

EATON BISHOP NEIGHBOURHOOD PLAN

CALL FOR SITES ASSESSMENT REPORT

February 2016

Kirkwells

The Planning People

Eaton Bishop Call for Sites

Assessment Report

Background

- 1.1 As part of the development of the Draft Neighbourhood Plan for Eaton Bishop, and based on the advice received from Herefordshire Council's Neighbourhood Planning team, the Parish Council undertook a 'Call for Sites' exercise to identify the supply of potential housing sites in the Parish.
- 1.2 In order to publicise this Call for Sites, notices were put in the Hereford Times, the weekly newspaper for the county and in Tracking for News which is a monthly publication for the parishes in the area. A copy of the notice was also placed on the Eaton Bishop website, www.eatonbishop.org, and on the two notice boards in the parish, one in Eaton Bishop and one in Ruckhall. Copies were also attached to around 18 telegraph poles in the area. The site submission form was available as a download from the website as well as on request from the chairman of the neighbourhood development plan steering group.
- 1.3 The closing date for the submission of site proposals was 31ST December 2015.
- 1.4 This report assesses the potential suitability and availability of the submitted sites for housing up to the end of the plan period (2031), explores any constraints that might affect their suitability, deliverability or availability for development, and recommends a proposed course of action.
- 1.5 Twenty one sites in Eaton Bishop have been put forward.
- 1.6 This report also includes the methodology as to how the assessment was carried out.

2.0 How Much Housing is Required?

- 2.1 Eaton Bishop falls within the Hereford Housing Market Area (HMA) as identified in the Herefordshire Core Strategy (2011 – 2031). Policy RA1 sets out the rural housing strategy and states that, within this HMA, identified settlements should have a target of 18% growth.
- 2.2 Under Policy RA2, Eaton Bishop is identified as a settlement that will be a main focus for proportionate housing development (as set out in Figure 4.14 of the Core Strategy). Ruckhall is identified as another settlement where proportionate housing is appropriate (Figure 4.15). The number of houses in the parish is 186. Applying the housing growth target of 18% for the Plan period, the indicative figure for Eaton Bishop and Ruckhall is therefore at least 33 dwellings. It is for Neighbourhood Development Plans to allocate land for new housing or otherwise demonstrate delivery to provide the levels of housing to meet the various targets. The main focus for development will be within or adjacent to existing settlements. In parishes which have more than one settlement, the Neighbourhood Plan should have appropriate flexibility to apportion the housing requirement between the settlements concerned (paragraph 4.8.21 of the Herefordshire Core Strategy).
- 2.3 Advice from Herefordshire Council indicates that a Settlement Boundary should be defined to help identify sites for development. The NDP Steering Group has drawn up a proposed Settlement Boundary which is close to the built form of Eaton Bishop and Ruckhall in order to prevent overdevelopment and protect the character of the settlement. In doing this, the Steering Group followed the advice set out in Herefordshire Council's Planning Guidance Note 20 – "Guide to Settlement Boundaries". The proposed Settlement Boundary will form part of the forthcoming Community Consultation event, once the Call for Sites process and any allocation of land for housing development has been considered.
- 2.4 This objective assessment of the sites put forward through the 'Call for Sites' process will inform the identification, in the Neighbourhood Development Plan, of deliverable sites to provide the level of development to meet the housing growth target for the parish.

3.0 Methodology

- 3.1 The site assessments were carried out using a standard site assessment form which was developed by Kirkwells in consultation with the Steering Group.
- 3.2 For this assessment, all submitted sites were assessed and scored against the following criteria.

Site Suitability

1. Location in relation to built-up area of Eaton Bishop or Ruckhall	
Within existing built up area	5
Edge of existing settlement without natural/physical barrier (e.g. road)	4
Edge of existing settlement with natural/physical barrier (e.g. road)	3
Open countryside not in Buffer Zone at Ruckhall	2
Open countryside in Buffer Zone at Ruckhall	1

2. Location in Relation to Flood Risk	
In Flood Zone 1	5
In Flood Zone 2	4
Less than 50% in Flood Zone 3	3
Majority in Flood Zone 3	2
All in Flood Zone 3	1

3. Brownfield/Greenfield	
100% Brownfield	5
Majority Brownfield	4
50%/50% Brownfield/Greenfield	3
Majority Greenfield	2
100% Greenfield	1

4. Agricultural Land	
No loss of agricultural land	5
Loss of Grade 3-5 Agricultural land	3
Loss of Grade 1-2 Agricultural land	1

5. Access	
Existing road access to site is adequate	5
Existing access requires upgrading	3
No existing access to site	1

6. Access to Utilities/Services	
Limited new infrastructure required	5
Site adjacent to existing built up area but is likely to require significant new infrastructure	3
Site separate to existing built up area and is likely to require extensive infrastructure	1

7. Accessibility to Village Hall or Church (whichever is nearest)	
Less than 250m to village hall/church	5
251 - 500m to village hall/church	4
501 - 750m to village hall/church	3
751 - 1000m to village hall/church	2
Over 1001m to village hall/church	1

8. Trees/Woodland/Hedgerows	
Development of the site would result in the loss of no trees/hedgerows	5
Development of the site would result in the limited loss of trees/hedgerows	3
Development of the site would result in the significant loss of trees/hedgerows	1

9. Impact on Biodiversity	
No impact on designated key nature/wildlife area	5
Adjacent to a designated key nature/wildlife area	3
Within a designated key nature/wildlife area	1

10. Landscape	
Development of the site will not have a negative impact on the landscape/skylines/key landscape features	5
Development of the site is unlikely to have a negative impact on the landscape/skylines/key landscape features	4
Development of the site has the potential to have a negative impact on the landscape/skylines/key landscape features	3
Development of the site is likely to have a negative impact on the landscape/skylines/key landscape features	2
Development of the site is very likely to have a negative impact on the landscape/skylines/key landscape features	1

11. Relationship to the Existing Built Form	
Relates well to existing built form	5
Part of site relates well to existing built form	3

Does not relate well to existing built form/would result in an erosion of the open gap between Eaton Bishop and Ruckhall	1
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12. Listed Buildings, Scheduled Ancient Monuments or Other Heritage Asset

Site not in proximity to a Listed Building, Scheduled Ancient Monument or other heritage asset	5
Site adjacent to a Listed Building, Scheduled Ancient Monument or other heritage asset	3
Site includes a Listed Building, Scheduled Ancient Monument or other heritage asset	1

13. Topography

Flat site	5
Minimal difference (up to 0.5m) in levels between site and road	3
Significant difference (over 0.5m) in levels between site and road	1

14. Site Constraints

Unconstrained	5
Significant Constraints	3
Totally Inappropriate*	1

Note –

*** Any site where the level of constraint(s) is so significant that development would be considered inappropriate (scoring 1) e.g. within the Ruckhall Buffer Zone/Flood Zone 3, it would not be carried forward for further consideration as it would be deemed undeliverable.**

