

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/004

**Post Code** HR3 6

**Site Address** Duck Lane, Whitney - Land north of Duck Lane, east of Whitney Court Road

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 0.37            | <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 3 (S boundary)- Exception Test would be required

### Water information

DCWW water supply infrastructure only.

### Biodiversity information

UK BAP Priority Habitats (Habitats of Principal Importance) around village. No sites in the immediate vicinity of this site.

### Highways information

Comments: Needs 30 mph extending and hedge removed (subject to hedgerow regulations) to get good visibility.

Conclusion: There are some issues with this site.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/004

**Post Code** HR3 6

**Site Address** Duck Lane, Whitney - Land north of Duck Lane, east of Whitney Court Road

**Information Source** Call for sites

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

Landscape Sensitivity: Moderate - High  
Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: Although the site is in good quality open countryside, the settlement and field patterns to the immediate West are already disrupted by modern residential development along the lane. The site could accommodate a single, single-storey dwelling. Its important to retain and protect as much of the roadside hedge as possible. There is potential for adverse effects on users of adjacent public rights of way.

### **Site probability**

No potential

### **Justification**

Although in good quality open countryside, settlement & field patterns to immediate west already disrupted by modern residential along lane. Could accommodate very small development. Must retain & protect as much of roadside hedge as possible. The southern boundary of the site lies in flood risk zone 3 and a site specific flood risk assessment would be required. Due to limited landscape capacity to accommodate more than five dwellings, this site is unsuitable for inclusion in the SHLAA.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/005

**Post Code** HR3 6

**Site Address** Behind the village hall in Duck Street,  
Whitney on Wye

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 4.58            | <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 3 (S boundary)- Exception Test would be required

### Water information

DCWW water supply infrastructure only.

### Biodiversity information

SSSI Zone of Impact. UK BAP Priority Habitats (Habitats of Principal Importance) Deciduous woodland adjacent to northern boundary.

### Highways information

Comments: Access from either end (or both) acceptable.

Possible mitigation: Pedestrian connection through to church?

Conclusion: No or minor issues

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/005

**Post Code** HR3 6

**Site Address** Behind the village hall in Duck Street,  
Whitney on Wye

**Information Source** Call for sites

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

Landscape Sensitivity: Moderate - High  
Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is at the sensitive Western gateway to the village in open countryside: intervisible with a key view of Grade II\* listed church in a rural context and setting. Development here would result in unacceptable adverse effects on the landscape and villagescape character, views and setting of the church. The increase in settlement scale and loss of field pattern would be unacceptable even if very low density. It would also be visible from Winforton. Development would be inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Flood zone 3 risk along southern site boundary. At sensitive western gateway to village in open countryside: intervisible with key view of Grade II\* church in rural context & setting. Would result in unacceptable adverse effects on land- & villagescape character, views & setting of church. Increase in settlement scale & loss of field pattern unacceptable even if very low density. Development inappropriate in this location.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/006

**Post Code** HR3 6

**Site Address** Millhalf, South-west corner of junction of Duck Street with Stowe Road

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 0.27            | <b>Greenfield</b> <input checked="" type="checkbox"/> | <b>Agricultural Land Classification</b> 1 |
| <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 water supply infrastructure only.

### Biodiversity information

UK BAP Priority Habitats (Habitats of Principal Importance) around village.

### Highways information

Comments: Reasonable visibility to western road.

Conclusion: No or minor issues

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/006

**Post Code** HR3 6

**Site Address** Millhalf, South-west corner of junction of  
Duck Street with Stowe Road

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is in high quality and sensitive open countryside, completely divorced from the village. Development here would give rise to significant adverse effects on the landscape character and visual amenity. Development would be inappropriate in this location. It is in a cluster of several other large SHLAA sites in the vicinity: there is potential for significant adverse cumulative effects if any of them were ever developed.

