

Settlement Name Richard's Castle

Site Ref HLAA/034/001

Post Code SY8 4EN

Site Address Land to west of 4 Rosedale Cottages

Information Source Call for sites

Site Area (ha) 0.21	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 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 water supply infrastructure only.
Waste water & treatment – spare capacity

Biodiversity information

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

Highways information

Comments: Visibility bad to 'A' road; not recommended.

Possible mitigation: Needs third party land.

Conclusion: There are major issues with this site.

Settlement Name Richard's Castle

Site Ref HLAA/034/001

Post Code SY8 4EN

Site Address Land to west of 4 Rosedale Cottages

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is an old orchard, an important local feature, and part of village's historic character, with high potential for biodiversity. The site is inappropriate for development.

Site probability

No potential

Justification

The site is traditional orchard which is a BAP Habitat of Principal Importance. This is an important local feature and part of village's historic character. Access has poor visibility and is altogether inappropriate for development.

Settlement Name Richard's Castle

Site Ref O/Rich/001

Post Code SY8 4EW

Site Address Land north of Springfield

Information Source LA officer identified

Site Area (ha) 0.47	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 – spare capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Good visibility, best site in highways terms.

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

Settlement Name Richard's Castle

Site Ref O/Rich/001

Post Code SY8 4EW

Site Address Land north of Springfield

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is in open countryside, forming an important part of the village's rural setting from the North and provides a clear edge to the built form. Development would be inappropriate, although the effects would probably be no more than locally significant.

Site probability

No potential

Justification

Site forms an important part of village's rural setting from north. Development inappropriate in this location.

Settlement Name Richard's Castle

Site Ref O/Rich/002

Post Code SY8 4EW

Site Address Land to east of Westbrook

Information Source LA officer identified

Site Area (ha) 0.25	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 – spare capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility good. Good opportunity to improve missing footway.

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

Settlement Name Richard's Castle

Site Ref O/Rich/002

Post Code SY8 4EW

Site Address Land to east of Westbrook

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is in a sensitive, but not prominent, location at the gateway to the village. It has a relatively limited visual envelope. It may be possible to accommodate a single dwelling on a small parcel South of the watercourse.

Site probability

No potential

Justification

Site is in a sensitive gateway location where a single dwelling may be possible as there is a watercourse through the site. Due to inadequate capacity potential, it is not a suitable SHLAA site.

Settlement Name Richard's Castle

Site Ref O/Rich/004

Post Code SY8 4EL

Site Address Land south of Methodist Church

Information Source LA officer identified

Site Area (ha) 0.26	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 –spare capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility just satisfactory. A footway on 'A' road would be needed.

Conclusion: There are major issues with this site.

Settlement Name Richard's Castle

Site Ref O/Rich/004

Post Code SY8 4EL

Site Address Land south of Methodist Church

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Small parcel to North = Moderate Field to South & West = Low -
Moderate

Sensitivity & Capacity Analysis: The site is on the edge of good quality open countryside. It has a relatively limited visual envelope. There is potential for a small-scale development on the smaller parcel, but in the field it would unacceptably extend development into the countryside.

Site probability

No potential

Justification

Given the poor access and problems with visibility the site is unsuitable. Otherwise a site that could potentially accommodate small scale development only.

Settlement Name Richard's Castle

Site Ref O/Rich/005

Post Code SY8 4EL

Site Address The Paddocks

Information Source LA officer identified

Site Area (ha) 0.29	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 – spare capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility bad to 'A' road; not recommended.

Possible mitigation: Needs third party land

Conclusion: There are major issues with this site.

Settlement Name Richard's Castle

Site Ref O/Rich/005

Post Code SY8 4EL

Site Address The Paddocks

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - Low

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: There are some constraints to development. There are three Tree Preservation Orders on the Northern boundary of the site, but it has a very tight visual envelope (reliant on vegetation only in parts). There is potential for development if access is feasible (narrow track to existing property) and the vegetation is retained and protected (or if lost, mitigated for in long term).

Site probability

No potential

Justification

Due to a narrow track leading to the site, the visibility is poor and the site is therefore not recommended for development.

Settlement Name Richard's Castle

Site Ref O/Rich/007

Post Code SY8 4EL

Site Address Land to south of Bank House

Information Source LA officer identified

Site Area (ha) 0.28	Greenfield <input type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	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 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 – spare capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Bad visibility to right, access not recommended.

Conclusion: There are major issues with this site.

Settlement Name Richard's Castle

Site Ref O/Rich/007

Post Code SY8 4EL

Site Address Land to south of Bank House

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - Low

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The visual envelope of the site is limited by the local topography, vegetation and built form. The site is associated with the existing settlement pattern. Given the built development context and apparent lack of constraints, the site could potentially accommodate new houses with limited adverse effects on the landscape and villagescape.

Site probability

No potential

Justification

Given the poor site access and problems with right side visibility, the site is unsuitable. Otherwise a site that could potentially accommodate new houses with limited adverse effects on land and villagescape.

Settlement Name Richard's Castle

Site Ref O/Rich/008

Post Code SY8 4EL

Site Address Land north of Tan Brook

Information Source LA officer identified

Site Area (ha) 0.28	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 6	Brownfield <input type="checkbox"/>	

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

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input 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 –spare capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility satisfactory. Footway needed on 'A' road.

Conclusion: There are some issues with this site.

Settlement Name Richard's Castle

Site Ref O/Rich/008

Post Code SY8 4EL

Site Address Land north of Tan Brook

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is in the open countryside at a gateway location into the village from the North. It defines the character, context and setting but with otherwise limited visibility. There may be limited potential for well-designed, low-density houses.

Site probability

Medium potential

Justification

There is potential for a small scale residential development in this location. Any scheme should be well-designed, low-density houses if footway on 'A' road can be provided.

Assessment of land with housing potential- Richards Castle

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



Scale 1: 2000

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