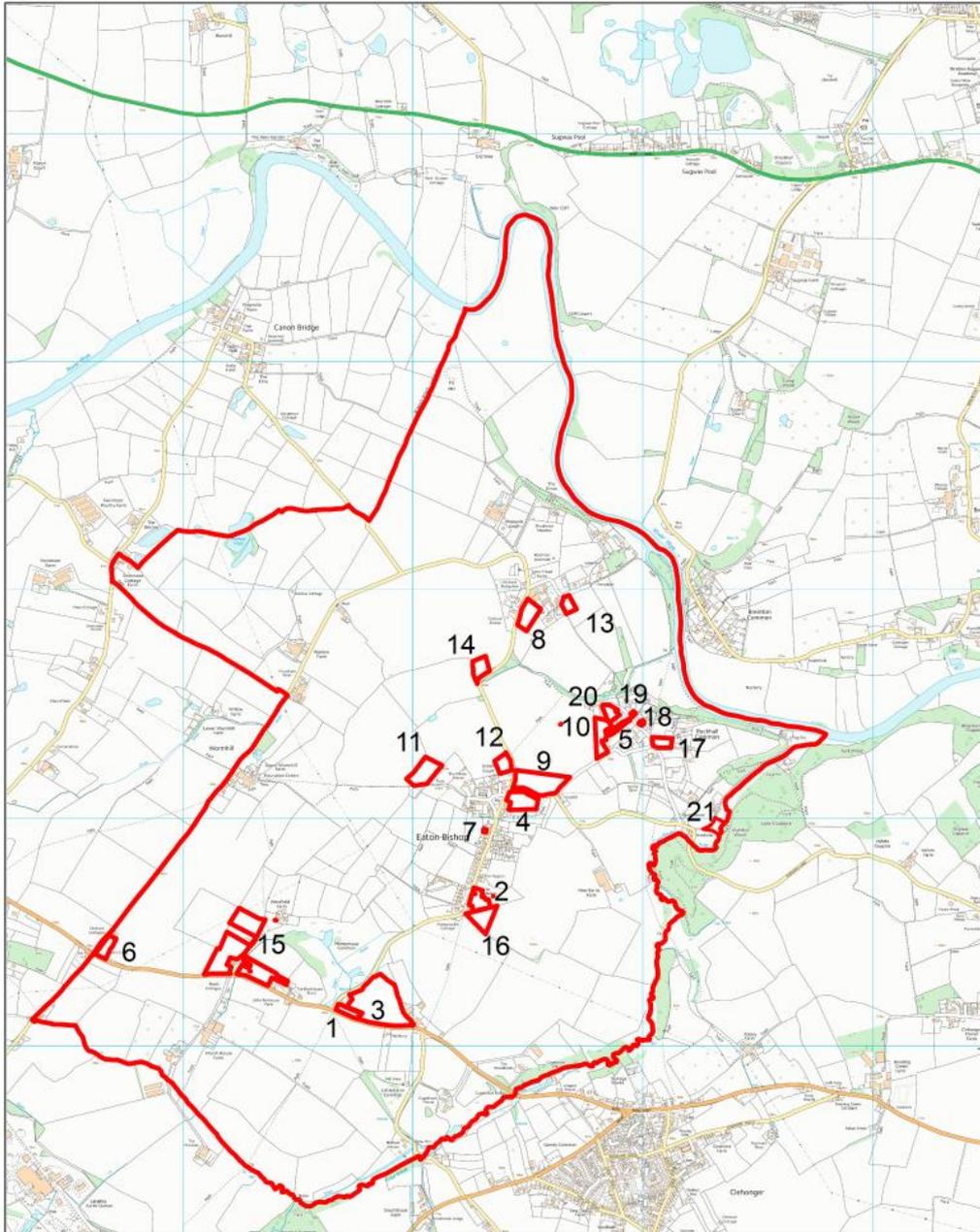
The reasons why a site is considered to fall under the category chosen, will be set out in the Site Assessment Report

Site Availability

15. Availability Criteria

Held by developer/willing owner	5
Low intensity land uses (agriculture)	3
Complex/multiple ownerships	1

Map of Parish Showing the 21 Sites put forward



Appendices 1 and 2 of this report contain the assessment and scores for each site. Appendix 3 includes a site analysis summary for each of the 21 sites assessed.

4.0 Conclusion

- 4.1 Based on the sites as they were submitted, of the 21 put forward, 8 achieved scores of 60 or above in the site assessment process, and therefore came out as the best sites. As the maximum possible score for any site was 75, those sites which scored 60 or more achieved 80% (or more) of the possible maximum.
- 4.2 The dwelling capacity for each of these sites has been based on that indicated on the site submission forms. These are generally considered appropriate for the rural character of the area but, if the density was increased, the potential capacity would be increased.
- 4.2 Consequently, based on the site assessments, the following sites could be brought forward:

Site 2 – Land to the south of the Pippins, Eaton Bishop – Site 1

Site Area – 0.57 hectares

Potential Capacity - 8 dwellings

Site 4 – The Carpenters, Eaton Bishop

Site Area – 0.86 hectares

Potential Capacity - 8 dwellings

Site 5 – Hillcrest, Ruckhall

Site Area – 0.15 hectares

Potential Capacity - 1 dwelling

Site 7 – Well House, Eaton Bishop

Site Area – 0.15 hectares

Potential Capacity - 1 dwelling

Site 16 – Land south of the Pippins, Eaton Bishop – Site 2

Site Area – 0.76 hectares

Potential Capacity - 8 dwellings

Site 18 – Old Post Office, Ruckhall

Site Area – 0.03 hectares

Potential Capacity - 1 dwelling

Site 19 – Paddock c/o Yew Tree Farm, Ruckhall

Site Area – 0.03 hectares

Potential Capacity - 1 dwelling

Site 20 – The Orchard, Ruckhall

Site Area – 0.33 hectares

Potential Capacity - 2 dwellings

Total Potential Dwelling Capacity 30

4.3 The recommendation is that the Steering Group should, in consultation with the community, consider whether the above potential sites should be taken forward in the Neighbourhood Plan. Consideration should also be given to including a criteria based policy for any further housing applications that may come forward on other sites during the Plan period.

4.4 Additional housing capacity could be provided by the following development which has been completed or proposed since 2011:

Plot 5 adjacent to Orchard View

Completed

Well House Barn Conversion

Completed

Lane Head Farm - The Bull Pen

Under construction

Lane Head Farm - Threshing Barn

Completed

Lane Head Farm - The Old Nursery

Completed

Barn Conversion Wormhill No 1

Under construction

Barn Conversion Wormhill No 2

Under construction

Plot 6 adjacent to Orchard View

Planning application

Plot 2 adjacent to Orchard View

Planning permission lapsed

Total 9 dwellings

Appendix 1

General Site Assessment

Sites shaded in yellow in Appendices 1 and 2 below are those which could be brought forward for consultation based on the site assessment scoring

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
Site 1	Honeymoon House, Eaton Bishop	Greenfield	0.30	2	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site has access to infrastructure and potential access from an adopted highway, it is removed from the centre of the Eaton Bishop. There would be no impact on features (built or natural) of importance but its development could result in the loss of some old cider trees. However, there are important views across the site from Eaton Bishop to the open countryside to the south west and further development in this location could impact on these open views</p> <p>The site does not relate well to the existing built form of the parish, and, although there is some housing to the north, this itself is isolated from Eaton Bishop</p> <p>Final Assessment – Development of the site would be inappropriate as this would not relate well to the existing built form of the settlement.</p>
Site 2	Land to the South of the Pippins, Eaton Bishop – Site 1	Greenfield/ Brownfield	0.57	8	No major policy constraints and the site relates well	Available - willing landowner	Yes	<p>The site relates well to the existing built form of the village and has access to infrastructure and an adopted highway. It is reasonably close to the centre of the village. There would be no impact on features (built or</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
					to the existing built form of the parish			natural) of importance although its development could result in the loss of some trees. Final Assessment – Development of the site would be appropriate as it contained by the existing built form of the village and would not result in an extension into the open countryside
Site 3	Meadow End, Eaton Bishop	Greenfield	3.71	35 - 50	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	Although the site has access to infrastructure and an adopted highway, it does not relate well to the existing built form of the village. Like the housing to the west and east, this site is detached from Eaton Bishop. There would be no impact on features of built importance but it adjoins a Special Wildlife Site and its development could result in the loss of trees/hedgerows Final Assessment – Development of the site would be inappropriate as this would not relate well to the existing built form of the settlement.
Site 4	The Carpenters, Eaton Bishop	Greenfield/ Brownfield	0.86	8	No major policy constraints and the site relates reasonably well to the existing built form of the parish	Available - willing landowner	Yes	Development of the site would not be contained by the existing built form of the village. It would not, however, extend the village further northwards than its current extent (Green Court). Although it would comprise an extension of the built form further eastwards, it would integrate reasonably well with the surrounding built environment It has access to infrastructure and an adopted highway and is very close to the centre of the village. There would be no impact on features (built or natural) of importance although its development could result in the loss of some trees.

