

Settlement Name Whitchurch

Site Ref HLAA/346/001

Post Code HR9 6

Site Address Land adjacent to Ridgeway Crescent

Information Source Call for sites

Site Area (ha) 0.37	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 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, capacity issues with sewerage network. WWTW has limited capacity at present.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

No Highways assessment

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Site Address Land adjacent to Ridgeway Crescent

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is an overgrown grassland field with trees and native shrubs, sloping to the South East. The Southern boundary is approximately 2m above the adjacent road. There is housing on its Eastern boundary.

Site probability

No potential

Justification

The site slopes to the south east on the edge of the built form in Whitchurch. Due to the site's more elevated location rising up with Llangrove Road, it is not considered suitable for development due to its sensitive landscape location in the AONB and poor visibility.

Settlement Name Whitchurch

Site Ref HLAA/455/001c

Post Code HR9 6

Site Address Land at Whitchurch Lane, Whitchurch

Information Source Call for sites

Site Area (ha) 0.49	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 3 (Half of site)- Exception test would be required

Water information

DC WW operational area, capacity issues with sewerage network. WWTW has limited capacity at present.

Biodiversity information

SSSI impact zone. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access onto the 'C' road, 30mph, no footway frontage & visibility limited.

Conclusion: There are some issues with this site.

Settlement Name Whitchurch

Site Ref HLAA/455/001c

Post Code HR9 6

Site Address Land at Whitchurch Lane, Whitchurch

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: Site in AONB. The site is a flat grassland field. On the North West boundary there is a conifer hedgerow approximately 3m high. The South East boundary vegetation/hedgerow has been removed. The South East and South West have medium distance views.

Site probability

No potential

Justification

Site in close proximity of an extensive flood zone 3 area. The site is situated in a rural location and development here would be an encroachment into the countryside within the AONB landscape.

Assessment of land with housing potential- Whitchurch

- 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: 6000

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