

Settlement Name Winforton

Site Ref HLAA/401/001

Post Code HR3 6

Site Address The Buttley, Winforton

Information Source Call for sites

| | | |
|--------------------------------------|---|---|
| Site Area (ha) 1.18 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| Potential Housing Capacity 12 | Brownfield <input checked="" 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 checked="" 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 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 type="checkbox"/> | 16-20 Years <input checked="" type="checkbox"/> | |

Flood information

Zone 2- The sequential test is necessary to demonstrate development is appropriate. 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

No protected species or statutory habitats recorded at this location

Highways information

Comments: Good visibility. Needs footway to frontage and 30mph limit extending.

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

Settlement Name Winforton

Site Ref HLAA/401/001

Post Code HR3 6

Site Address The Buttley, Winforton

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: Although the site is in open countryside, the site has modern residential context which now forms the village gateway character from the West. Winforton House Unregistered House Park and Garden is located on the North side of the road at the Eastern edge of village. There is potential for development without significant adverse effects, but the roadside hedge should be retained and protected as much as possible. There would be likely adverse effects on users of the public right of way. There is the possibility of ridge and furrow.

Site probability

Low potential

Justification

Potential for development without significant adverse effects but roadside hedge to be retained & protected as much as possible. Likely adverse effects on users of Public Rights of Way. There is the possibility of ridge & furrow which would require an archaeological assessment. Due to flood risk, site potential is dependant on the sequential test demonstrating that there are no further suitable sites available in Winforton that should come forward first.

Settlement Name Winforton

Site Ref NDP/winf/005

Post Code HR3 6

Site Address Land to rear of The Sun Inn Public House

Information Source Call for sites

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.32 | 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 checked="" 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.

Biodiversity information

UK BAP Priority Habitats (Habitats of Principal Importance) Woodpasture and Parkland including deciduous woodland in Winforton House Unregistered House Park & Garden adjacent to eastern boundary of this site

Highways information

Comments: Reasonable visibility but road narrow, derestricted & no footway.

Conclusion: There are some issues with this site.

Settlement Name Winforton

Site Ref NDP/winf/005

Post Code HR3 6

Site Address Land to rear of The Sun Inn Public House

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The site has a narrow access track with a distinctive wooded character & Unregistered Historic Park and Garden to the East. There is potential for low density development, but potential for adverse effects on the character of the track. Boundary vegetation should be retained & protected. Potential cumulative effect with SHLAA site to North.

Site probability

No potential

Justification

Planning permission granted for 4 new dwellings (P150488/F), giving it no further capacity within the SHLAA.

Settlement Name Winforton

Site Ref NDP/winf/007

Post Code HR3 6EB

Site Address Orchard Gate - field south of Orchard Gate and North of NDP/Winf/005

Information Source Call for sites

| | | |
|-------------------------------------|---|---|
| Site Area (ha) 0.32 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| 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 checked="" type="checkbox"/> | Not In Current Plan Period <input 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) Woodpasture and Parkland including deciduous woodland in Winforton House Unregistered House Park & Garden adjacent to eastern boundary of this site

Highways information

Comments: Reasonable visibility but road narrow, derestricted & no footway.

Conclusion: There are some issues with this site.

Settlement Name Winforton

Site Ref NDP/winf/007

Post Code HR3 6EB

Site Address Orchard Gate - field south of Orchard Gate
and North of NDP/Winf/005

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The site has a narrow access track, with a distinctive wooded character and with an Unregistered Historic Park and Garden to the East. It is set on rising ground, and development would be potentially visible from some locations. There is limited potential for low density development, but there could be potential adverse effects on the character of the track. Boundary vegetation should be retained and protected, as it is currently relied on to screen the site. There is potential for cumulative effects with the SHLAA site to the South.

Site probability

Medium potential

Justification

Comments re access as per NDP/Winf/005. Narrow access track with distinctive wooded character & URHPG to east. On rising ground and development potentially visible from some locations. Limited potential for low density development, but potential adverse effects on character of track. Boundary vegetation to be retained & protected as currently relied on to screen site. The access is narrow therefore a low density development is more appropriate.

