

**Settlement Name** Preston-on-Wye

**Site Ref** P763/1

**Post Code** HR2 9JU

**Site Address** Land adjacent to Cloverdale Drive

**Information Source** UDP Representation

<b>Site Area (ha)</b> 0.34	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 10	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
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. Feasibility study required (to identify if improvements required)

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Best access via Cloverdale Drive but could achieve access to village road but site hedge needs removal (subject to hedgerow regulations).

Conclusion: There are some issues with this site.

**Settlement Name** Preston-on-Wye

**Site Ref** P763/1

**Post Code** HR2 9JU

**Site Address** Land adjacent to Cloverdale Drive

**Information Source** UDP Representation

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is in open countryside, and forms part of the village setting to the North. It has a limited visual envelope, apart from the Public Rights of Way and residential development adjacent due to mature vegetation. The site could accept limited development; it would need to form a strong edge along the Northern boundary at the village gateway with appropriate planting.

### **Site probability**

Medium potential

### **Justification**

Potential for small scale development if strong planting used along northern boundary. If unable to achieve access via Cloverdale Drive, then village road suitable but would require hedgerow removal and would be subject to landscape considerations.

**Settlement Name** Preston-on-Wye

**Site Ref** P763/2

**Post Code** HR2 9LL

**Site Address** Land adjacent to Ploughfields

**Information Source** UDP Representation

<b>Site Area (ha)</b> 0.37	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 6	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
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"/>

<b>Possible timescale for development?</b>		
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 operational area. Feasibility study required (to identify if improvements required)

### Biodiversity information

No protected species or statutory habitats recorded at this location.

### Highways information

Comments: Best access via Ploughfields but third party land may be required. Alternative access to 'c' class road but site hedge will need to be removed (subject to hedgerow regulations).

Conclusion: There are some issues with this site.

**Settlement Name** Preston-on-Wye

**Site Ref** P763/2

**Post Code** HR2 9LL

**Site Address** Land adjacent to Ploughfields

**Information Source** UDP Representation

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High  
Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The landscape is of a moderate condition locally, due to the loss of field boundaries and lack of management. The site has a limited visual envelope but is visible from the road, Public Rights of Way and residential development to the East and South. There is potential for development, as it would be in keeping with the clustered settlement pattern. The roadside hedge should be retained.

### **Site probability**

Medium potential

### **Justification**

The site is suitable for development as long as a suitable access can be achieved. This may need to be via Ploughfields and therefore third party land. Alternative access on to C class road with hedgerow removal (subject to hedgerow regulations and landscape considerations). Due to conflicting demands on the site the potential is lower due to uncertainty with a suitable access being achievable.

**Settlement Name** Preston-on-Wye

**Site Ref** P951

**Post Code** HR2 9JT

**Site Address** Land at Green Farm

**Information Source** UDP Representation

<b>Site Area (ha)</b> 1.17	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 15	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
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"/>

<b>Possible timescale for development?</b>		
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. Feasibility study required (to identify if improvements required)

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Good visibility at current site access. Site central to village.

