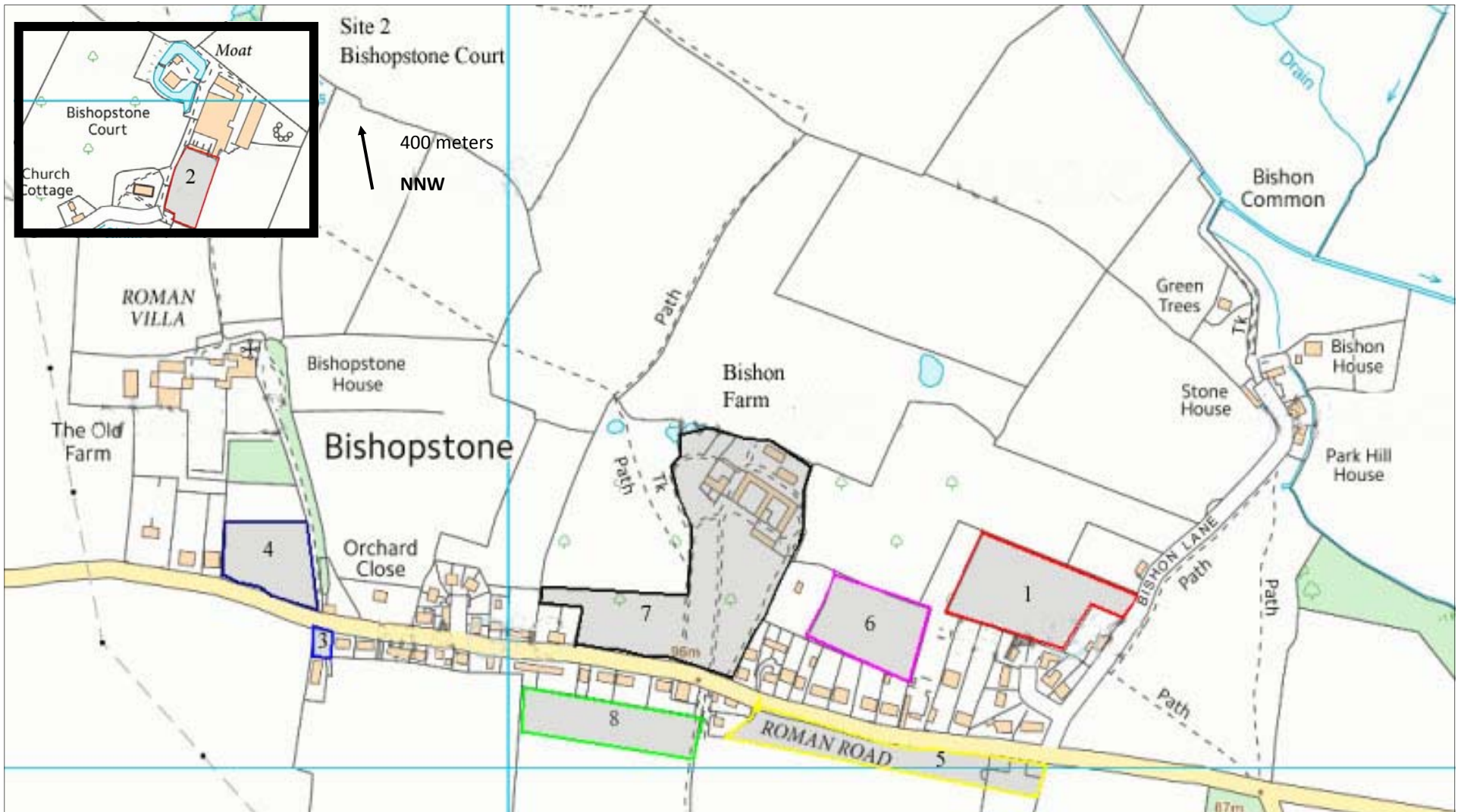


Bishopstone Group Neighbourhood Plan

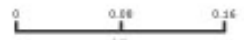
Site Assessment

Brought forward in questionnaire and call for sites in April 2014.