Settlement Name Winforton

Site Ref NDP/winf/011

Post Code HR3 6

Site Address Land belonging to Nicholas Farm. Access via side road from A438 to Courtlands garages.

Information Source Call for sites

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.46 | 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.

Biodiversity information

No protected species or statutory habitats recorded at this location

Highways information

Comments: Difficult site access as track very narrow over short distance. Visibility good.

Conclusion: There are major issues with this site.

Settlement Name Winforton

Site Ref NDP/winf/011

Post Code HR3 6

Site Address Land belonging to Nicholas Farm. Access via side road from A438 to Courtlands garages.

Information Source Call for sites

Landscape and Historic Environment information

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

Sensitivity & Capacity Analysis: Development here would unacceptably extend the settlement into good quality open countryside, which forms the setting of the village from the North, and is inappropriate in this location. The quality of the site could be improved. There is potential for cumulative effects with adjacent SHLAA sites.

Site probability

No potential

Justification

Development would unacceptably extend settlement into good quality open countryside which forms setting of village from north, & is inappropriate in this location. Quality of site could be improved. Access would be difficult in this location due to narrow track road.

Settlement Name Winforton

Site Ref NDP/winf/013

Post Code HR3 6

Site Address Site on north boundary of Courtlands Farm
Yard

Information Source Call for sites

| | | |
|-------------------------------------|---|---|
| Site Area (ha) 0.30 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| 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 checked="" type="checkbox"/> | 11-15 Years <input type="checkbox"/> | Not In Current Plan Period <input 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

No protected species or statutory habitats recorded at this location

Highways information

Comments: Slightly remote but visibility reasonable.

Conclusion: There are some issues with this site.

Settlement Name Winforton

Site Ref NDP/winf/013

Post Code HR3 6

Site Address Site on north boundary of Courtlands Farm
Yard

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - Low

Landscape Capacity: High - Moderate

Sensitivity & Capacity Analysis: There is potential for a small cluster of dwellings in a traditional rural character. There is potential for cumulative effects with SHLAA sites to the South East. Vegetation along the access track and on the boundaries should be retained, improved and protected.

Site probability

High potential

Justification

Potential for small cluster of dwellings in traditional rural character. Vegetation along access track & on boundaries to be retained, improved & protected.

Settlement Name Winforton

Site Ref NDP/winf/014

Post Code HR3 6EA

Site Address Behind Southfield, north side of A438 in the village

Information Source Call for sites

| | | |
|---------------------------------------|---|---|
| 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.

Biodiversity information

High value UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard on remnant of traditional strip fields.

Highways information

Comments: Site appears landlocked.

Possible mitigation: Join with site N/winf/011 for access.

Conclusion: There are major issues with this site.

Settlement Name Winforton

Site Ref NDP/winf/014

Post Code HR3 6EA

Site Address Behind Southfield, north side of A438 in the village

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: There are significant constraints to development, and high potential for adverse effects on the landscape and villagescape character and biodiversity. Development would be inappropriate.

Site probability

No potential

Justification

Key site constraints is the high value UK BAP orchard on remnant of traditional strip fields. Significant constraints to development & high potential for adverse effects on land- & villagescape character & biodiversity. Development inappropriate in thi location.

Settlement Name Winforton

Site Ref NDP/winf/015

Post Code HR3 6

Site Address North side of A438, west of The Sun Inn
Public House

Information Source Call for sites

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.18 | 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.

Biodiversity information

No protected species or statutory habitats recorded at this location

Highways information

Comments: No obvious point of access.

Conclusion: There are major issues with this site.

Settlement Name Winforton

Site Ref NDP/winf/015

Post Code HR3 6

Site Address North side of A438, west of The Sun Inn
Public House

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Low - Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: There are few landscape constraints to development. There is potential for cumulative effects with other SHLAA sites North of the lane.

Site probability

No potential

Justification

Few landscape constraints to development. Potential for cumulative effects with other SHLAA sites north of lane. Site is almost surrounded by private residential as well as the public house. If a suitable access can be identified then site could have higher potential. Site not large enough for further consideration through SHLAA.