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
								Final Assessment – Development of the site would be appropriate as it would, in part, be contained by the existing built form of the village and would not result in a significant extension into the open countryside. However, it does have the potential to reduce the important green gap between Eaton Bishop and Ruckhall
Site 5	Hillcrest, Ruckhall	Greenfield	0.15	1	No major policy constraints and the site relates well to the existing built form of Ruckhall	Available - willing landowner	Yes	<p>Although the site is long and narrow and may be difficult to develop, it has access to water and electricity infrastructure and has potential access from an adopted highway.</p> <p>There would be no impact on features (built or natural) of importance.</p> <p>There is open countryside to the west but the site relates reasonably well to the existing built form of Ruckhall</p> <p>Final Assessment – Development of the whole site would be appropriate as this would relate well to the existing built form of the parish.</p>
Site 6	1, Orchard Cottage, Eaton Bishop	Greenfield	0.43	3	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site has access to infrastructure and potential access from an adopted highway, it is removed from the existing centres of development in Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance although its development could result in the loss of hedgerows. The site does not relate well to the existing built form of the parish and, although there is some housing to the north, this is isolated from Eaton Bishop</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
								Final Assessment – Development of the whole site would be inappropriate as this would not relate well to the existing built form of the parish.
Site 7	Well House, Eaton Bishop	Greenfield	0.015	1	No major policy constraints and the site relates well to the existing built form of Eaton Bishop	Available - willing landowner	Yes	<p>The site relates well to the existing built form of the village and has access to infrastructure and an adopted highway. It is close to the centre of the village.</p> <p>There would be no impact on features of natural importance but the site lies within the curtilage of a Grade II Listed Building, Well House.</p> <p>Final Assessment – Development of this site would be appropriate as it is located within Eaton Bishop village and there are no major policy constraints, although its proximity to a Listed Building would require sensitive design.</p>
Site 8	Lane Head Farm, Lower Eaton	Greenfield	0.75	5 - 7	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site has access to some infrastructure and potential access from an adopted highway, it is removed from the centre of Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance although its development could result in the loss of some perimeter trees/hedgerows.</p> <p>The site does not relate well to the existing built form of the parish, and, although there is some housing to the north and west, this itself is isolated from Eaton Bishop</p> <p>Final Assessment – Development of the site would be inappropriate as this would not relate well to the existing built form of the settlement.</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
Site 9	Brown's Field, Eaton Bishop	Greenfield	1.71	10	The site lies within the important open gap between Eaton Bishop and Ruckhall	Available - willing landowner	Yes	<p>The site would require significant new infrastructure connections but has access from adopted highways. It is reasonably close to the centre of Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance although its development could result in the loss of some perimeter hedgerows.</p> <p>The site does not relate well to the existing built form of the village and its development would result in the erosion of the open gap between Eaton Bishop and Ruckhall.</p> <p>Final Assessment – Development of the site would be inappropriate as it would reduce the open gap between Eaton Bishop and Ruckhall.</p>
Site 10	West Entrance to Ruckhall	Greenfield	0.74	5	The site lies within the important open gap between Eaton Bishop and Ruckhall	Available - willing landowner	Yes	<p>The site would require some new infrastructure connections although it has access from an adopted highway.</p> <p>There would be no impact on features (built or natural) of importance although its development could result in the loss of some perimeter hedgerows.</p> <p>The site does not relate well to the existing built form of the parish and its development would reduce the green gap that separates Eaton Bishop and Ruckhall</p> <p>Final Assessment – Development of the site would be inappropriate as it would extend into the open countryside that separates Eaton Bishop and Ruckhall</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
Site 11	Church Field, Eaton Bishop	Greenfield	1.00	2	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>The site would require significant new infrastructure connections, including access. It is reasonably close to the centre of Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance although it is close to the Grade I Listed Church of St Michael and All Angels and its development could result in the loss of some perimeter hedgerows.</p> <p>The site is divorced from Eaton Bishop and does not therefore relate well to the existing built form of the village</p> <p>Final Assessment – Development of the site would be inappropriate as this would not relate well to the existing built form of the settlement.</p>
Site 12	Church Field, Near Green Court, Eaton Bishop	Greenfield	0.42	2	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>The site would require new infrastructure connections but has direct access from an adopted highway. It is reasonably close to the centre of Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance although its development could result in the loss of some perimeter hedgerows.</p> <p>The site is beyond the existing northern extent of Eaton Bishop and does not relate well to the existing built form. Its development would result in further linear extension of the village into the open countryside to the north</p> <p>Final Assessment – Development of the site would be inappropriate as this would not relate well to the existing built form of the village.</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
Site 13	Lane Head Farm – Site 1, Eaton Bishop	Greenfield	0.31	1	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site has access to some infrastructure and potential access from an adopted highway, it is removed from the centre of Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance.</p> <p>The site does not relate well to the existing built form of the parish, and, although there is some housing to the north and agricultural buildings to the west, these themselves are isolated from Eaton Bishop and Ruckhall</p> <p>Final Assessment – Development of the site would be inappropriate as this would not relate well to the existing built form of the parish.</p>
Site 14	Lane Head Farm – Site 2, Eaton Bishop	Greenfield	0.52	2	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site has access from an adopted highway, it would require significant infrastructure connections. Its development would be isolated and it would be a significant intrusion into the open countryside.</p> <p>There would be no impact on features (built or natural) of importance although its development could result in the loss of some perimeter hedgerows.</p> <p>The site does not relate well to the existing built form of the parish.</p> <p>Final Assessment – Development of the site would be inappropriate as this would be isolated development in the countryside and would not relate well to the existing built form of the settlement.</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
Site 15	Broadstone, Eaton Bishop	Greenfield	4.77	50 - 75	No major policy constraints but the site does not relate well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site has reasonable access to service infrastructure and potential access from an adopted highway, it is removed from the existing centres of development in Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance although its development could result in the loss of hedgerows and trees and the site is in close proximity to a Special Wildlife Site.</p> <p>The site does not relate well to the existing built form of the parish and, although there are some buildings in the vicinity, these are isolated from Eaton Bishop.</p> <p>Final Assessment – Development of the whole site would be inappropriate as this would not relate well to the existing built form of the parish</p>
Site 16	Land to the South of the Pippins, Eaton Bishop – Site 2	Greenfield	0.76	8	No major policy constraints and the site relates well to the existing built form of the parish	Available - willing landowner	Yes	<p>The site relates well to the existing built form of the village and has access to infrastructure and an adopted highway. It is reasonably close to the centre of Eaton Bishop.</p> <p>There would be no impact on features (built or natural) of importance</p> <p>Although development of this site would extend the built form of Eaton Bishop to the south west, this would be modest in scale.</p> <p>Final Assessment – Development of the site would be appropriate as this would relate reasonably well to the existing built form of Eaton Bishop.</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
Site 17	Corner Field, Opposite Phone Box, Ruckhall	Greenfield	0.35	1	Although the site relates well to the existing built form of the parish, it is subject to a major policy constraint – the Eaton Camp Buffer Zone	Available - willing landowner	Yes	<p>Although the site has potential access from an adopted highway, it would require significant new infrastructure connections.</p> <p>There would be no impact on features (built or natural) of importance but its development could result in the loss of some hedgerows.</p> <p>The site is well-related to the built form of Ruckhall but it is located within the Buffer Zone where new development would not be permitted because of its potential impact on the Eaton Camp Ancient Monument</p> <p>Final Assessment – Development of the site would be inappropriate it is located within the Eaton Camp Buffer Zone.</p>
Site 18	Old Post Office, Ruckhall	Greenfield	0.03	1	No major policy constraints and the site relates well to the existing built form of the parish	Available - willing landowner	Yes	<p>The site has access to water and electricity infrastructure and potential access from an adopted highway.</p> <p>There would be no impact on features (built or natural) of importance. However, the site makes an important contribution to the character of Ruckhall which is one of low density housing interspersed with open spaces, including paddocks</p> <p>The site relates well to the existing built form of Ruckhall</p> <p>Final Assessment – Development of the site would be appropriate as this would relate well to the existing built form of the settlement. However, it would result in the loss of an open space that contributes towards the character of Ruckhall</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
Site 19	Paddock, c/o Yew Tree Farm, Ruckhall	Greenfield	0.03	1	No major policy constraints and the site relates well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site does not have access to water and electricity infrastructure, these are available nearby and the site has potential access from an adopted highway.</p> <p>There would be no impact on features (built or natural) of importance. However, the site makes an important contribution to the character of Ruckhall which is one of low density housing interspersed with open spaces, including paddocks</p> <p>The site relates well to the existing built form of Ruckhall</p> <p>Final Assessment – Development of the site would be appropriate as this would relate well to the existing built form of the settlement. However, it would result in the loss of an open space that contributes towards the character of Ruckhall</p>
Site 20	The Orchard, c/o Yew Tree Farm, Ruckhall	Greenfield	0.33	2	No major policy constraints and the site relates well to the existing built form of the parish	Available - willing landowner	Yes	<p>Although the site does not have access to water and electricity infrastructure, these are available nearby and the site has potential access from an adopted highway.</p> <p>There would be no impact on features (built or natural) of importance.</p> <p>The site relates well to the existing built form of Ruckhall</p> <p>Final Assessment – Development of the site would be appropriate as this would relate well to the existing built form of the settlement.</p>
Site 21	Glenwood, Ruckhall	Part Greenfield	0.35	1	The site is very close to the Eaton	Available - willing landowner	Yes	<p>Although the site has reasonable access to service infrastructure and potential access from an adopted</p>