### **Site probability**

No potential

### **Justification**

In high quality & sensitivity open countryside completely divorced from village. Would give rise to significant adverse effects on landscape character & visual amenity. Development inappropriate in this location.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/007

**Post Code** HR3 6

**Site Address** SE corner of junction of disused railway  
with Stowe Road

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 7.70            | <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 water supply infrastructure only.

### Biodiversity information

UK BAP Priority Habitats (Habitats of Principal Importance) around village. Deciduous woodland along eastern boundary.

### Highways information

Comments: Best visibility to south west corner due to bend in road and hump to north.

Conclusion: There are some issues with this site.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/007

**Post Code** HR3 6

**Site Address** SE corner of junction of disused railway  
with Stowe Road

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is in high quality and sensitive open countryside, completely divorced from the village. Development here would give rise to significant adverse effects on the landscape character and visual amenity. Development would be inappropriate in this location. It is in a cluster of several other large SHLAA sites in the vicinity: there is potential for significant adverse cumulative effects if any of them were ever developed.

### **Site probability**

No potential

### **Justification**

In high quality & sensitive open countryside completely divorced from village. Would give rise to significant adverse effects on landscape character & visual amenity. Development inappropriate in this location.



**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/008

**Post Code** HR3 6

**Site Address** SW corner of junction of disused railway  
with Stowe Road

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 13.90           | <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 3 (W boundaries)- Exception Test would be required

### Water information

DCWW water supply infrastructure only.

### Biodiversity information

UK BAP Priority Habitats (Habitats of Principal Importance) around village.

### Highways information

Comments: Best visibility at midpoint of site opposite, road to 'A' road good and visibility at junction fine.

Conclusion: There are some issues with this site.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/008

**Post Code** HR3 6

**Site Address** SW corner of junction of disused railway  
with Stowe Road

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is in high quality and sensitive open countryside, completely divorced from the village. Development here would give rise to significant adverse effects on the landscape character and visual amenity. Development would be inappropriate in this location. It is in a cluster of several other large SHLAA sites in the vicinity: there is potential for significant adverse cumulative effects if any of them were ever developed.

### **Site probability**

No potential

### **Justification**

In high quality & sensitivity open countryside completely divorced from village. Would give rise to significant adverse effects on landscape character & visual amenity. Development inappropriate in this location.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/009

**Post Code** HR3 6

**Site Address** NW corner between lane to Whitney Court  
and the Wood Road

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 3.10            | <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 water supply infrastructure only.

### **Biodiversity information**

UK BAP Priority Habitats (Habitats of Principal Importance) around village.

### **Highways information**

Comments: Poor visibility throughout and road gets very narrow to north west.

Conclusion: There are major issues with this site.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/009

**Post Code** HR3 6

**Site Address** NW corner between lane to Whitney Court  
and the Wood Road

**Information Source** Call for sites

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

Landscape Sensitivity: High  
Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is in high quality and sensitive open countryside, completely divorced from the village. Development here would give rise to significant adverse effects on the landscape character and visual amenity. Development would be inappropriate in this location. It is in a cluster of several other large SHLAA sites in the vicinity: there is potential for significant adverse cumulative effects if any of them were ever developed.

### **Site probability**

No potential

### **Justification**

In high quality & sensitive open countryside completely divorced from village. Would give rise to significant adverse effects on landscape character & visual amenity. Major issues with access along narrow roads. Development inappropriate in this location.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/010

**Post Code** HR3 6

**Site Address** NE corner between road to Brilley and  
Road to Woodseaves

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 2.40            | <b>Greenfield</b> <input checked="" type="checkbox"/> | <b>Agricultural Land Classification</b> 1 |
| <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 water supply infrastructure only.

### Biodiversity information

UK BAP Priority Habitats (Habitats of Principal Importance) around village.

### Highways information

Comments: Best vis to road to west side but crossroad's visibility to left emerging restricted.