January 2019



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Bishopstone Village Site Options Map

Scale 1:6,000

At A4 size



	Bishopstone Site Assessment – Site 1
Site information	
Site name	Site 1 – Bishon Lane
Address	Bishon Lane HR4 7HY
Current use	Meadow land used for grazing
Gross are (Ha)	0.89 ha
SHLAA ref if applicable	n/a
Method of site identification	Brought forward in answer to a questionnaire request for sites in April 2014 (site suggested in one questionnaire response)
Type of site	Greenfield
Planning history	None
Site character	Site lies on outskirts of Bishopstone village. Mainly sloping, steep in parts, with mature hedgerows
Access	Access available from C1097 via U90016 Bishon Lane, a single track road terminating at Bishon Common. No footway or street lighting.
Technical assessment	
Ecology	High sensitivity. Traditional hay meadow - potential for harm to meadow flora and insects. Site falls within Special Protection Area for Birds. SSSI at Bishon Common 200 metres distant
Landscape	High sensitivity. Site is in open countryside in a prominent position on the side of a ridge with extensive views NE over Yazor Brook valley and Bishon Common SSSI. towards Grade II* listed Foxley parkland
Agriculture	Grade 2/3 agricultural land
Heritage	n/a
Flood risk	Site is in low risk flood zone and not in flood zone 2/3
Water supply/ Waste water treatment	Mains sewer runs down meadow to the east of Bishon Lane Available headroom at present at Eign water treatment works depending on size of development. Residents further down Bishon Lane have experienced flooding with raw sewage when the main sewer pumping station on Bishon Common has failed to cope. Water supply runs down meadow east of Bishon Lane
Highways	Site lies on single track lane terminating at Bishon Common. Lane is also a PROW used by walkers to access SSSI at Bishon Common
Community facilities and services	Shop, surgery and mobile post office at Credenhill 2 miles distant by road. Limited bus service (4 buses a day, not Sundays) to Hereford runs along C1097; half-hourly bus service runs from

	Credenhill to Hereford. Small community centre at Bridge Sollars church one mile distant by road.
Other protection	SSSI at Bishon Common 200 metres distant
Deliverability	
Minor constraints to site	
Major constraints to site	Poor access, possibility of ecological damage, SSSI within 200 metres.
Significant constraints to site	Landscape sensitivity
Is site suitable to allocate	No
Is development achievable	n/a
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	Unlikely – landowner has not offered site
Potential housing development capacity	n/a
Additional information	
Summary	
Probability of site coming forward	Unlikely – landowner has not offered site
Justification of site coming forward	Site not recommended for allocation in NDP due to major constraints and lack of support by landowner

	Bishopstone Site Assessment - Site 2
Site information	
Site name	Site 2 - Bishopstone Court
Address	Bishopstone HR4 7JQ
Current use	Traditional grass meadowland used for grazing.
Gross are (Ha)	0.32 ha
SHLAA ref if applicable	n/a
Method of site identification	Brought forward in answer to a questionnaire request for sites in April 2014 (site suggested in one questionnaire response).
Type of site	Greenfield
Planning history	None
Site character	Site lies detached from main settlement of Bishopstone one mile distance by road, close to Bishopstone Court and church and near site of deserted mediaeval village. Flat site adjacent to farm buildings. Site is classified as open countryside under Herefordshire Core Strategy
Access	Access available from C1098 single track road via U90014, a single track road terminating at Northern boundary of site. No footway or street lighting
Technical assessment	
Ecology	Medium sensitivity – potential for harm to traditional meadowland flowers and insects
Landscape	Medium sensitivity due to possible impact on historic landscape
Agriculture	Grade 2/3 agricultural land
Heritage	High Sensitivity. Site in close proximity to Bishopstone Court (Grade II listed house, bridge and moat), Bishopstone church (Grade II listed) and site of deserted mediaeval village.
Flood risk	Site is in low risk flood zone and not in flood zone 2/3
Water supply/ Waste water treatment	Water supply – private supply from spring and tank on Bishopstone Hill; no access to sewer
Highways	Direct access to U90014
Community facilities and services	Shop, surgery and mobile post office at Credenhill 3 miles distant by road. Limited bus service runs through Bishopstone village. Small community centre at Bridge Sollars church one mile distant by road
Other protection	

Deliverability	
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Minor constraints to site	
Major constraints to site	Poor access. Proximity to heritage sites.
Significant constraints to site	Lack of conformity to Core Strategy
Is site suitable to allocate	No
Is development achievable	n/a
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	n/a
Potential housing development capacity	n/a
Additional information	
Summary	
Probability of site coming forward	n/a
Justification of site coming forward	Site not recommended for allocation in NDP due to major and significant constraints and lack of support by landowner

