

Settlement Name Ashperton

Site Ref HLAA/063/001

Post Code HR8 2

Site Address Land to rear of Upperhouse

Information Source Call for sites

Site Area (ha) 0.57	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 17	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 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 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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access visibility is just satisfactory in 30 limit

Conclusion: There are some issues with this site.

Settlement Name Ashperton

Site Ref HLAA/063/001

Post Code HR8 2

Site Address Land to rear of Upperhouse

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is grassland field, small and enclosed in character with several detached houses with gardens. The Southern boundary is well screened.

Site probability

Medium potential

Justification

Site could accommodate some development but is dependant on suitable vehicular access being achieved.

Settlement Name Ashperton

Site Ref O/Ash/001

Post Code HR8 2SE

Site Address Land adjacent to White House Farm,
Roman Road

Information Source LA officer identified

Site Area (ha) 9.25	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 100	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

Two UK BAP Habitats (Habitats of Principal Importance)- Traditional Orchards adjacent to site to north east & south east of site.

Highways information

Comments: Visibility satisfactory but site is remote and on wrong side of busy road, part in derestricted, part in 40 mph zone.

Conclusion: There are some issues with this site.

Settlement Name Ashperton

Site Ref O/Ash/001

Post Code HR8 2SE

Site Address Land adjacent to White House Farm,
Roman Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate - Low

Sensitivity & Capacity Analysis: The site and arable field is very open with long distance views to the East. Boundary hedgerows are well maintained.

Site probability

Low potential

Justification

There may be scope for part of the site that is closer to the village to be developed.

Settlement Name Ashperton

Site Ref O/Ash/002

Post Code HR8 2SW

Site Address Land adjacent to Ashperton Park

Information Source LA officer identified

Site Area (ha) 3.63	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
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.
Waste water & treatment -Severn Trent- limited capacity.

Biodiversity information

Special Wildlife Site adjacent to south of site. UK BAP Priority Habitat (Habitat of Principal Importance) - north west & south of site - Deciduous Woodland.

Highways information

Comments: Visibility 'blind' to busy 'A' road. Will needs third party land. In 30mph limit.

Possible mitigation: Connect via HLAA/063/001

Conclusion: There are major issues with this site.

Settlement Name Ashperton

Site Ref O/Ash/002

Post Code HR8 2SW

Site Address Land adjacent to Ashperton Park

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is enclosed by hedgerows. The Eastern boundary is open to the Primary School.

Site probability

No potential

Justification

Poor access possibly requiring third party land and school land will be required. Surrounding land is ecologically sensitive and limits possibility of other access points.

Settlement Name Ashperton

Site Ref O/Ash/003

Post Code HR8 2RY

Site Address Land opposite Village Hall, Roman Road

Information Source LA officer identified

Site Area (ha) 3.46	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 30	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 water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Good visibility, footway to front, in 40mph limit.

Conclusion: There are no or minor issues this site.

Settlement Name Ashperton

Site Ref O/Ash/003

Post Code HR8 2RY

Site Address Land opposite Village Hall, Roman Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is an arable field and is open to long distance views to the North and East. A 1m wide footpath along side the road connects to the village.

Site probability

Low potential

Justification

Site is too large as a whole, but there is scope to develop the eastern part. Permission for 3 houses granted under application no. P143420/F. The site has a higher capacity potential but recent planning permission and site layout plans will limit access to the rear of the site for any further potential housing development.

Settlement Name Ashperton

Site Ref O/Ash/004

Post Code HR8 2RZ

Site Address Land adjacent to churchyard, Church Lane

Information Source LA officer identified

Site Area (ha) 2.47	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
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. There is a stream running through the site with a small lake adjacent. Flood risk will need further assessment.

Water information

DCWW water supply infrastructure only.
Waste water & treatment –Severn Trent- limited capacity

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Southern boundary of site.

Highways information

Comments: Good visibility, road needs widening (passing places) and footway

Conclusion: There are no or minor issues

Settlement Name Ashperton

Site Ref O/Ash/004

Post Code HR8 2RZ

Site Address Land adjacent to churchyard, Church Lane

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is an undulating grassland field. It has an intimate tranquil character with mature native trees along its boundaries.

Site probability

No potential

Justification

Site is adjacent to Ashperton Castle a SAM, as well as nearby listed buildings. This is a sensitive location and development is unsuitable in this location.

Assessment of land with housing potential- Ashperton

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



Scale 1: 4000

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