Site Ref	Site Name	Brownfield/ Greenfield*	Site Area (hectares)	Potential Capacity	Suitability	Availability	Likely Viability for Housing	Commentary
		Part Brownfield			Camp buffer zone and the site does not relate well to the existing built form of the parish			<p>highway, it is removed from the existing centres of development in Eaton Bishop and Ruckhall.</p> <p>The site is in close proximity to an area of Ancient Woodland, Ruckhall Wood, and could potentially impact on the Eaton Camp Ancient Monument which is located above the site to the west.</p> <p>The site does not relate well to the existing built form of the parish and, although there are some buildings in the vicinity, these are isolated from Ruckhall.</p> <p>Final Assessment – Development of the site would be inappropriate as this would not relate well to the existing built form of the settlement and it is in close proximity to the Eaton Camp Ancient Monument.</p>

* **Brownfield land includes both land and buildings that have previously been used or developed. It excludes land where the remains of the previous use have blended into the landscape**

Greenfield land is that which has not been previously developed

Appendix 2

Site Assessment Scores

Site Ref	Location - Built Up Area	Location – Flood Risk	Greenfield Brownfield	Agric Land	Access	Utilities	Services	Trees Woodland Hedgerows	Bio-diversity	Land-scape	Impact on Built Form	Listed Buildings, Etc	Topo-graphy	Con-straints	Avail-able	Total
2	4	5	2	3	5	5	5	3	5	5	5	5	3	5	5	65
4	4	5	2	3	5	5	5	3	5	4	3	5	3	5	5	62
5	5	5	1	3	5	5	3	3	5	5	5	5	3	5	5	63
7	5	5	2	5	5	5	5	3	5	4	5	3	5	5	5	67
16	4	5	1	1	5	5	5	3	5	4	5	5	5	5	5	63
18	5	5	1	5	5	5	3	3	5	4	5	5	5	5	5	66
19	5	5	1	1	5	5	3	3	5	4	5	5	5	5	5	62
20	5	5	1	1	5	5	3	3	5	4	5	5	3	5	5	60
1	2	5	1	3	5	3	3	3	5	3	1	5	5	5	5	54
3	2	5	1	3	5	1	3	3	3	4	1	5	5	5	5	51
6	2	5	1	5	5	3	1	3	5	4	1	5	5	5	5	55
8	2	5	1	1	5	3	3	3	5	4	1	5	5	5	5	53
9	3	5	1	1	5	3	5	3	5	4	1	5	3	5	5	54
10	4	5	1	3	5	3	4	3	5	4	1	5	3	5	5	56
11	2	5	1	3	3	3	5	3	5	3	1	3	5	3	5	50
12	4	5	1	1	5	3	5	3	5	3	1	5	3	5	5	54
13	2	5	1	3	5	3	2	3	5	3	1	5	3	5	5	51
14	2	5	1	1	5	1	4	2	5	4	1	5	5	5	3	49
15	2	5	1	3	5	1	2	3	3	4	1	5	5	5	5	50
17	1	5	1	1	5	3	4	3	5	4	5	3	5	1	5	51
21	2	5	2	5	5	5	3	3	3	3	1	3	5	5	5	55



Site within Eaton Camp Buffer Zone therefore discounted

Appendix 3

Eaton Bishop Neighbourhood Development Plan

Call for Sites December 2015

Site Assessment

Site Reference: Site 1

Site Address: Honeymoon House, Eaton Bishop

Area: 0.30 hectares

Description: Unused

Existing Policy: Nothing site specific

Site is in open countryside, away from the built up areas of the parish. There is a small amount of isolated housing to the north-west. There are views across the site from Eaton Bishop to the open countryside to the south-west

The site is greenfield.

The site could share the access to Honeymoon House.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

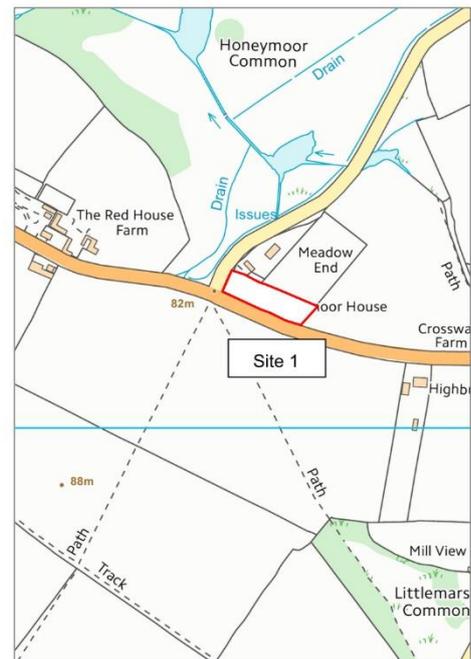
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are boundary hedgerows and some old cider apple trees within the site.

Agricultural land – Grade 3

No designated wildlife areas

The site has access to utilities and services but is about 700ms from the village hall.



Site Reference: Site 2

Site Address: Land to the South of the Pippins,
Eaton Bishop – Site 1

Area: 0.57 hectares

Description: Bungalow and farm buildings

Existing Policy: Nothing site specific

Site is adjacent to the southern part of Eaton Bishop and development for residential would be compatible with neighbouring uses.



The site is mostly greenfield.

The site is adjacent to the road through the village

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are some boundary hedgerows and some trees within the site.

