

Settlement Name Hope under Dinmore **Site Ref** HLAA/098/001 **Post Code** HR6 0NP

Site Address Land at Village Farm, Hope under Dinmore **Information Source** Call for sites

Site Area (ha) 2.27	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 checked="" 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 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 3 (part of the site including the access)- Exception test would be required

Water information

Water Supply – DCWW Water only

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening may be required. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access satisfactory but unknown how this would be affected by any flood alleviation scheme.

Conclusion: There are some issues with this site.

Settlement Name Hope under Dinmore **Site Ref** HLAA/098/001 **Post Code** HR6 0NP

Site Address Land at Village Farm, Hope under Dinmore **Information Source** Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate - Low

Sensitivity & Capacity Analysis: The landscape is of moderate condition locally, but the area South of the site is of higher sensitivity and forms the sites' context. The site is not highly visible, but in open countryside and there is potential for local adverse effects. Constraints to development include the proximity of a watercourse and vegetation. SSSI in vicinity.

Site probability

No potential

Justification

Access to the site lies in floodzone 3, therefore the exception test is required.

Settlement Name Hope under Dinmore **Site Ref** HLAA/194/001 **Post Code** HR6 0PJ

Site Address Land adjacent to filling station, opposite Cherrybrook Close, Hope under Dinmore **Information Source** Call for sites

Site Area (ha) 6.32	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 checked="" 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 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 3 (1/3 of site approx)- Exception test would be required

Water information

Water Supply – DCWW Water only

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening may be required. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access to A49 would not be acceptable

Possible mitigation: Access via HLAA/434/001 would be subject to third party land agreement

Conclusion: There are major issues with this site.

Settlement Name Hope under Dinmore **Site Ref** HLAA/194/001 **Post Code** HR6 0PJ

Site Address Land adjacent to filling station, opposite
Cherrybrook Close, Hope under Dinmore **Information Source** Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The landscape is of a moderate condition locally. The site has a limited visual envelope - some residential receptors, and only localised key views from the main roads are affected. If the location is sustainable, the site has capacity for large-scale development in landscape terms, subject to constraints PRow site boundary to the north, railway line.

Site probability

No potential

Justification

There is a watercourse running along the south east area of the site with the eastern portion of the site at risk of flood zone 3 therefore the exception test is required. The eastern boundary of the site is where site access is more suitable. There are major issues with direct access onto the A49 therefore access via HLAA/434/001 may be required which is third party land. With access difficulties and flood risk the site is not a suitable location for development

Settlement Name Hope under Dinmore **Site Ref** HLAA/434/001 **Post Code** HR6 0

Site Address Hope under Dinmore

Information Source Call for sites

Site Area (ha) 0.47	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 checked="" 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 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 3 (along watercourse through site) & Zone 2 (majority of site)- Exception test would be required

Water information

Water Supply – DCWW Water only

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening may be required. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access satisfactory but low lying land.

Conclusion: There are some issues with this site.

Settlement Name Hope under Dinmore **Site Ref** HLAA/434/001 **Post Code** HR6 0

Site Address Hope under Dinmore

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The landscape is of moderate condition locally. Development would entail crossing the watercourse. The site has a very limited visual envelope. There is potential for development subject to constraints- railway and watercourse which is a tributary of Special Area of Conservation and a Site of Special Scientific Interest with the River Lugg. Boundary vegetation should be retained and/or improved.

Site probability

No potential

Justification

Watercourse crossing site which is a potential high risk flood zone 3 area. This limits the potential scope for development on the site given its linear shape.

Settlement Name Hope under Dinmore **Site Ref** O/Hudin/001 **Post Code** HR6 0NP

Site Address Land to west of Church Hill Coppice **Information Source** LA officer identified

Site Area (ha) 0.25	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 3 (majority of site)- Exception test would be required

Water information

Water Supply – DCWW Water only

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening may be required. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Slight visibility issues. Large ditch.

Possible mitigation: Access via 098/001

Conclusion: There are some issues with this site.

Settlement Name Hope under Dinmore **Site Ref** O/Hudin/001 **Post Code** HR6 0NP

Site Address Land to west of Church Hill Coppice **Information Source** LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The landscape is of moderate condition locally. The village has some limited capacity for expansion here. The site has a very limited visual envelope, but is on the road frontage. The site has capacity for development, subject to constraints - Public Right of Way at Northern site boundary, railway and watercourse.

Site probability

No potential

Justification

The majority of the site is in flood zone 3. Development in this location would be unsuitable due to flooding constraints.

Settlement Name Hope under Dinmore **Site Ref** TDAC **Post Code** HR6 0PJ

Site Address Hope-under-Dinmore Primary School **Information Source** Public sector land

Site Area (ha) 0.40	Greenfield <input type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input checked="" 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

Water Supply – DCWW Water only

Biodiversity information

SSSI Zone of Impact. Special Wildlife Site- adjacent to Southern boundary of site. UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland on site.

Highways information

Comments: Access to and from A49 is difficult.

Conclusion: There are major issues with this site.