Possible mitigation: Site 012 could move hedge (subject to hedgerow restrictions)

Conclusion: There are some issues with this site.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/010

**Post Code** HR3 6

**Site Address** NE corner between road to Brilley and  
Road to Woodseaves

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is in high quality and sensitive open countryside, completely divorced from the village. Development here would give rise to significant adverse effects on the landscape character and visual amenity. Development would be inappropriate in this location. It is in a cluster of several other large SHLAA sites in the vicinity: there is potential for significant adverse cumulative effects if any of them were ever developed.

### **Site probability**

No potential

### **Justification**

In high quality & sensitive open countryside completely divorced from village. Would give rise to significant adverse effects on landscape character & visual amenity. Development inappropriate in this location.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/011

**Post Code** HR3 6

**Site Address** SW corner between Duck Street and Stowe Road

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 1.12            | <b>Greenfield</b> <input type="checkbox"/>            | <b>Agricultural Land Classification</b> 3 |
| <b>Potential Housing Capacity</b> N/A | <b>Brownfield</b> <input checked="" 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 water supply infrastructure only.

### Biodiversity information

UK BAP Priority Habitats (Habitats of Principal Importance) around village. Traditional Orchard adjacent to western site boundary

### Highways information

Comments: Site has limited good access points. Best access to road to east, at mid point between farm buildings and old railway.

Conclusion: There are major issues with this site.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/011

**Post Code** HR3 6

**Site Address** SW corner between Duck Street and Stowe Road

**Information Source** Call for sites

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

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is in high quality and sensitive open countryside, completely divorced from the village. Development here would give rise to significant adverse effects on landscape character and visual amenity. Development would be inappropriate in this location. It is in a cluster of several other large SHLAA sites in the vicinity: there is potential for significant adverse cumulative effects if any of them were ever developed.

### **Site probability**

No potential

### **Justification**

In high quality & sensitive open countryside completely divorced from village. Would give rise to significant adverse effects on landscape character & visual amenity. Suitable access difficult to achieve. Development inappropriate in this location. Site capacity reduced by planning permission granted for conversion of the redundant farm buildings (P151609/F) in the North East corner.



**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/012

**Post Code** HR3 6

**Site Address** NW corner between road to Brilley and road to Woodseaves.

**Information Source** Call for sites

|                                       |   |   |
|---------------------------------------|---|---|
| <b>Site Area (ha)</b> 4.05            | <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 3 (along route of watercourse)- Exception test would be required

### Water information

DCWW water supply infrastructure only.

### Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland on site.

### Highways information

Comments: Only good access on road to east. Road reasonably wide. Other roads bounding site are very narrow. Visibility to crossroads needs improving by removing part of hedge from this site (subject to hedgerow regulations).

Conclusion: There are some issues with this site.

