

Settlement Name Pontrilas

Site Ref O/Pont/003

Post Code HR2 0

Site Address Land at Court Farm

Information Source LA officer identified

Site Area (ha) 1.04	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 operational area. No capacity- improvements required. Recommend liason with water company.

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland along Eastern boundary of site.

Highways information

Comments: Road to south of site is reasonably wide but site visibility is poor. Best access is via field gate off northern road (roughly midpoint of site boundary). Lane is reasonably wide, no footways and derestricted. Junction visibility to main road all acceptable.

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

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Landscape and Historic Environment information

Landscape Sensitivity: Low - Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The site is located on higher land, and therefore does not relate to the existing settlement. If development is acceptable, the eastern edge should be considered for mitigation through woodland planting.

Site probability

No potential

Justification

The site does not relate well to the village due to its higher land location. A buffer is needed to protect the woodland boundary planting on the Eastern edge. This pushes development towards western side. This limits the site size and subsequent yield for SHLAA, making the site unsuitable.

Assessment of land with housing potential- Pontrilas

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

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



Scale 1: 2500

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