Bishopstone Site Assessment - Site 3	
Site information	
Site name	Site 3 Opposite Bishopstone Lodge
Address	Village Road, Bishopstone HR4 7JE
Current use	Waste ground, rough grass
Gross are (Ha)	0.05 ha
SHLAA ref if applicable	n/a
Method of site identification	Brought forward in answer to a questionnaire request for sites in April 2014, site suggested in one questionnaire response
Type of site	Greenfield (waste)
Planning history	Planning application for erection of single storey dwelling and single garage refused March 2007.
Site character	Site lies on C1097 at west end of Bishopstone village
Access	Access directly on to C1097. No street lighting or footway but 30 mph speed limit on C1097
Technical assessment	
Ecology	n/a
Landscape	n/a
Agriculture	Grade 2/3 agricultural land
Heritage	Low sensitivity. Site of Roman road runs at N edge of site alongside C1097
Flood risk	Site is in low risk flood zone and not in flood zone 2/3
Water supply/ Waste water treatment	Mains water and sewer on C1097 adjacent to site
Highways	Access immediately onto C1097
Community facilities and services	Shop, surgery and mobile post office at Credenhill 2 miles distant by road. Limited bus service to Hereford runs along C1097; half-hourly bus service available from Credenhill to Hereford. Small community centre at Bridge Sollars church one mile distant by road.
Other protection	n/a
Deliverability	
Minor constraints to site	Heritage - site borders on Roman road
Major constraints to	n/a

site	
Significant constraints to site	n/a
Is site suitable to allocate	Yes
Is development achievable	Yes
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	Yes
Potential housing development capacity	1
Additional information	The owner of the site has recently died and probate is still going through.
Summary	
Probability of site coming forward	In the light of the previous application for planning permission we believe that a further application is likely once probate has been completed.
Justification of site coming forward	Site is recommended to be allocated in the NDP as it is within the Bishopstone settlement area and is covered by NDP Policy H1.7

Bishopstone Site assessment	Bishopstone Site Assessment - Site 4
Site information	
Site name	Site 4 - Bishopstone House
Address	Village road HR4 7JG
Current use	Pasture/grazing
Gross are (Ha)	0.5 ha
SHLAA ref if applicable	n/a
Method of site identification	Brought forward in answer to a questionnaire request for sites in April 2014 (site suggested in one questionnaire response)
Type of site	Greenfield
Planning history	None
Site character	Site lies on outskirts of Bishopstone village. Flat site
Access	Access possible onto direct C1097. Drive to Bishopstone House runs along east side of site. C1097 becomes single track westward from junction with drive. No street lighting or footway but 30 mph speed limit on C1097
Technical assessment	
Ecology	Traditional pasture meadow - potential for harm to meadow flora and insects.
Landscape	n/a
Agriculture	Grade 2/3 agricultural land
Heritage	High sensitivity. Site is within 100m of Roman Villa site with tessellated pavement at Bishopstone House. Roman road runs on other side of C1097
Flood risk	Site is in low risk flood zone and not in flood zone 2/3; site is waterlogged with water running from it constantly during winter
Water supply/ Waste water treatment	Access available to mains and sewer in road C1097. Available headroom at present at Eign water treatment works depending on size of development
Highways	Access onto C1097 which runs on S side of site
Community facilities and services	Shop, surgery and mobile post office at Credenhill 2 miles distant by road. Limited bus service to Hereford runs along C1097; half-hourly bus service available from Credenhill to Hereford. Small community centre at Bridge Sollars church one mile distant by road.
Other protection	n/a
Deliverability	

Minor constraints to site	Potential harm to meadow flora and insects
Major constraints to site	
Significant constraints to site	High sensitivity for heritage – proximity to Roman villa site and risk of damage to archaeology on site between villa and Roman road
Is site suitable to allocate	No
Is development achievable	n/a
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	Unlikely – owner has not offered site
Potential housing development capacity	n/a
Additional information	
Summary	
Probability of site coming forward	Unlikely – owner has not offered site
Justification of site coming forward	Site not recommended for allocation in NDP due to significant constraint and lack of support by landowner