**Settlement Name** Whitney on Wye

**Site Ref** NDP/wonw/012

**Post Code** HR3 6

**Site Address** NW corner between road to Brilley and road to Woodseaves.

**Information Source** Call for sites

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

Landscape Sensitivity: High  
Landscape Capacity: Low

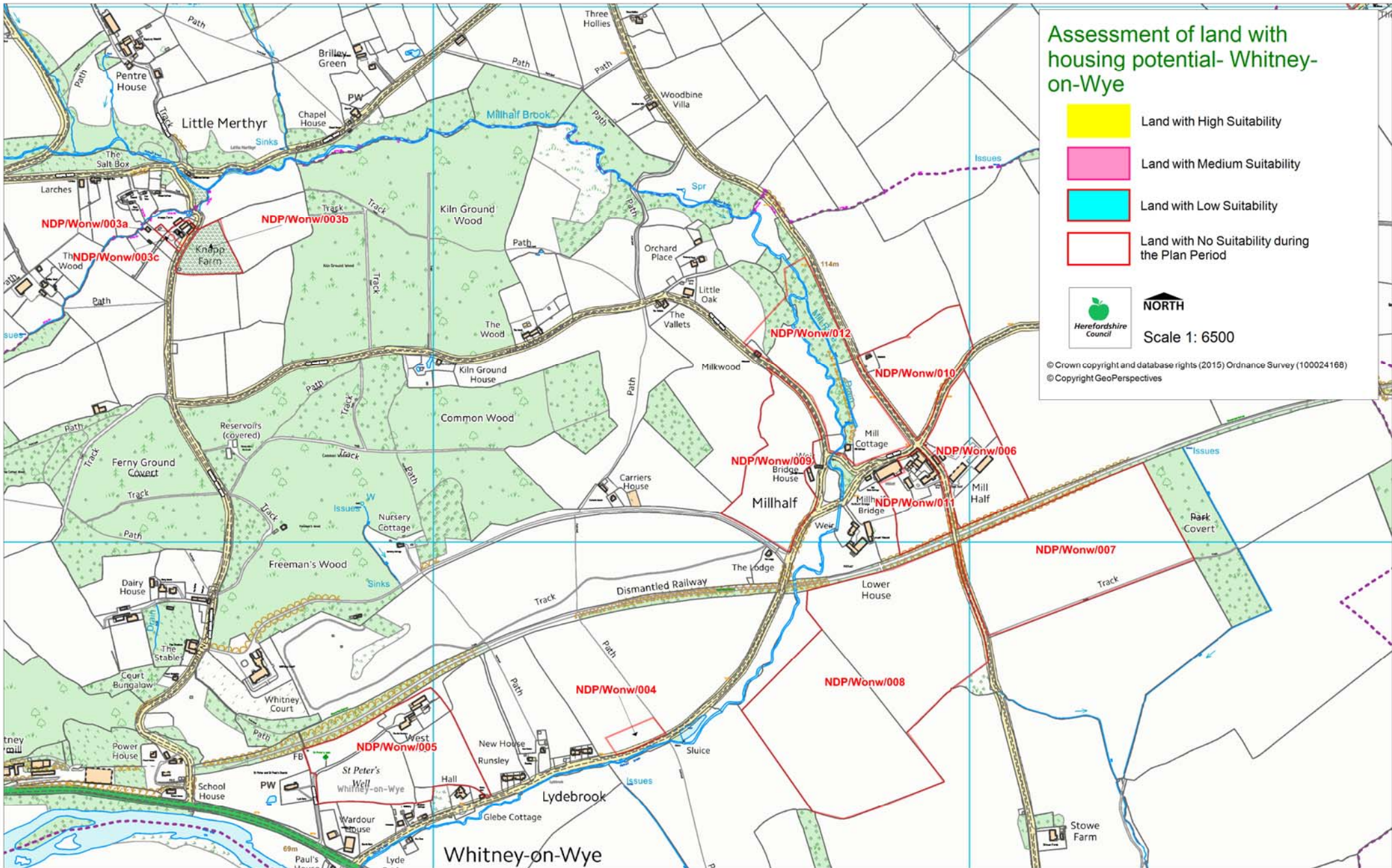
**Sensitivity & Capacity Analysis:** The site is in high quality and sensitive open countryside, completely divorced from the village. Development here would give rise to significant adverse effects on landscape character and visual amenity. Development would be inappropriate in this location. It is in a cluster of several other large SHLAA sites in the vicinity: there is potential for significant adverse cumulative effects if any of them were ever developed.

### **Site probability**

No potential

### **Justification**

In high quality & sensitive open countryside completely divorced from village. Would give rise to significant adverse effects on landscape character, visual amenity & biodiversity (UK BAP Habitat, nationally important trees etc.). Flood zone 3 risk through centre of site in a north/south direction. Development inappropriate in this location.



