

Stretton Grandison Group Neighbourhood Plan

Appendix A Individual Site Pro-formas

December 2018

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General information				
Site Reference / name	Site 1			
Site Address (or brief description of broad location)	Land at Townsend Barns, Stretton Grandison			
Current use	Agriculture			
Proposed use	Residential			
Gross area (Ha) Total area of the site in hectares	0.4			
SHLAA site reference (if applicable)	N/A			
Method of site identification (e.g. proposed by landowner etc.)	SGGPC – call for sites (2018)			



Context Is the site: Greenfield: land (farmland, or open space, that **Brownfield** Mixture Greenfield Unknown has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. Site planning history Have there been any previous applications for None. development on this land? What was the outcome?

1.Suitability

High sensitivity: Development would

Suitability				
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access to the field is currently taken via the west boundary from a track that runs adjacent to, but outside of, the west boundary of the site. There is no existing access directly from the A417. A suitable access could be created directly from the A417 at the northern boundary of the site (across what is assumed is highways land) and at this point the A417 has a speed limit of 30mph.			
Is the site accessible?	The site is 1.6km from bus stops with services to Worcester, Bromyard and Ledbury. There are no footways or street lights between the site and the bus stops.			
	The nearest train station is Ledbury approximately 7 miles from the site.			

Environmental Considerations Assessment Questions Observations and comments quidelines Is the site within or adjacent to the following policy or environmental designations: Site is approximately 4km west of Birchend SSSI, 4.8km **Green Belt** northeast of Perton Roadside Section and Quarry SSSI Area of Outstanding and 8.2km from Lugg and Hampton Meadows SSSI. As Natural Beauty (AONB) SSSI Impact such, it is not considered to have a significant impact on **National Park** Risk Zone European nature site them. SSSI Impact Risk Zone Site of Importance for **Nature Conservation** Site of Geological **Importance** Flood Zones 2 or 3 **Ecological value?** The site appears to be a working agriculture field. But Could the site be home to protected Some potential there is some potential for protected species given the value species such as bats, great crested presence of a barn and hedgerows. newts, badgers etc.? The site is located within the Riverside Meadows Landscape Landscape Character Area of the Landscape character Is the site low, medium or high assessment for Herefordshire (2004, update 2009), sensitivity in terms of landscape? which concludes that "The overall strategy for Principal Settled Farmlands would be to conserve and enhance Low sensitivity: site not visible or the unity of small to medium scale hedged fields. less visible, existing landscape is Opportunities for new tree planting should be Low/medium poor quality, existing features could concentrated along watercourses where the linear tree sensitivity to be retained cover pattern could be strengthened... New development development should remain at a low density with most Medium sensitivity: Site has only housing associated with existing hamlets and villages." moderate impact on landscape character The site is not particularly visible and is surrounded by (e.g. in built up area); structures (i.e. the steel agricultural barn to the south), buildings (i.e. dwellings east and west) and

infrastructure (i.e. power lines running north south at the

significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		west of the site). Therefore, the site is considered to be of low/medium sensitivity to development.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations				
Question	Assessment guidelines	Comments		
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building	Proximity to Grade Il listed buildings	There are Grade II listed buildings to the east and west of the site. Any development would need to consider relationship with heritage assets.		
Community facilities and services				
Is the site, in general terms, close/accessible to local amenities such as (but not limited to):				
 Town centre/local centre/shop Employment location Public transport School(s) 	Poorly located	The site is poorly located with respect to the nearest settlements of Ledbury		

Scnool(s)
Open space/recreation/ leisure facilities

Health facilities

Cycle route(s)

Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.

Poorly located

and Hereford. There is a nursery and church in close proximity to the site.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	Limited as the site consists of actively farmed agricultural land.
Public Right of Way	None	
Existing social or community value	None	

Is the site likely to be affected by any of the following?	Yes	No	Со	mments		
Ground Contamination		✓		e site is unli	kely to be at risk of ground	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	ne site i.e. power lines/ pipe lines, r in close proximity to hazardous			There are power lines running north -south along the west side of the site.		
Characteristics						
Characteristics which may affect deve	elopment	on the site:		Comment	s	
Topography: Flat/ plateau/ steep gradient				Flat		
Coalescence: Development would resmerging into one another.	sult in nei	ghbouring tov	vns	No		
Scale and nature of development would be large enough to significantly change size and character of settlement The site is comparable to other plot within the vicinity but these have be built out at a low density.				vicinity but these have been		
2. Availability Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.						
Availability						
		Yes	No		Comments	
Is the site available for sale or develo (if known)? Please provide supporting evidence.	pment	√			Site submitted to call for sites exercise by landowner.	
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landownerships.	e s, or			✓		
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	bility?	✓			0-5 years.	
Any other comments?						
				_		