Settlement Name Hope under Dinmore

Site Ref TDAC

Post Code HR6 0PJ

Site Address Hope-under-Dinmore Primary School

Information Source Public sector land

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - Low

Landscape Capacity: Moderate - High

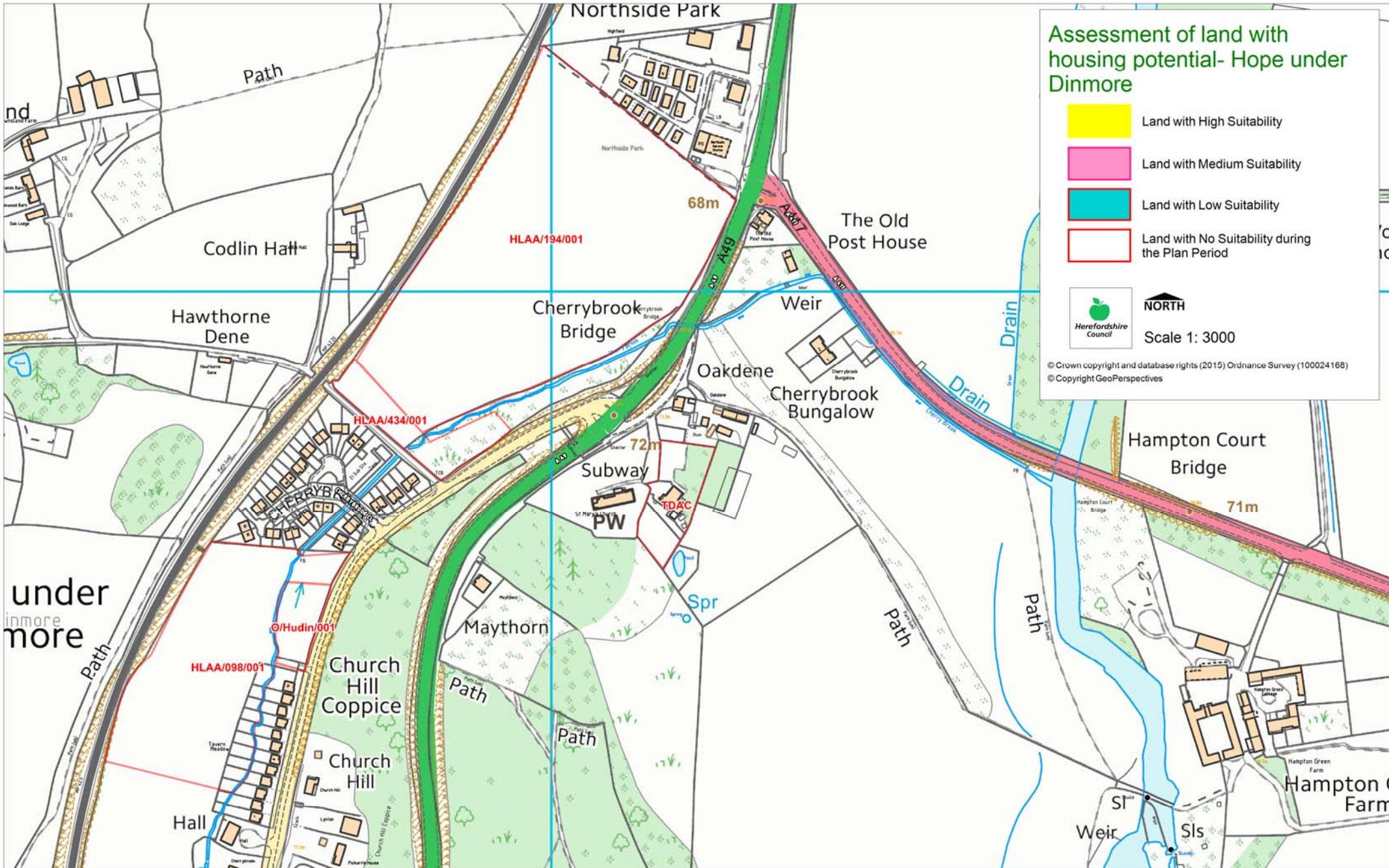
Sensitivity & Capacity Analysis: The landscape is of a moderate condition locally. The site is not highly visible but development would have potential effects on the setting of the Grade II* listed church. There is potential for a small scale, sensitive development. Boundary vegetation should be protected, retained and improved.

Site probability

No potential

Justification

Due to difficulties with access this site is not deemed to have potential within the SHLAA to yield a minimum of 5 dwellings. Site has planning permission for 1 dwelling (132001).



Assessment of land with housing potential- Hope under Dinmore

- 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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Codlin Hall

Hawthorne Dene

Cherrybrook Bridge

The Old Post House

Oakdene

Cherrybrook Bungalow

Hampton Court Bridge

Maythorn

Church Hill Coppice

Church Hill

Hampton C Farm

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68m

72m

71m

Northside Park

Path

Codlin Hall

Hawthorne Dene

Cherrybrook Bridge

The Old Post House

Oakdene

Cherrybrook Bungalow

Hampton Court Bridge

Maythorn

Church Hill Coppice

Church Hill

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HLAA/098/001

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68m

72m

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68m

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68m

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Northside Park

Path

Codlin Hall

Hawthorne Dene