Agricultural land – Grade 3

No designated wildlife areas

The site has access to utilities and is less than 250ms from the village hall.

Site Reference: Site 3

Site Address: Meadow End, Eaton Bishop

Area: 3.7 hectares

Description: Agriculture

Existing Policy: Nothing site specific

The site is in open countryside, away from the built up areas of the parish. There is a small amount of isolated housing to the south-west and south-east. There are views across the site from Eaton Bishop to the open countryside to the south-west

The site is greenfield.

It is adjacent to two roads but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

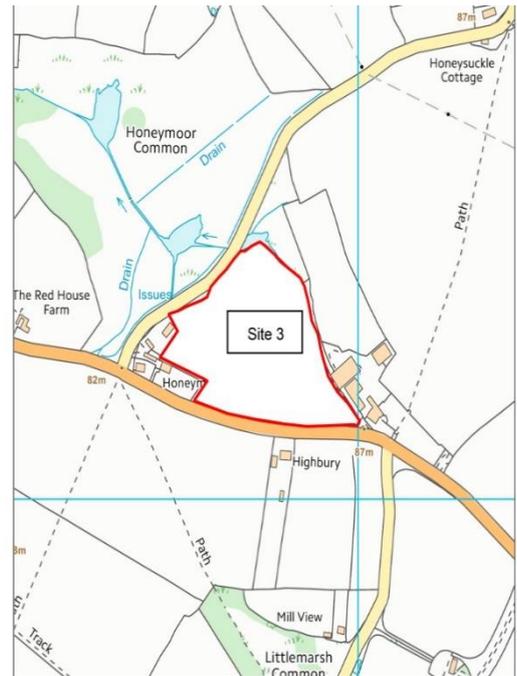
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are hedgerows along the boundaries of the site and trees in the western part.

Agricultural land – Grade 3

The site is adjacent to the Honeymoore Common Wildlife Site

The site has access to some utilities and services but is removed from the settlement



Site Reference: Site 4

Site Address: The Carpenters, Eaton Bishop

Area: 0.86 hectares

Description: House and orchard

Existing Policy: Nothing site specific

The site is adjacent to the southern part of the Eaton Bishop and development for residential would be compatible with neighbouring uses.

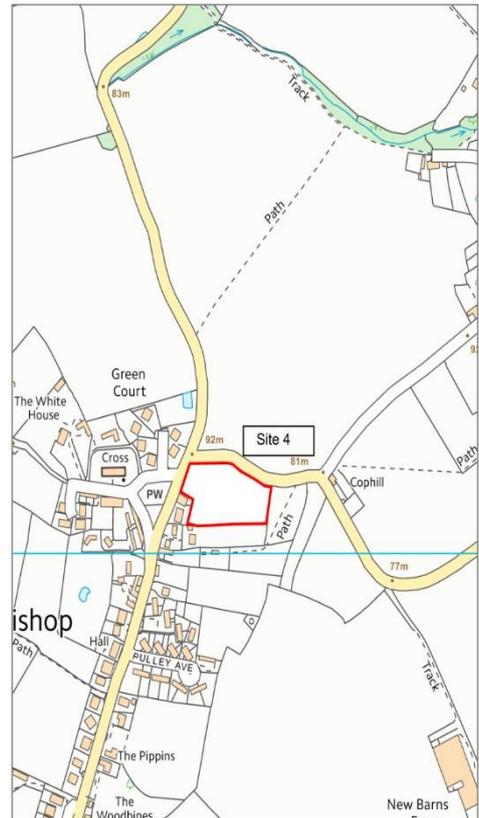
The site is greenfield.

The site is adjacent to two roads

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip



Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are trees within the site

Agricultural land – Grade 3

No designated wildlife areas

The site has access to utilities and services in the settlement

Site Reference: Site 5

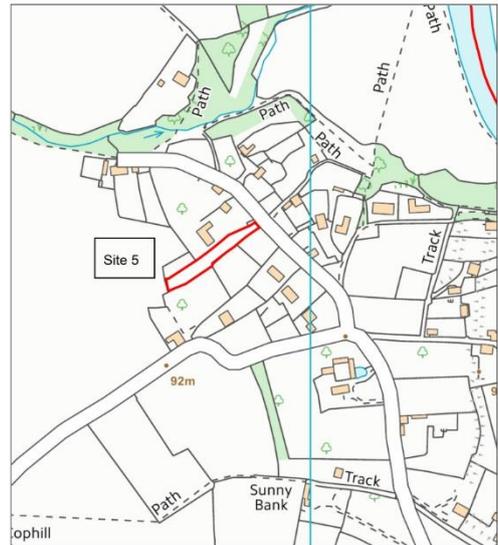
Site Address: Hillcrest, Ruckhall

Area: 0.15 hectares

Description: Garden

Existing Policy: Nothing site specific

Site is in the northern part of Ruckhall and development for residential would be compatible with neighbouring uses.



The site is greenfield.

The site is adjacent to the road through the settlement but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are hedgerows around the site that make an important contribution to the character of the settlement

Agricultural land – Grade 3

No designated wildlife areas

The site has access to most utilities and services in the settlement

Site Reference: Site 6

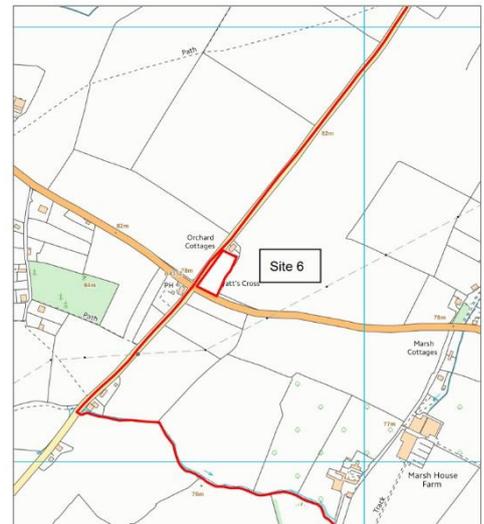
Site Address: 1 Orchard Cottage, Eaton Bishop

Area: 0.43 hectares

Description: Garden

Existing Policy: Nothing site specific

The site is in the open countryside with some scattered housing to the north. Development for residential would be compatible with neighbouring uses.



The site is greenfield.

The site is adjacent to an adopted road but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are hedgerows around the perimeter of the site.

Agricultural land – N/A

No designated wildlife areas

The site has access to utilities and services

Site Reference: Site 7

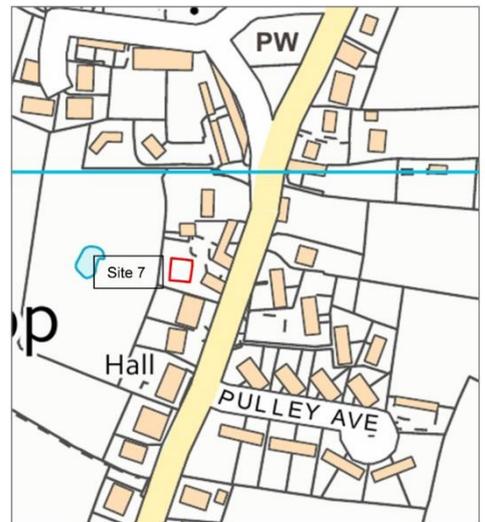
Site Address: Well House, Eaton Bishop

Area: 0.015 hectares

Description: Farmyard

Existing Policy: Nothing site specific

Site lies within a farmyard and development would generally be contained by existing buildings within the village. Residential use would be compatible with neighbouring uses. There are important views into this part of Eaton Bishop from the south.



The site is greenfield.

