Name Much Marcle

Site Ref O/Mmar/016

Post Code HR8 2

Site Address Land west of St Bartholomews Church

Information Source LA officer identified

Site Area (ha) 5.06	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 3 (2/3 of site)- Exception Test would be required

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Woodpasture & Parkland adjoining South East boundary of site.

Highways information

Comments: Public Rights of Way: Footpath east - west across north end of site. Access on to the A449 is not acceptable for safety reasons, 50mph. No footway frontage.

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

Settlement Name Much Marcle

Site Ref O/Mmar/016

Post Code HR8 2

Site Address Land west of St Bartholomews Church

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a flat grassland field raising towards the East. It has a parkland character with outstanding landscape visual amenity. There is a native hedgerow on the Western boundary parallel and adjacent to the road. There are medium and long distance views to the North and West.

Site probability

No potential

Justification

The site is highly sensitive in landscape terms. The western portion of the site by the roadside is at risk of flood zone 3 rendering the site unsuitable for development.

Assessment of land with housing potential- Much Marcle

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



NORTH

Scale 1: 5000

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