Bishopstone Site assessment	Bishopstone Site assessment - Site 5
Site information	
Site name	Site 5 - Land south of C1097
Address	Village Road, Bishopstone HR4 7HX
Current use	Pasture/grazing for livestock
Gross are (Ha)	0.78 ha
SHLAA ref if applicable	n/a
Method of site identification	Brought forward in answer to a questionnaire request for sites in April 2014, site suggested in one questionnaire response
Type of site	Greenfield
Planning history	n/a
Site character	Site lies on C1097 in centre of Bishopstone village, on top of south facing ridge. Flat site with mature hedgerows.
Access	Access possible directly onto C1097, No street lighting or footway but 30 mph speed limit on C1097
Technical assessment	
Ecology	Moderate sensitivity. Ancient hedgerow on N side of site identified as possibly pre-Saxon
Landscape	High sensitivity. Site is in open countryside with extensive long-distance views to S, SW and SE over the Wye valley to Hay Bluff.
Agriculture	Grade 2/3 agricultural land
Heritage	Low sensitivity. Site of Roman road runs along north edge of site.
Flood risk	Site is in low risk flood zone and not in flood zone 2/3
Water supply/ Waste water treatment	Access available to mains and sewer in road C1097. Available headroom at present at Eign water treatment works depending on size of development
Highways	Access to C1097
Community facilities and services	Shop, surgery and mobile post office at Credenhill 2 miles distant by road. Limited bus service to Hereford runs along C1097; half-hourly bus service available from Credenhill to Hereford. Small community centre at Bridge Sollars church one mile distant by road.
Other protection	n/a
Deliverability	
Minor constraints to site	Low sensitivity for heritage

Major constraints to site	Moderate sensitivity for ecology
Significant constraints to site	High landscape sensitivity
Is site suitable to allocate	No
Is development achievable	n/a
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	Unlikely – landowner has not offered site
Potential housing development capacity	n/a
Additional information	Site is in similar landscape position to Site 8 (HC Planning ref 0/Bishtn/001) for which the Planning officer report stated “Development of the site would adversely affect the villagescape and pattern, is uncharacteristic and inappropriate in this location.”
Summary	
Probability of site coming forward	Unlikely – landowner has not offered site
Justification of site coming forward	Site not recommended for allocation in NDP due to constraints and lack of support by landowner

Bishopstone Site assessment	Bishopstone Site Assessment - Site 6
Site information	
Site name	Site 6 - Land Adjacent to Pleck Cottage
Address	Bishopstone HR4 7HX
Current use	Meadow land/grazing
Gross are (Ha)	0.67 ha
SHLAA ref if applicable	HLAA/235/001
Method of site identification	Offered by landowner following Call for Sites. Brought forward in answer to a questionnaire request for sites in April 2014 (site suggested in one questionnaire response)
Type of site	Greenfield
Planning history	None
Site character	Site lies within the settlement of Bishopstone. Flat site with mature hedgerows on South, North and East boundary.
Access	Site lies adjacent to Pleck Cottage (Grade II listed, derelict) and behind a row of 1960s bungalows. No direct access to site from C1097. Access from C1097 possible via back drive to Bishon Farm and across Pleck Cottage site. No street lighting or footway but 30 mph speed limit on C1097
Technical assessment	
Ecology	Traditional pasture meadow – has not been ploughed for at least last 70 years. May be potential for harm to meadow flora and insects.
Landscape	SHLAA report rated the site with High – Moderate Landscape sensitivity: village landscape very sensitive to change especially any that would result in loss of field and vegetation patterns
Agriculture	Grade 2/3 agricultural land
Heritage	Site is within 25 metres of Pleck Cottage (Grade II listed) and within 135 metres of Bishon Farmhouse (Grade II listed)
Flood risk	Site is in low risk flood zone and not in flood zone 2/3. After heavy rain site floods with surface water and overspill sometimes floods two adjacent cottages.
Water supply/ Waste water treatment	Not on site. Sewer and mains water in road C1097. Available headroom at present at Eign water treatment works depending on size of development
Highways	No direct access to site from C1097. Access from C1097 possible via back drive to Bishon Farm and across Pleck Cottage site
Community	Shop, surgery and mobile post office at Credenhill 2 miles