The site could be accessed using the existing access from the yard on to the adopted road through the village

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area but development could affect the nearby Grade II Listed Well House

No Tree Preservation Orders and development is unlikely to impact on trees/hedgerows that make an important contribution to the character of the settlement

Agricultural land – None

No designated wildlife areas

The site has access to utilities and services in the settlement

Site Reference: Site 8

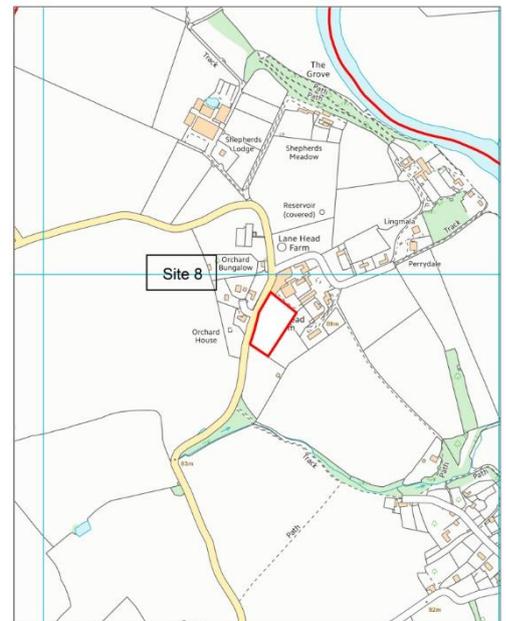
Site Address: Lane Head Farm, Lower Eaton

Area: 0.75 hectares

Description: Grazing land

Existing Policy: Nothing site specific

Site is adjacent to existing development around Lane Head Farm and there are a number of residential properties in a cul-de-sac opposite. Development for residential would be compatible with neighbouring uses. The site is elevated from the road and views across the site are obscured by a banks which has hedges, fencing and mature trees along the top.



The site is greenfield.

The site has access on to the adopted Eaton Bishop/Lower Eaton Road but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but hedgerows and copper beech trees around the perimeter make an important contribution to the character of the area

Agricultural land – Grade 2

No designated wildlife areas

The site has access to utilities and services in the area

Site Reference: Site 9

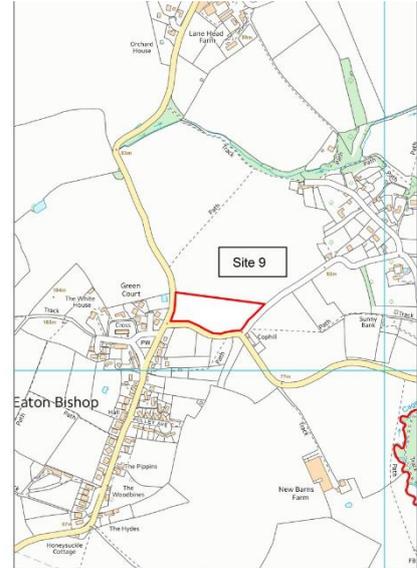
Site Address: Brown’s Field, Eaton Bishop

Area: 1.71 hectares

Description: Arable farmland

Existing Policy: Nothing site specific

Site is adjacent to the northern part of Eaton Bishop but separated from it by a road. Development for residential would be compatible with neighbouring uses.



The site is greenfield.

The site is adjacent to three roads but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but hedgerows along the roadside make an important contribution to the character of the area

Agricultural land – Grade 2/3

No designated wildlife areas

The site does not have access to utilities but is close to services in Eaton Bishop

Site Reference: Site 10

Site Address: West Entrance to Ruckhall

Area: 0.74 hectares

Description: Arable farmland

Existing Policy: Nothing site specific

Site is adjacent to the western part of Ruckhall and development for residential would be compatible with neighbouring uses.

The site is greenfield.

The site is adjacent to the road between Eaton Bishop and Ruckhall but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

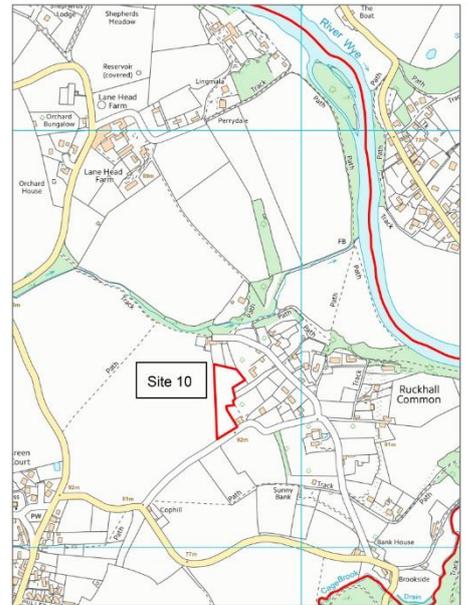
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but hedgerows along the site's eastern boundary make an important contribution to the character of Ruckhall

Agricultural land – Grade 3

No designated wildlife areas

The site has access to utilities and services in the area



Site Reference: Site 11

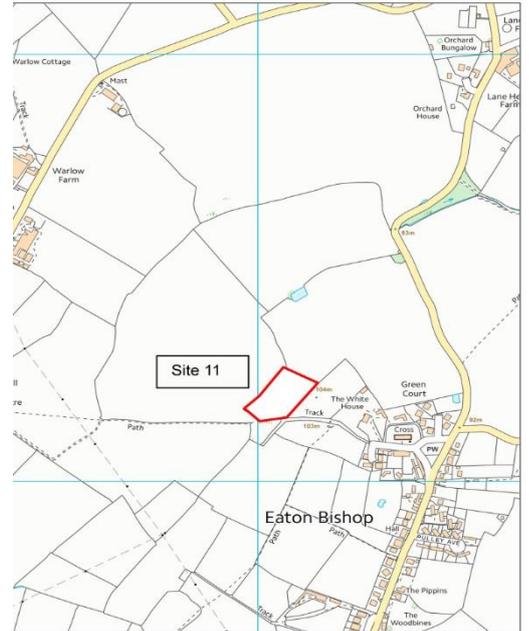
Site Address: Church Field, Eaton Bishop

Area: 1.00 hectares

Description: Arable farmland

Existing Policy: Nothing site specific

Site is in the open countryside beyond the existing northern extent of Eaton Bishop and development for residential would be compatible with neighbouring uses. It is important in views of the northern part of the village from the south.



The site is greenfield.

Current access into the site is along a track.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area but it is close to the Grade I Listed Church of St Michael and All Angels

No Tree Preservation Orders but hedgerows around the perimeter of the site make an important contribution to the character of Eaton Bishop

Agricultural land – Grade 3

No designated wildlife areas

The site does not have access to utilities but is close to the services in the centre of Eaton Bishop

Site Reference: Site 12

Site Address: Church Field, Near Green Court, Eaton Bishop

Area: 0.42 hectares

Description: Arable farmyard

Existing Policy: Nothing site specific

Site is adjacent to the northern part of the settlement and development for residential would be compatible with neighbouring uses. There are important views across the site from the north looking towards the northern part of the village

The site is greenfield.