### Assessment of land with housing potential- Whitney-on-Wye

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



  
 Scale 1: 6500

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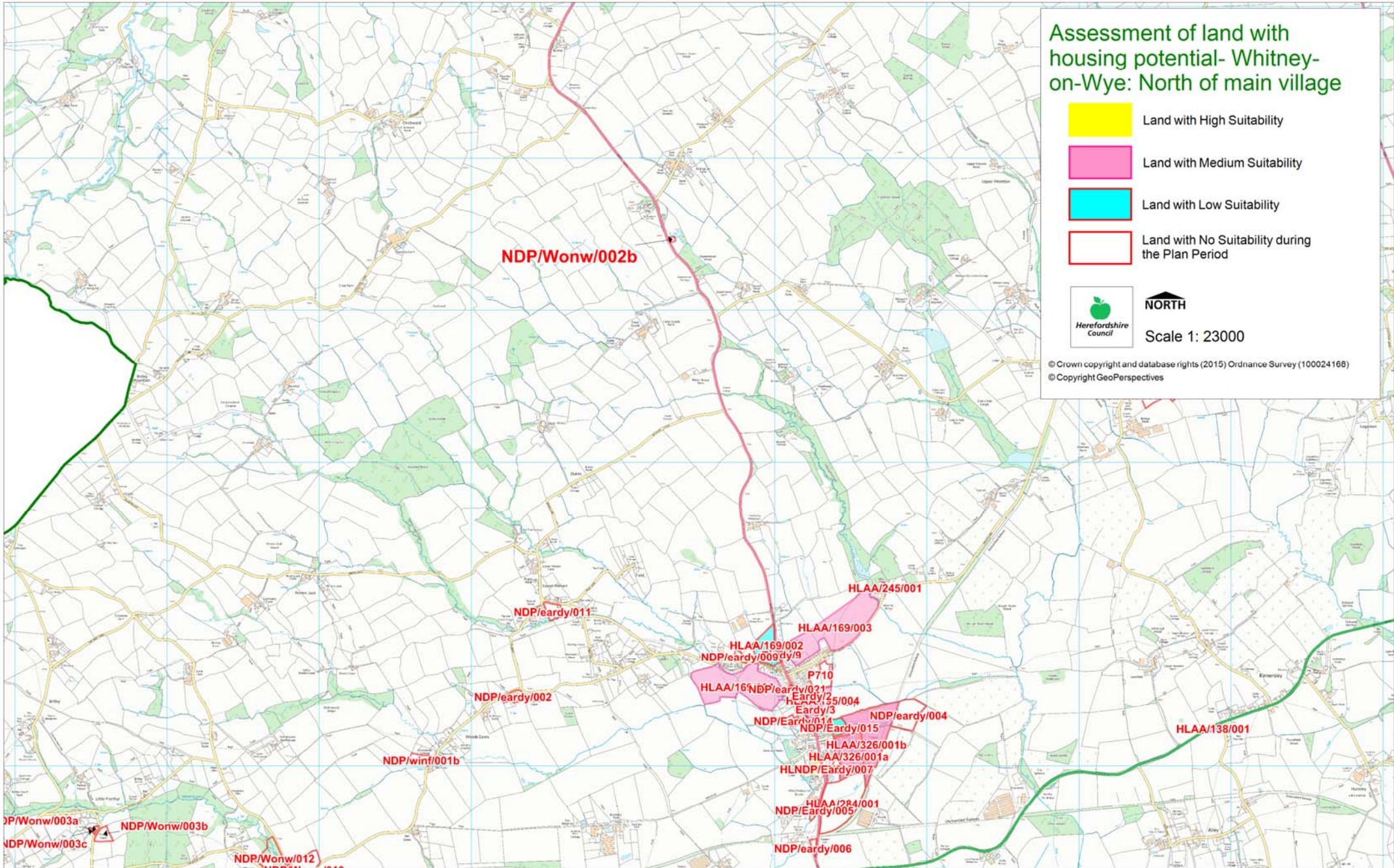
# Assessment of land with housing potential- Whitney-on-Wye: North of main village

