

**Settlement Name** Pencombe

**Site Ref** HLAA/031/001

**Post Code** HR7 4RN

**Site Address** Land west of Burghope Orchard

**Information Source** Call for sites

<b>Site Area (ha)</b> 2.13	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### **Water information**

DCWW operational area. Feasibility study required (to identify if improvements required).

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Difficult access. Could combine with access to Cottage but topography not good elsewhere. 'C' Class 30mph.

Conclusion: There are major issues with this site.

**Settlement Name** Pencombe

**Site Ref** HLAA/031/001

**Post Code** HR7 4RN

**Site Address** Land west of Burghope Orchard

**Information Source** Call for sites

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

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The landscape is of moderate condition locally. The village has some limited capacity for expansion. The site is not highly visible, but intervisible with the historic core of the village and church. The site as shown would extend too far south into open countryside, but there is potential for small scale, sensitive development on the Northern section of site, subject to constraints (including steep slopes and listed building settings). Single storey development is preferable if the larger area of the site comes forward. Boundary vegetation should be retained and/or improved.

### **Site probability**

No potential

### **Justification**

Due to difficulties with access because of topography, this site is not suitable for development.

**Settlement Name** Pencombe

**Site Ref** O/Pen/001

**Post Code** HR7 4ST

**Site Address** Land north and east of New House Farm

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.45	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 20	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input 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"/>

<b>Possible timescale for development?</b>		
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. Feasibility study required (to identify if improvements required).

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Access to north is good but road needs widening. Access to south satisfactory but there are no footways in the village. Pedestrian connection through site would help connect village. 'C' Class. 30mph limit.

Conclusion: There are some issues with this site.

**Settlement Name** Pencombe

**Site Ref** O/Pen/001

**Post Code** HR7 4ST

**Site Address** Land north and east of New House Farm

**Information Source** LA officer identified

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

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The landscape is of moderate condition locally. The village has some limited capacity for expansion. The site is not highly visible but the North West end would extend the village too far to the West. It is also constrained by the watercourse and trees. There is some potential for development on the East section of the site. Boundary vegetation should be retained and/or improved.

### **Site probability**

Medium potential

### **Justification**

Potential for development in eastern area of the site as a large development would extend too far westwards into open countryside. Access possible at southern end of site. Need to consider cumulative effects of development in this village small pockets of development preferable.

**Settlement Name** Pencombe

**Site Ref** O/Pen/002

**Post Code** HR7 4SJ

**Site Address** Land west of Court Farm

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.80	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input 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"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### **Water information**

DCWW operational area. Feasibility study required (to identify if improvements required).

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Centre of village, access by church very limited and along face of triangle needing road widening. Best access point at western end on south bend next to site 004. 30mph limit.

Conclusion: There are some issues with this site.

**Settlement Name** Pencombe

**Site Ref** O/Pen/002

**Post Code** HR7 4SJ

**Site Address** Land west of Court Farm

**Information Source** LA officer identified

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate - Low

Sensitivity & Capacity Analysis: The landscape is of a moderate condition locally. The village has some limited capacity for expansion. There are open views of the countryside beyond, which are important to the villagescape character. The site is within the historic village core: there is potential for adverse effects on the setting of listed buildings, church and village green.

### **Site probability**

No potential

### **Justification**

Potential adverse harm to the historic core of the village in this particular sensitive setting.

**Settlement Name** Pencombe

**Site Ref** O/Pen/003

**Post Code** HR7 4SH

**Site Address** Land south of Old Rectory, Bromyard Road

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.49	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input 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"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### **Water information**

DCWW operational area. Feasibility study required (to identify if improvements required).

### **Biodiversity information**

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard covering part of site and remainder of site is also a Priority Habitat

### **Highways information**

Comments: Access only possible via sewage treatment works access lane.

Conclusion: There are some issues with this site.

**Settlement Name** Pencombe

**Site Ref** O/Pen/003

**Post Code** HR7 4SH

**Site Address** Land south of Old Rectory, Bromyard Road

**Information Source** LA officer identified

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

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The landscape is of a moderate condition locally. The village has some limited capacity for expansion. The site is not highly visible, but residential properties are adjacent. The site has potential for small scale development, but the orchard and mature vegetation should be retained and protected.

### **Site probability**

No potential

### **Justification**

Due to the presence of a BAP Priority Habitat (part traditional orchard and part with no main habitat) this site is an inappropriate location for new development.



**Settlement Name** Pencombe

**Site Ref** O/Pen/004

**Post Code** HR7 4ST

**Site Address** Land north of Springfield, Risbury Road

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.11	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 20	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input 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"/>

<b>Possible timescale for development?</b>		
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. Feasibility study required (to identify if improvements required).

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Probably best site in terms of highways in village to develop. Road already widened. Footway could help. 'C' Class 30mph limit.

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

**Settlement Name** Pencombe

**Site Ref** O/Pen/004

**Post Code** HR7 4ST

**Site Address** Land north of Springfield, Risbury Road

**Information Source** LA officer identified

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

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The landscape is of a moderate condition locally. The village has some limited capacity for expansion. The site is not highly visible, but intervisible with a listed cottage. The site as shown would extend too far West into open countryside, but there is potential for development in line with the Western end of the existing houses. A single storey development would be preferable, especially as the land is higher this side of the road, and there are mainly bungalows opposite. Boundary vegetation must be retained and improved.

### **Site probability**

Medium potential

### **Justification**

Some scope for small scale development but avoid going too far west into open countryside. Single storey more appropriate as land is higher in this location.

**Settlement Name** Pencombe

**Site Ref** O/Pen/005

**Post Code** HR7 4RL

**Site Address** Land east of Cotswold House, Little Cowarne Road

**Information Source** LA officer identified

<b>Site Area (ha)</b> 2.02	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input 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"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### **Water information**

DCWW operational area. Feasibility study required (to identify if improvements required).

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Site access satisfactory, but right on edge of village with little opportunity for sustainable connection.

Conclusion: There are major issues with this site.

**Settlement Name** Pencombe

**Site Ref** O/Pen/005

**Post Code** HR7 4RL

**Site Address** Land east of Cotswold House, Little Cowarne Road

**Information Source** LA officer identified

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate - Low

Sensitivity & Capacity Analysis: The landscape is of a moderate condition locally. The village has some limited capacity for expansion. The site is not highly visible, but there are probably mid-distance views from the ridge to the East (Three Rivers Ride). The site as shown would extend too far South into open countryside, and unacceptably increase the size of the settlement to South East.

### **Site probability**

No potential

### **Justification**

Site would extend too far south into open countryside and unacceptably increase size of settlement. There is not a strong enough connection with the built form to connect this site to the village.

# Assessment of land with housing potential- Pencombe

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



NORTH

Scale 1: 3000

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