The site is adjacent to the road through the settlement but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

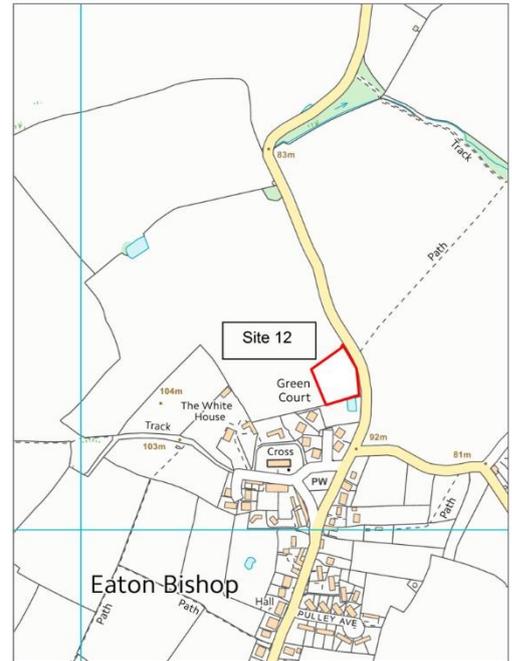
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but the roadside hedgerow makes an important contribution to the character of the area

Agricultural land – Grade 2/3

No designated wildlife areas

The site may have access to utilities and has access to services in the settlement



Site Reference: Site 13

Site Address: Lane Head Farm – Site 1, Eaton Bishop

Area: 0.31 hectares

Description: Pasture

Existing Policy: Nothing site specific

Site is adjacent to a group of farm buildings, and residential including red brick buildings and barn conversion and development for residential would be compatible with neighbouring uses. There are views across the site down to the valley bottom to the east towards the River Wye

The site is greenfield.

The site has access on to the adopted Lower Eaton Road via the existing access to Lane Head.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

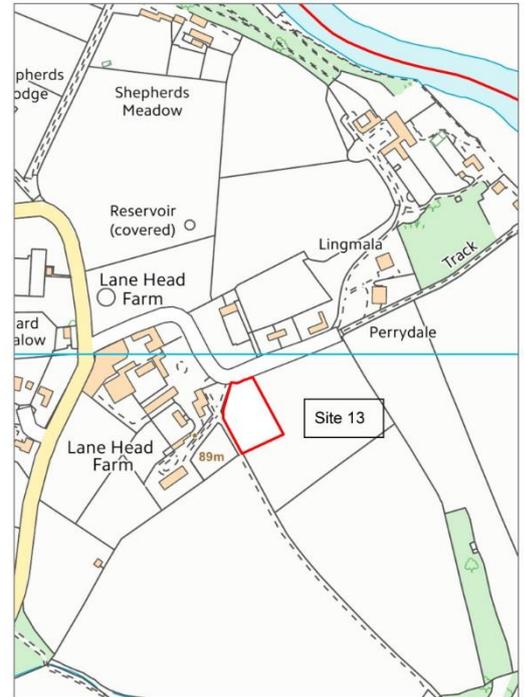
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are hedgerows along the boundary

Agricultural land – Grade 3

No designated wildlife areas

The site has access to utilities but is removed from the services in the village



Site Reference: Site 14

Site Address: Lane Head Farm – Site 2, Eaton Bishop

Area: 0.52 hectares

Description: Arable

Existing Policy: Nothing site specific

Site is surrounded by open countryside and development for residential would be compatible with neighbouring uses.

The site is greenfield.

The site has access on to the adopted Eaton Bishop/Lower Eaton Road.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip



Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but the site is bounded by hedgerows

Agricultural land – Grade 2/3

No designated wildlife areas

The site does not have access to utilities and services

Site Reference: Site 15

Site Address: Broadstone, Eaton Bishop

Area: 4.77 hectares

Description: Grazing

Existing Policy: Nothing site specific

The site is comprises three parcels of land which are surrounded by open land interspersed with isolated dwellings and agricultural buildings. Its development for residential would be compatible with neighbouring uses.

The site is greenfield.

Two of the parcels of land have direct access on to the B4352.
The northernmost parcel has access off a track which links to the B4352.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

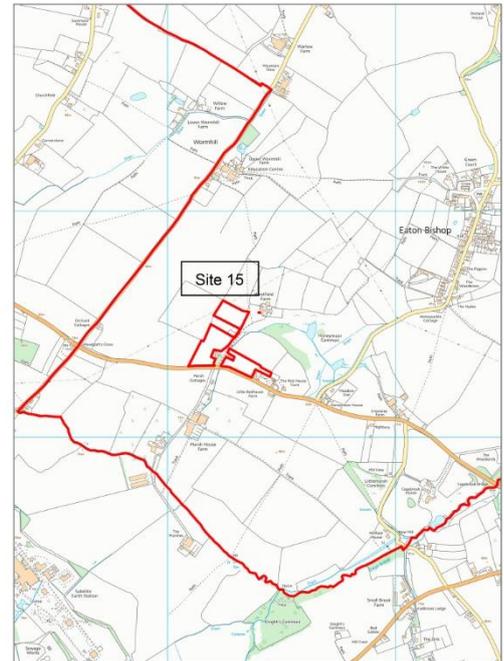
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but the sites contain a number of trees and shrubs and there are boundary hawthorn hedges

Agricultural land – Grade 3

The site is adjacent to the Special Wildlife Site at Honeymoon Common

The site has reasonable access to utilities but is some distance removed from the services in the village



Site Reference: Site 16

Site Address: Land to the South of the Pippins, Eaton Bishop – Site 2

Area: 0.76 hectares

Description: Grassland for mixed farming

Existing Policy: Nothing site specific

Site is adjacent to the southern part of Eaton Bishop and development for residential would be compatible with neighbouring uses.

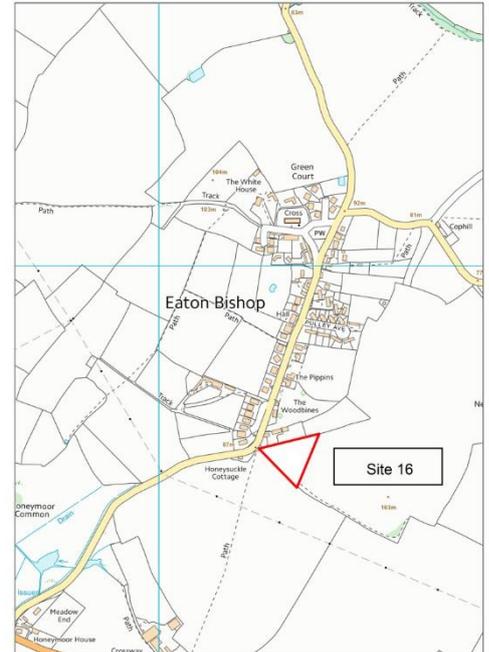
The site is greenfield.

The site is adjacent to the road through the settlement but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip



Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are some hedgerows and trees around the perimeter of the site

Agricultural land – Grade 2/3

No designated wildlife areas

The site has access to utilities and services in the settlement

Site Reference: Site 17

Site Address: Corner Field, Opposite Phone Box, Ruckhall

Area: 0.35 hectares

Description: Grazing

Existing Policy: Nothing site specific

The site is situated within an area of low density housing with Ruckhall Common to the north and development for residential would be compatible with neighbouring uses.

The site is greenfield.

The site is adjacent to the road through the settlement but there is currently no access into the site.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

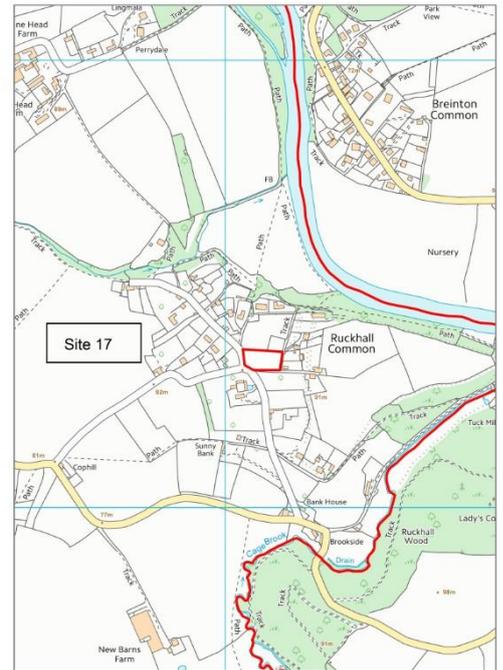
Not in Conservation Area but the site falls within the buffer zone for the Eaton Camp ancient Monument

No Tree Preservation Orders but there are hedgerows and trees around the perimeter of the site that make an important contribution to the character of the settlement

Agricultural land – Grade 2

No designated wildlife areas

The site does not currently have access to utilities but is reasonably close to the services in the settlement



Site Reference: Site 18

Site Address: Old Post Office, Ruckhall

Area: 0.03 hectares

Description: Garden

Existing Policy: Nothing site specific

The site is located in an area of low density housing within the settlement of Ruckhall and development for residential would be compatible with neighbouring uses.