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



Scale 1: 23000

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NDP/Wonw/008

# Assessment of land with housing potential- Whitney-on-Wye: East of main village

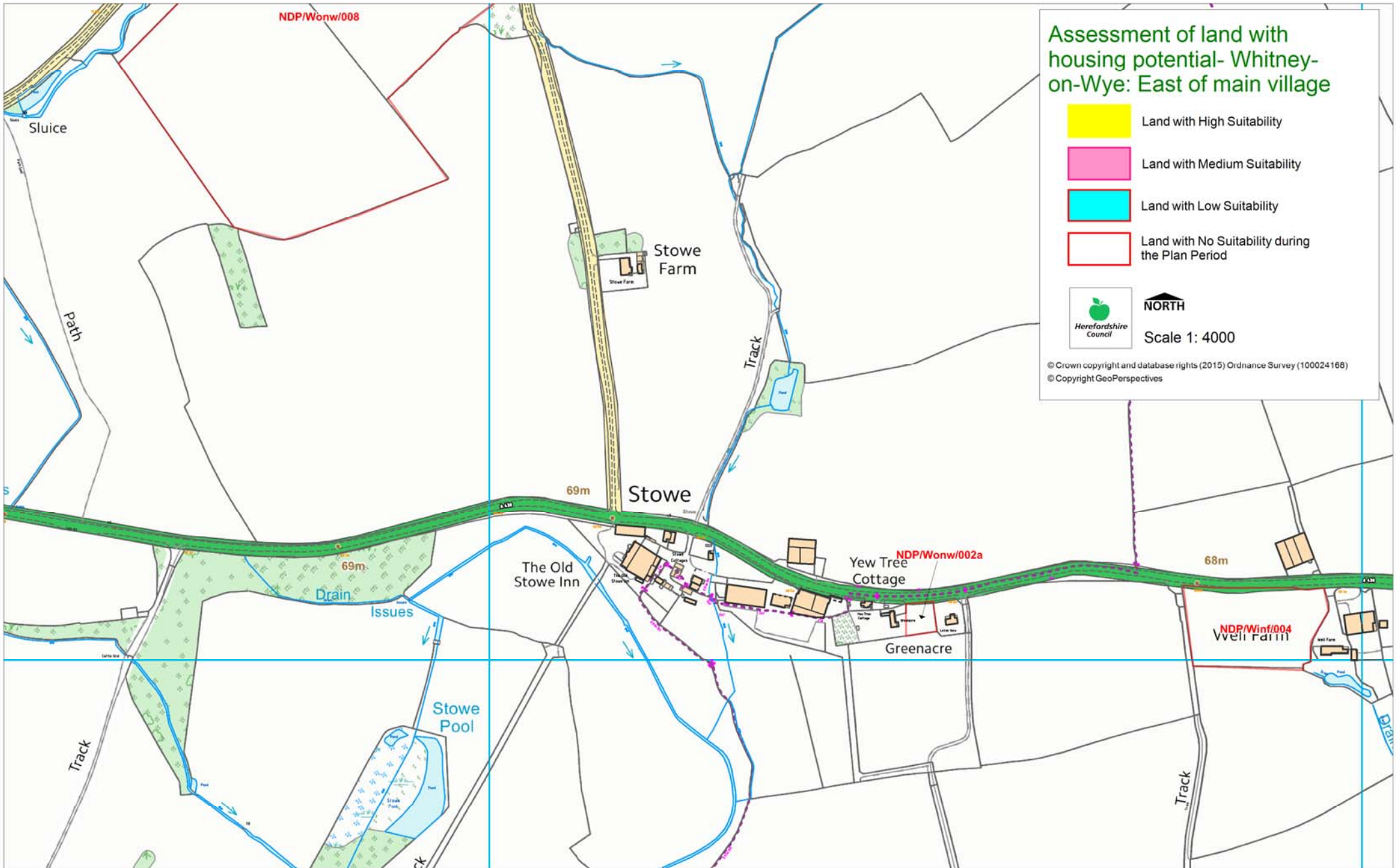
- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period



