

Settlement Name Bredenbury

Site Ref O/Bredby/001

Post Code HR7 4TF

Site Address Land north east of the Post Office,
Worcester Road

Information Source LA officer identified

Site Area (ha) 1.23	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 20	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 type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input checked="" type="checkbox"/>	Part <input checked="" 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 type="checkbox"/>	16-20 Years <input checked="" 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. Issues with water supply network.
Waste water & treatment –Feasibility study required (to identify if improvements required)

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance) a traditional Orchard adjacent to north of site.

Highways information

Comments: Difficult access on narrow private drive with no footways. Visibility to 'A' road satisfactory.

Conclusion: There are major issues with this site.

Settlement Name Bredenbury

Site Ref O/Bredby/001

Post Code HR7 4TF

Site Address Land north east of the Post Office,
Worcester Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is not highly visible, but on high ground and open to the East. The site as shown would extend too far East into open countryside, but potential for development on the West half of site. The value of the orchard trees to be assessed and retained if valuable. Boundary vegetation should be retained.

Site probability

Low potential

Justification

The narrow road leading to the site will limit development on this site. However if this access access can be overcome and, subject to an assessment of the value of the orchard trees, there could be potential to accommodate some development on western half of site.

Settlement Name Bredenbury

Site Ref O/Bredby/002

Post Code HR7 4TF

Site Address Land to the north of the Village Hall,
Worcester Road

Information Source LA officer identified

Site Area (ha) 0.57	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 10	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 operational area. Issues with water supply network.
Waste water & treatment: feasibility study required (to identify if improvements required)

Biodiversity information

There is a UK BAP Priority Habitat (Habitat of Principle Importance) - a pond within the site.

Highways information

Comments: Footway to frontage 'A' road has 40mph limit. Good visibility. However frontage development would be required to provide feel of village environment in order to manage speed along the 'A' road.

Conclusion: There are some issues with this site.

Settlement Name Bredenbury

Site Ref O/Bredby/002

Post Code HR7 4TF

Site Address Land to the north of the Village Hall,
Worcester Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site forms a gap between the North and South ends of the village, but well-screened behind locally important roadside hedge: there are adverse effects if lost for sightlines. The site is not highly visible, but on high ground and open to the East. There is potential for development subject to ecology constraints (particularly hedges and pond). It would benefit from establishing strong planting to the Eastern boundary.

Site probability

Medium potential

Justification

Adequate access but a road frontage development would be more suitable to assist in speed levels through the village. There is potential for development subject to ecology issues being addressed.

Settlement Name Bredenbury

Site Ref O/Bredby/003

Post Code HR7 4TF

Site Address Land east of the Village Hall, Worcester Road

Information Source LA officer identified

Site Area (ha) 1.13	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 34	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 type="checkbox"/>	16-20 Years <input checked="" 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. Issues with water supply network.
Waste water & treatment –Feasibility study required (to identify if improvements required)

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Landlocked. Best access via 002.

Conclusion: There are major issues with this site.

Settlement Name Bredenbury

Site Ref O/Bredby/003

Post Code HR7 4TF

Site Address Land east of the Village Hall, Worcester
Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate
Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is in a prominent location on high ground with long, open views to the East, but probably few sensitive receptors and likely to be seen against wooded skyline. The site as shown would extend too far East into open countryside, but there is potential for development on the Western half of the site and only if 002 (& 001?) are developed - otherwise it would be inappropriate on its own. Boundary vegetation should be retained. It would benefit from establishing strong planting to the Eastern boundary.

Site probability

Low potential

Justification

Site is landlocked and best access is via O/Bredby/002 which would need to come forward first then an access to this site could be possible.

Settlement Name Bredenbury

Site Ref O/Bredby/004

Post Code HR7 4TF

Site Address Land east of Valley View, Rowden Lane

Information Source LA officer identified

Site Area (ha) 0.45	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. Issues with water supply network.
Waste water & treatment: feasibility study required (to identify if improvements required)

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Woodpasture & Parkland.

Highways information

Comments: Visibility good and near footways. However capacity of the road is in question and there is insufficient capacity to take additional development.

Conclusion: There are major issues with this site.

Settlement Name Bredenbury

Site Ref O/Bredby/004

Post Code HR7 4TF

Site Address Land east of Valley View, Rowden Lane

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate - Low

Sensitivity & Capacity Analysis: The site is set in an Unregistered Historic Park and Garden at the edge of the village in open countryside, but agricultural character, not parkland and modern houses opposite along the lane to the North. The site may be able to accommodate (2 or 3?) dwellings along the road but single-storey to mirror existing. Boundary vegetation should be retained. It would benefit from the establishment of strong planting to the Eastern boundary.