facilities and services	distant by road. Limited bus service to Hereford runs along C1097; half-hourly bus service available from Credenhill to Hereford. Small community centre at Bridge Sollars church one mile distant by road.
Other protection	SSSI at Bishon Common 400m N
Deliverability	
Minor constraints to site	
Major constraints to site	Landscape sensitivity, proximity to listed buildings, no direct access to site
Significant constraints to site	Increased run-off from new buildings and road will cause additional surface water flooding with consequent greater damage to neighbouring properties
Is site suitable to allocate	Yes with provisos. As recommended in SHLAA a very low density, sensitively designed development may be possible subject to access being achieved and successful measures taken to mitigate constraints
Is development achievable	Yes subject to mitigation.
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	Yes
Potential housing development capacity	8-10
Additional information	During NDP consultation respondents strongly opposed development on this site and it was not included within the expanded settlement area.
Summary	
Probability of site coming forward	Landowner has offered site
Justification of site coming forward	Site is recommended to be allocated for possible long-term development subject to mitigation of constraints. This will necessitate a change to the settlement boundary.

	Bishopstone Site assessment - Site 7
Site information	
Site name	Site 7 - Bishon Farm
Address	Bishopstone HR4 7JE
Current use	Part pasture-orchard used for grazing, part farm house, redundant buildings and barns with hard-standing, two dilapidated Dutch barns on northern boundary.
Gross are (Ha)	2.4 hectares
SHLAA ref if applicable	HLAA/235/002 (covers part of site only)
Method of site identification	Part of site offered by landowner following Call for Sites. Site also brought forward in answer to a questionnaire request for sites in April 2014, (site suggested in 26 questionnaire responses)
Type of site	Part greenfield, part brownfield
Planning history	Planning permission granted 2006 for conversion of redundant farm buildings in rear of site into seven houses and bungalows. New access drive put in but conversion not carried out.
Site character	Site lies in centre of the settlement of Bishopstone adjoining C1097; flat site with mature hedgerows. Site includes part (18%) of a traditional orchard with only 2 mature trees remaining; Bishon Farmhouse (Grade II listed in poor condition) and 19 th century farmyard with redundant barns; two dilapidated Dutch barns on northern boundary; part of 70 year old orchard on east of site between house and road with 13 trees remaining. Millennium Oak tree planted by villagers is within site at south east corner
Access	Access available onto C1091 to south of site and onto access drive through site. No street lighting or footway; 30 mph speed limit on C1097
Technical assessment	
Ecology	Site includes part of a traditional orchard in poor condition with only 2 mature trees now remaining within site area. Potential for protected species in hedgerow/orchard. Landowner has commissioned an Orchard Management Plan. Two ponds used for watering livestock lie just outside site to NW.
Landscape	Low/moderate sensibility. SHLAA report stated that the orchard, of which the site is part, formed an integral element of the village character and setting. This is now much diminished due to loss of mature trees.
Agriculture	Grade 2/3 agricultural land, good to moderate. Farmed

	traditionally for last 100 years with no use of chemicals
Heritage	Bishon Farm (Grade II listed) at north of site. Pleck Cottage (Grade II listed) is adjacent 25 metres to east of site
Flood risk	Site is in a low risk flood zone, not in zone 2/3
Water supply/ Waste water treatment	Water main runs through site. Sewer in road C1097. Available headroom at present at Eign water treatment works depending on size of development. This development would need own provision for sewage/waste water
Highways	Access available onto C1091 which runs south of site. Farm drive runs north from C1097 through site.
Community facilities and services	Shop, surgery and mobile post office at Credenhill 2 miles distant. Limited bus service to Hereford runs along C1097; half-hourly bus service available from Credenhill to Hereford. Small community centre at Bridge Sollars church one mile distant
Other protection	SSSI at Bishon Common 500 metres North East
Deliverability	
Minor constraints to site	Ecology - potential for harm to remains of traditional orchard. Mitigation measures to alleviate impact on orchard are set out in an Orchard Management Plan commissioned by landowner. Development will protect remaining orchard trees which are currently neglected and at risk. Heritage - sensitive development can mitigate effect on Bishon farmhouse.
Major constraints to site	n/a
Significant constraints to site	n/a
Is site suitable to allocate	Yes
Is development achievable	Yes
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	Yes
Potential housing development capacity	20

Additional information	<p>SHLAA said development not appropriate on the site due to impact on traditional orchard but HC ecologist later reversed this opinion due to poor state of remaining trees, and supported proposed development. Development will protect remaining orchard trees and include community space requested by residents during consultation.</p> <p>Residents support development as it will provide a “centre” to the village. Development will include a community space for villagers.</p>
Summary	
Probability of site coming forward	Likely in plan period. Owner has offered part of site
Justification of site coming forward	Recommended to be allocated in NDP due to suitability of site, location and access, low landscape impact, and support from residents.