**NORTH**

Scale 1: 4000

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Sluice

Path

Stowe Farm

Track

69m

Stowe

The Old Stowe Inn

Yew Tree Cottage

NDP/Wonw/002a

Greenacre

68m

NDP/Winf/004

Well Farm

Drain

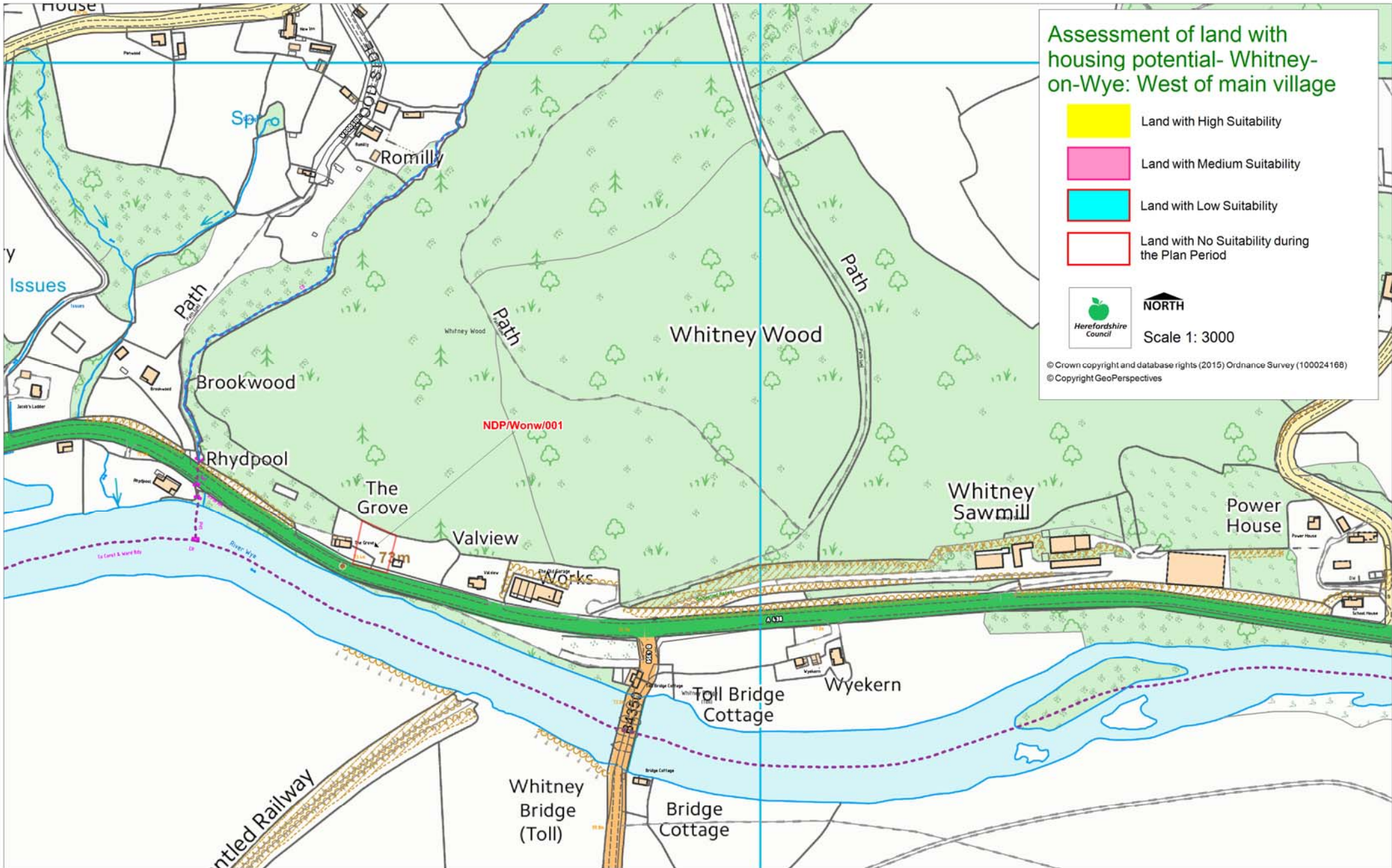
Issues

Stowe Pool

Track

Track

ck



### Assessment of land with housing potential- Whitney-on-Wye: West of main village

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



Scale 1: 3000

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