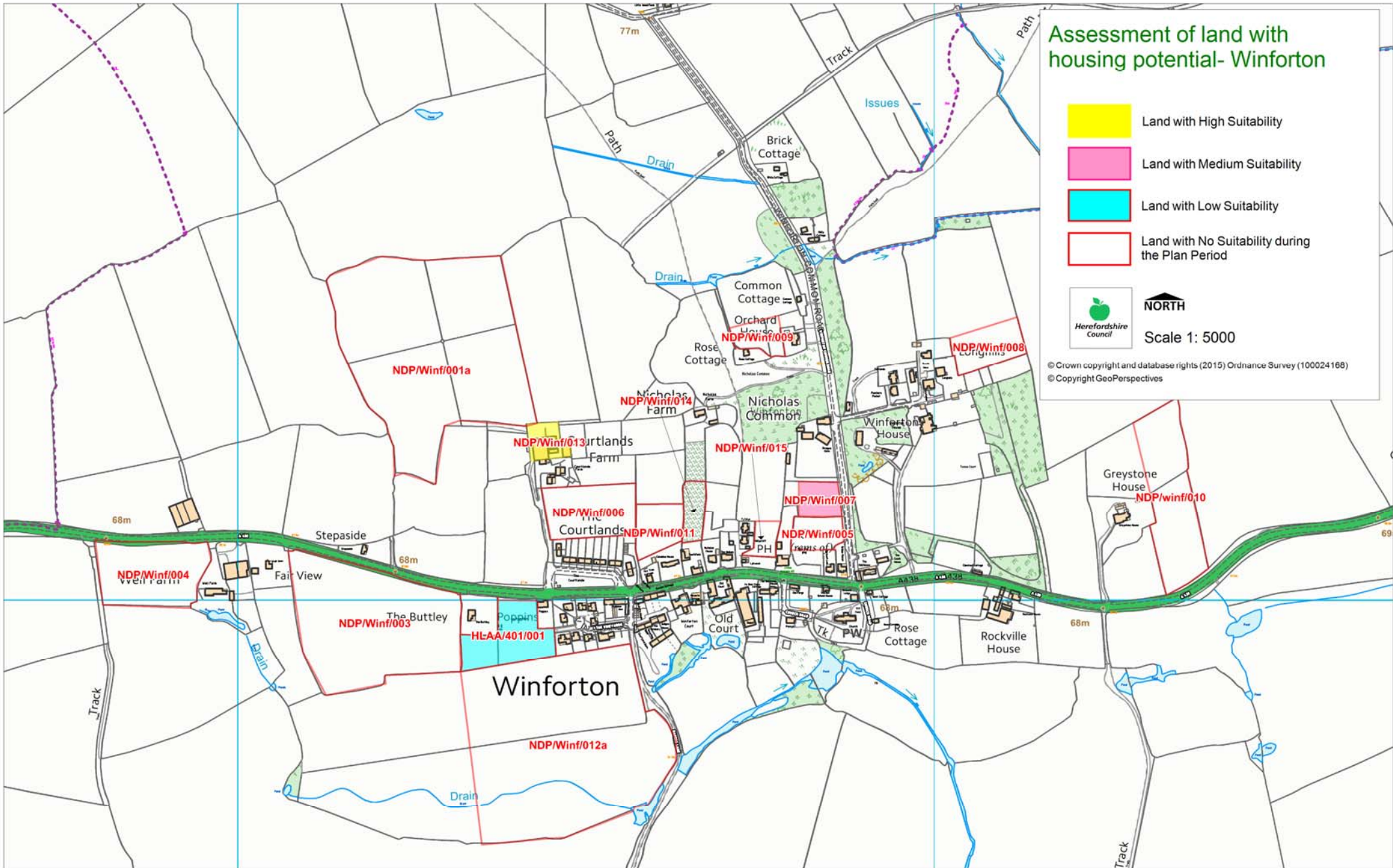
Assessment of land with housing potential- Winforton

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



Scale 1: 5000

© Crown copyright and database rights (2015) Ordnance Survey (100024168)
© Copyright GeoPerspectives



Assessment of land with housing potential- Winforton: 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: 10000

© Crown copyright and database rights (2015) Ordnance Survey (100024168)
© Copyright GeoPerspectives