The site is greenfield.

The site adjoins the road across Ruckhall Common.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

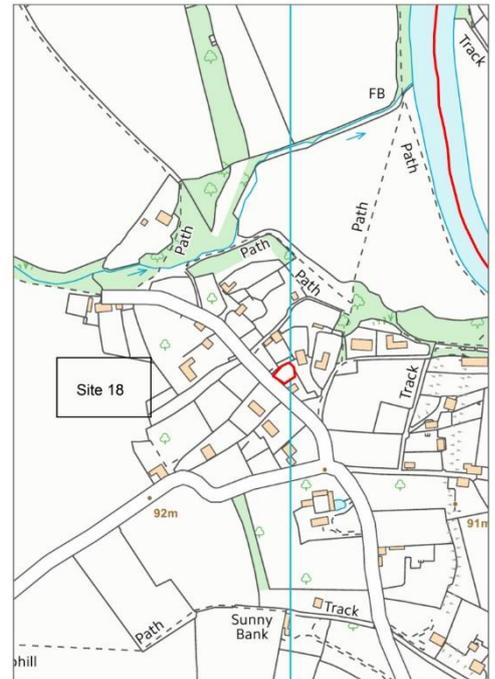
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but there are hedgerows around the perimeter that make an important contribution to the character of the settlement

Agricultural land – N/A

No designated wildlife areas

The site has access to utilities and services in the settlement



Site Reference: Site 19

Site Address: Paddock, c/o Yew Tree Farm, Ruckhall

Area: 0.03 hectares

Description: Paddock/grazing

Existing Policy: Nothing site specific

Site is within an area of low density housing within Ruckhall and development for residential would be compatible with neighbouring uses. There are views across the site to local green spaces

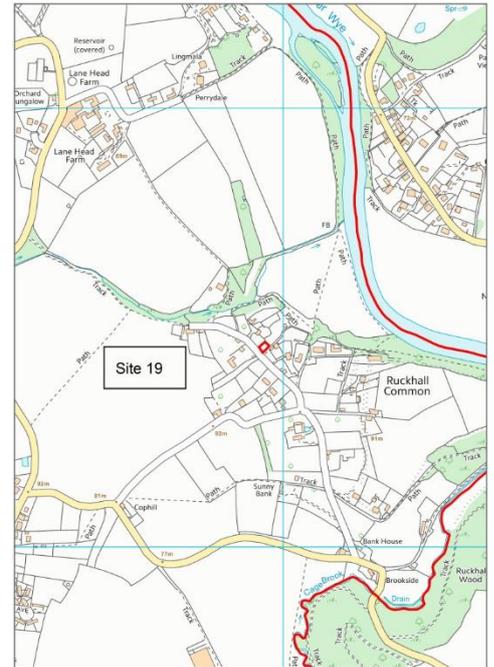
The site is greenfield.

The site is adjacent to the road across Ruckhall Common.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip



Policy Constraints

Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but hedgerows enclose the paddock on three sides and make an important contribution to the character of the settlement

Agricultural land – Grade 2

No designated wildlife areas

The site does not currently have access to utilities but these are available nearby and is over 500ms from services in Eaton Bishop

Site Reference: Site 20

Site Address: The Orchard, c/o Yew Tree Farm, Ruckhall

Area: 0.33 hectares

Description: Grazing

Existing Policy: Nothing site specific

Site is adjacent to the northern part of the settlement and development for residential would be compatible with neighbouring uses. There are views across the site down to the lane to the south east

The site is greenfield.

The site adjoins the lane to Yew Tree Farm and Brookey Cottage.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

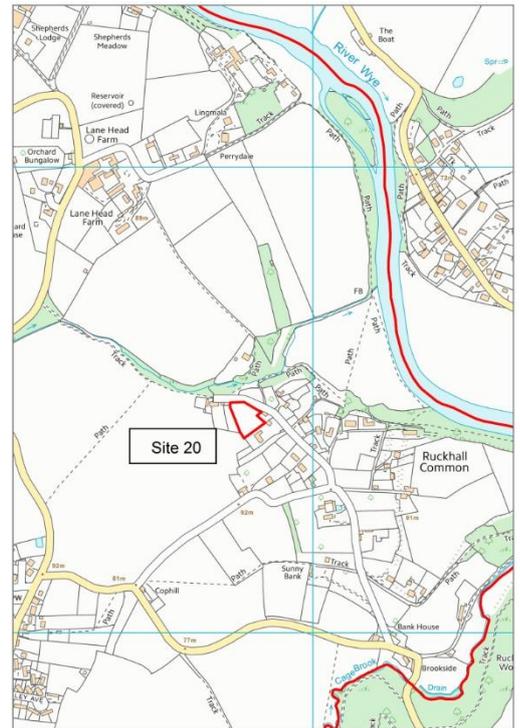
Not in Conservation Area and development would not affect any Listed Buildings

No Tree Preservation Orders but hedgerows on two sides of the site and apple trees within it make an important contribution to the character of the settlement

Agricultural land – Grade 2

No designated wildlife areas

The site does not currently have access to utilities but these are available nearby and is over 500ms from services in Eaton Bishop



Site Reference: Site 21

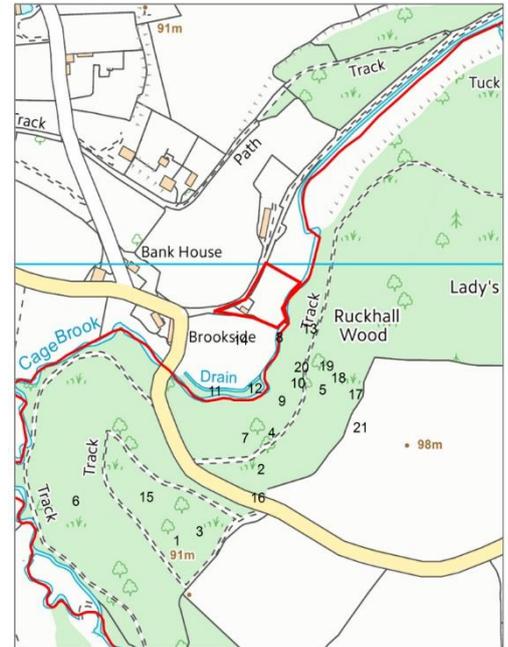
Site Address: Glenwood, Ruckhall

Area: 0.35 hectares

Description: Garden with outbuildings

Existing Policy: Nothing site specific

The site lies in the Cagebrook Valley within an area of open land and scattered housing and development for residential would be compatible with neighbouring uses. There are views across the site down to the valley and woodland opposite with the Cagebrook running in the valley



The site is part greenfield/part brownfield.

There is access off Tuck Mill Road on to Ruckhall Lane.

There is no potential for site contamination / instability.

The site is in Flood Zone 1

There are no restrictive covenants and potential access is not via a private road or ransom strip

Policy Constraints

Not in Conservation Area but the site is in close proximity to the Eaton Camp Ancient Monument

No Tree Preservation Orders but there are a few apple trees within the site

Agricultural land – N/A

Site is adjacent to Ruckhall Wood, an Ancient Woodland

The site has access to utilities but is some distance from services in Eaton Bishop



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The Planning People

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