Site probability

No potential

Justification

Due to presence of UK BAP Priority Habitat, this site is an unsuitable location for development

Assessment of land with housing potential- Bredenbury

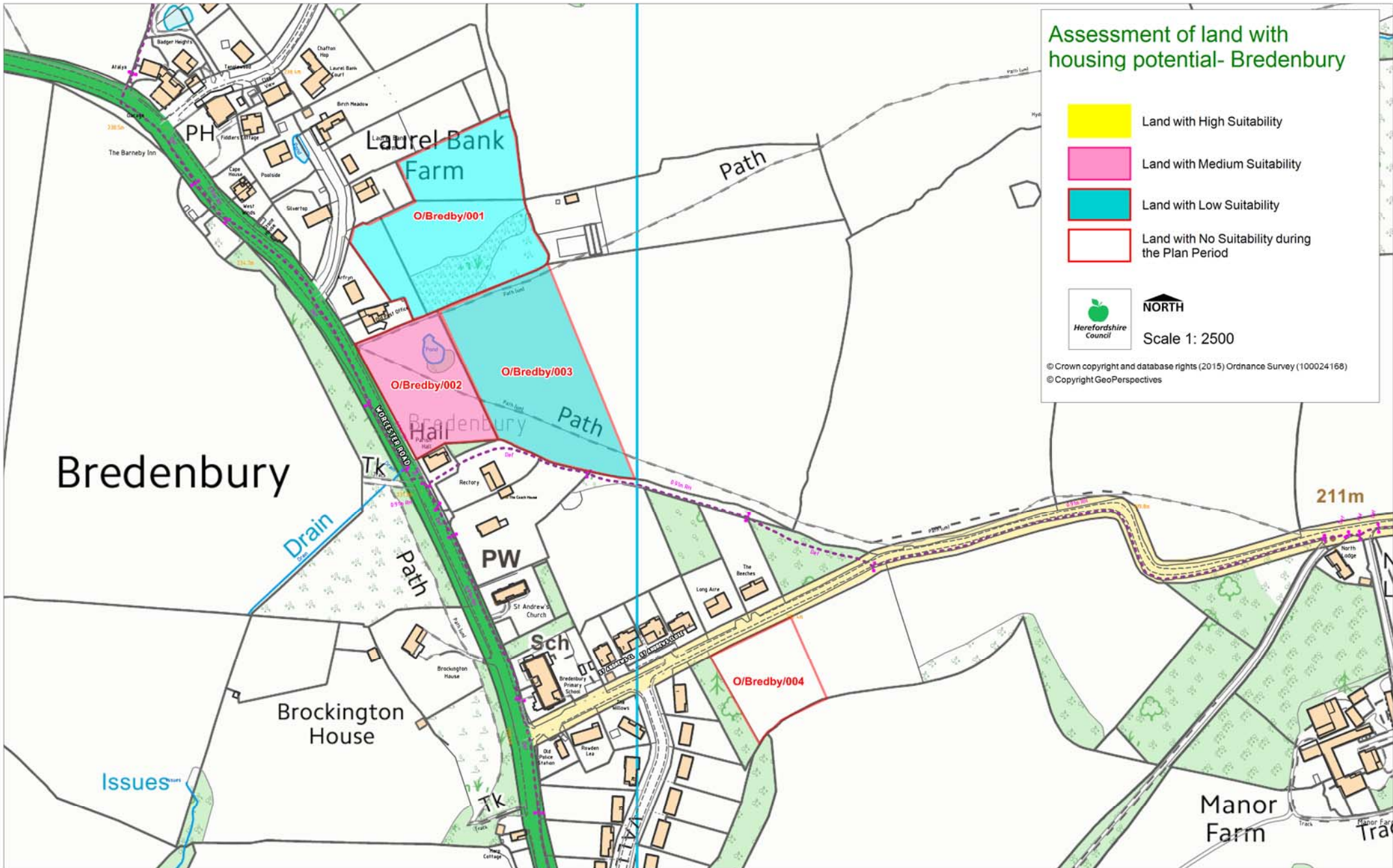
-  Land with High Suitability
-  Land with Medium Suitability
-  Land with Low Suitability
-  Land with No Suitability during the Plan Period



NORTH

Scale 1: 2500

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



Bredenbury

Brockington House

Manor Farm