Conclusion: There are no or minor issues with this issue

**Settlement Name** Preston-on-Wye

**Site Ref** P951

**Post Code** HR2 9JT

**Site Address** Land at Green Farm

**Information Source** UDP Representation

### **Landscape and Historic Environment information**

Landscape Sensitivity: High - Moderate

Landscape Capacity: Field = Moderate    Farmyard = Moderate - High

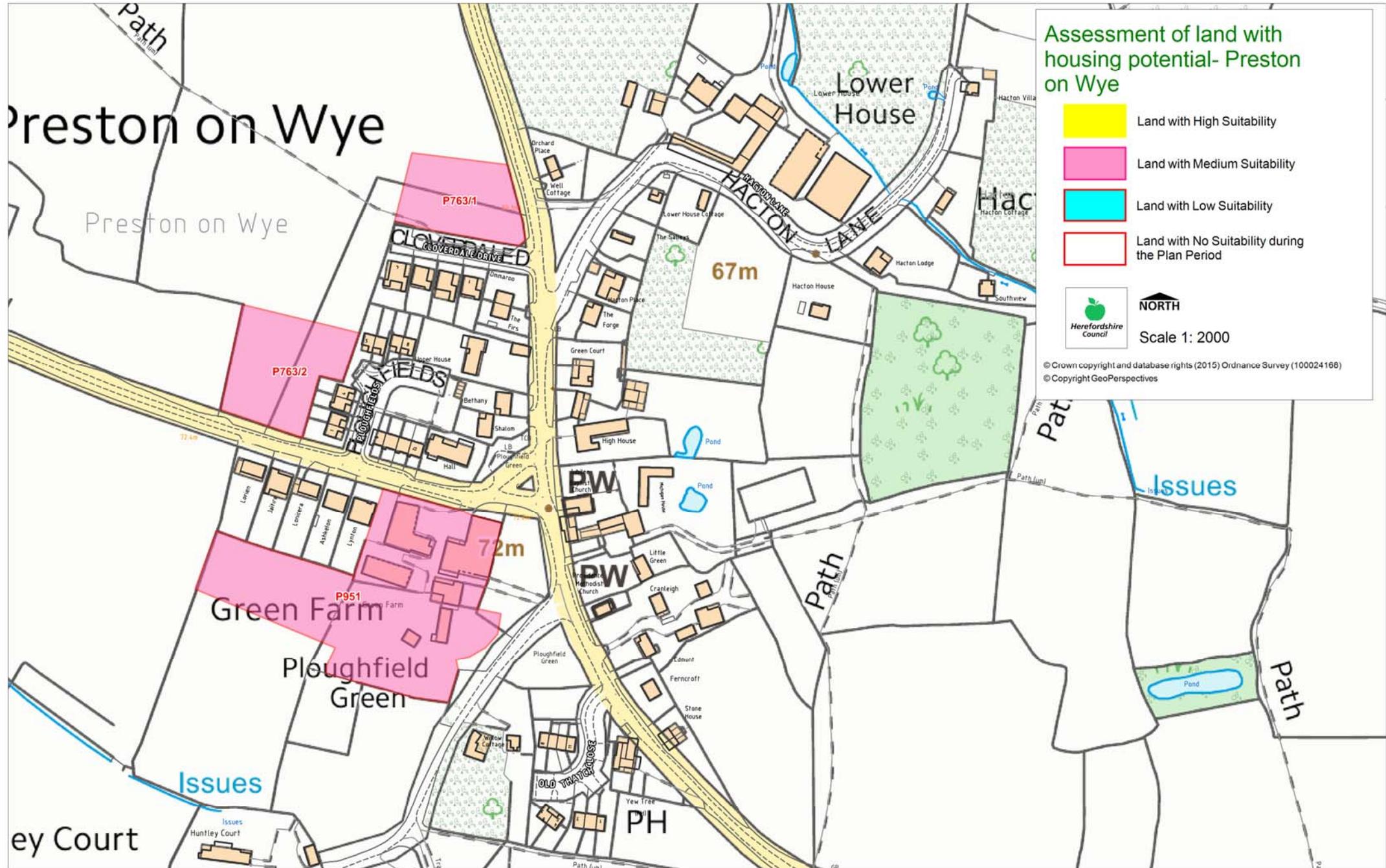
Sensitivity & Capacity Analysis: The field part of the site is in open countryside, but there are few constraints to development, apart from the Listed Building settings and residential development to the north. The farmyard part of the site is in a poor state of repair, with potential for improvement through sensitive development, especially with careful treatment of the road frontage.

### **Site probability**

Medium potential

### **Justification**

Suitable site with farm buildings in disrepair. Development of the site should consider the listed building in south east corner and therefore a well designed scheme could enhance this location of the village.



# Preston on Wye

Preston on Wye

P763/1

P763/2

P951

67m

72m

Issues

Issues

ey Court

Huntley Court

PH

Pond

Path

Pat

HACTON LANE

CLOVERDALE DRIVE

PLOUGHFIELD GREEN

Green Farm

Ploughfield Green

Lower House

Hacton

Pond

Pond

Ploughfield Green

Yew Tree

PH

OLD TATCHER HOUSE

Yew Tree

Stone House

Ferncroft

Edmont

Cranleigh

Little Green

High House

Green Court

The Forge

Hacton Place

The Saltings

Lower House Cottage

Orchard Place

Well Cottage

Well Cottage

Orchard Place

Well Cottage

Well Cottage