	Bishopstone Site assessment Site 8
Site information	
Site name	Site 8 Land to rear of almshouses
Address	Village road, Bishopstone HR4 7JE
Current use	Tillage (growing crops)
Gross are (Ha)	0.69 ha
SHLAA ref if applicable	0/Bishtn/001
Method of site identification	LA officer identified
Type of site	Greenfield
Planning history	None
Site character	Flat site behind almshouses extending to west behind row of 1960s bungalows
Access	Access possible from C1097 via bridleway BN5. No street lighting or footway but 30 mph speed limit on C1097
Technical assessment	
Ecology	n/a
Landscape	High sensitivity noted by HC Planning Officer "Site is in open countryside, in a prominent location on a ridge with extensive long-distance views to South West, South and South east over the Wye Valley to Hay Bluff. Development would adversely affect villagescape and pattern is uncharacteristic and inappropriate in this location (SHLAA)
Agriculture	Grade 2/3 agricultural land
Heritage	n/a
Flood risk	Site is in low risk flood zone and not in flood zone 2/3
Water supply/ Waste water treatment	Access available to mains and sewer in road C1097. Available headroom at present at Eign water treatment works depending on size of development
Highways	C1097 runs on S of site, bridleway BN 5 on E.
Community facilities and services	Shop, surgery and mobile post office at Credenhill 2 miles distant. Limited bus service (4 buses a day, not Sundays) to Hereford runs along C1097; half-hourly bus service runs from Credenhill to Hereford. Small community centre at Bridge Sollars church one mile distant
Other protection	n/a
Deliverability	
Minor constraints to site	

Major constraints to site	
Significant constraints to site	High landscape sensitivity identified in SHLAA
Is site suitable to allocate	No
Is development achievable	n/a
Is site available in Plan period 0-5 years 6-10 years 11-15 years 15+ years	Unlikely – landowner has not offered site
Potential housing development capacity	n/a
Additional information	
Summary	
Probability of site coming forward	Unlikely – landowner has not offered site
Justification of site coming forward	Site not recommended for allocation in NDP due to significant constraints and lack of support by landowner. Site identified by SHLAA as unacceptable due to prominence within village and potential impact on villagescape.

Bishopstone Group NDP Sites Assessment – Summary

Of the eight sites which came forward only two (sites 6 and 7) were offered by the landowner. Sites 1,2,3,4 and 5 were suggested by residents of Bishopstone in questionnaire responses during consultation. Site 8 was identified by a Herefordshire Council planning officer.

As a result of assessment we make the following recommendation

Sites not recommended for allocation

- Site 1 has major constraints for access and ecology and significant constraints for landscape sensitivity
- Site 2 has major constraints for access and heritage and does not conform to the Herefordshire Council Core Strategy
- Site 4 has significant constraints for heritage
- Site 5 has significant constraints for landscape sensitivity
- Site 8 has significant constraints for high landscape sensitivity and was considered unacceptable by planning officers for this reason

Site 3 is within the settlement boundary, has no major or significant constraints

Recommended for allocation

Sites 6 and 7 which are almost adjacent were offered by the landowner in response to the Call for Sites.

- Site 6 is the smaller of the two sites and was rated with high/moderate landscape sensitivity in the SHLAA report. There are problems of access and flooding which need resolving and which would affect deliverability. Residents are opposed to the development of this site because of these problems and it was not included within the extended settlement area.

Site 6 recommended for allocation for possible long term development (15+ years) for 8 - 10 dwellings subject to mitigation of constraints.

- Site 7 (Bishon Farm) is the largest site with potential for 18 - 20 dwellings and development could be delivered within the next 5 years. The County Ecologist considers that development is the best way to preserve the remains of the traditional orchard on part of the site and the landowner has commissioned an Orchard Management Plan. Residents strongly support development and requested that the settlement boundary be extended to facilitate it. The landowner already has planning permission for conversion of barns on the site and the addition of a carefully designed development of mixed housing with a community space for residents has the potential to enhance the centre of the village and encourage community cohesion

Site 7 recommended for allocation.