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
Waste water & treatment – Feasibility study required (to identify if improvements required)

Biodiversity information
SSSI Zone of Impact. UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjacent to West boundary.

Highways information
Comments: Access via private track to Upper Farm House. Egress to highway through edge of hotel car park to a four arm junction. Visibility satisfactory.

Conclusion: There are some issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: Moderate
Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is located on elevated land adjacent to the single storey Village Hall. It would therefore extend above the existing settlement, be visually prominent and potentially altering the existing character of the settlement. The site is well contained by woodland to the West and landform to the South.

Site probability

Medium potential

Justification
The site is located on elevated land adjacent to the single storey Village Hall and would therefore extend above the existing settlement, be visually prominent and potentially altering the existing character of the settlement. The site is well contained by woodland to the west and landform to the south and therefore capable of accommodating new development. Access to site would be via a stone track currently a bridleway.
Settlement Name  Bredwardine  Site Ref  HLAA/417/002  Post Code  HR3 6

Site Address  Townhouse Farm (Site 2)  Information Source  Call for sites

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>0.26</th>
<th>Greenfield</th>
<th>✓</th>
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</thead>
<tbody>
<tr>
<td>Potential Housing Capacity</td>
<td>5</td>
<td>Brownfield</td>
<td>❑</td>
</tr>
<tr>
<td>Agricultural Land Classification</td>
<td>2</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Is the site suitable for development?</th>
<th>Yes ✓</th>
<th>Is development achievable on the site?</th>
<th>Yes ✓</th>
<th>Is the site available?</th>
<th>Yes ✓</th>
</tr>
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<tbody>
<tr>
<td>1-5 Years</td>
<td>❑</td>
<td>11-15 Years</td>
<td>❑</td>
<td>Not In Current Plan Period</td>
<td>❑</td>
</tr>
<tr>
<td>6-10 Years</td>
<td>✓</td>
<td>16-20 Years</td>
<td>❑</td>
<td></td>
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</tbody>
</table>

**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
Waste water & treatment –Feasibility study required (to identify if improvements required)

**Biodiversity information**
SSSI Zone of Impact. No protected species or statutory habitats recorded at this location.

**Highways information**
Comments: Access via private track to Upper Farm House. Egress to highway through edge of hotel car park to a four arm junction. Visibility satisfactory.

Conclusion: There are some issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: Low - Moderate
Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is adjacent to HLAA/417/001. It is however located on less elevated land and has the potential to be better contained by the built form to its North. The site would be contained by rising landform to the south. However it will extend into open countryside, projecting above the existing settlement.

Site probability

Medium potential

Justification

The site is adjacent to HLAA/417/001, it is however located on less elevated land and has the potential to be better contained by built form to its north. The site would be contained by rising landform to the south however it will extend into open countryside, projecting above the existing settlement. Access is achievable.