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions				
The site is appropriate for allocation				
This site has minor constraints		✓		
The site has significant constraints				
The site is unsuitable for allocation				
Potential housing development capacity:	5 (based on 30dph)			
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is currently used for agricultulas no planning history. The allocation the NDP would result in the loss of age. A new access would be required from site but this is considered to be achies some distance from the nearest bus a settlements which provide a range of facilities. There are no footways or structurity of the site. There is limited potential for protected that the site is a working agricultural for the site is not particularly visible and structures, buildings and infrastructur site is considered to be of low to medivalue. The power lines at the west of the site developable area of the site, and the capacity. There are listed buildings in close production and any development would need to impact on these heritage assets and	on of the site within gricultural land. In the A417 to the vable. The site is stops and larger services and reet lighting in the dispecies given field. It is surrounded by the end of the site is surrounded by the site is surr		

General information			
Site Reference / name	Site 2		
Site Address (or brief description of broad location)	Land at The Hill Farm, Fromes Hill		
Current use	Agriculture		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	1.6		
SHLAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by landowner etc.)	SGGPC – call for sites (2018)		



Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	/			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None.			

1. Suitability

Suitability			
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access to the field is currently taken via a five bar field gate in the northwest corner of the site from a single track lane that runs adjacent to, but outside of, the east boundary of the site. The existing access to the site is approximately 150 metres from the junction of the lane with the A4103. The ability to provide a suitable access to the site from the A4103 appears to be unlikely, and any opportunity highly constrained, given the width of the carriageway leading to the site.		
Is the site accessible?	The site is approximately 300 metres from bus stops with services to Bromyard and Ledbury. There is no footway or street lighting along the lane between the site and the bus stops. The nearest train station is Ledbury which is approximately 7 miles from the site.		

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3	SSSI Impact Risk Zone	Site is approximately 1.7km northeast of Birchend SSSI. As such, it is not considered to have a significant impact on them.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	The site appears to be a working agriculture field. But there is some potential for protected species given the presence of hedgerows and vegetation at the east and north boundaries.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is	Medium/High sensitivity to development	The site is located within the Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "The overall strategy for Principal Settled Farmlands would be to conserve and enhance the unity of small to medium scale hedged fields. Opportunities for new tree planting should be

poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		concentrated along watercourses where the linear tree cover pattern could be strengthened New development should remain at a low density with most housing associated with existing hamlets and villages." The site is open with wide and long views to and from the surrounding areas. In addition, the site is located within a rural setting with minimal built development within the vicinity of the site. The site is considered to be of medium to high sensitivity.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 2 agricultural land	Potentially contains Grade 2 Very Good Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Unlikely to have in impact on heritage assets.	There is a listed building fronting the A4103 but the site is unlikely to have an impact on its setting given distance and existing screening. There is also a Grade II listed Milestone very close to the site.
Community facilities and services		
Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		
Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.	Poorly located	The site is poorly located with respect to nearest settlements of Ledbury and Hereford. There is a church, a pub, a takeaway and a shop selling army outdoor equipment in close proximity to the site.

Other key considerations					
Are there any Tree Preservation Orders on the site?	None				
What impact would development have on the site's habitats and biodiversity?	Limited	Limited as the site consists of actively farmed agricultural land.			
Public Right of Way	Some	<u> </u>	_	ght of way which runs along the north of site's boundaries.	
Existing social or community value (provide details)	None				
Is the site likely to be affected by any of the following?	Yes	No	Co	mments	
Ground Contamination		✓	The site is unlikely to be at risk of ground contamination.		
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	~	There are powerlines crossing the site.			
Characteristics					
Characteristics which may affect development on the site:				Comments	
Topography: Flat/ plateau/ steep gradient				Flat but at the top of prominent ridgeline	
Coalescence: Development would result in neighbouring towns merging into one another.			S	No	
Scale and nature of development would be large enough to significantly change size and character of settlement			The site is much larger than the existing urban grain within the vicinity of the site. The site is of an overall scale that would change the size and character of the settlement.		

2.Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability					
	Yes	No	Comments		
Is the site available for sale or development (if known)? Please provide supporting evidence.	✓		Site submitted to call for sites exercise by landowner.		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?		✓			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	~		0-5 years or 6-10 years.		
Any other comments?					

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions					
The site is appropriate for allocation					
This site has minor constraints					
The site has significant constraints					
The site is unsuitable for allocation		✓			
Potential housing development capacity:	38 (based on 30dph, 80% net develo	pable area)			
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is currently used for agricultules no planning history. The allocation the NDP would result in the loss of agricultule NDP would result in the A4103 appears to be unlikely, and highly constrained, given the width of leading to the site. There is some potential for protected presence of hedgerows and vegetation north boundaries. The site is open with wide and long verthe surrounding areas. The site is at a prominent ridgeline and its developm have a disproportionate landscape and The site is considered to be of medius sensitivity. The site is much larger than the exist within the vicinity of the site. The site scale that would change the size and settlement. In addition, the site is away from the land its allocation would be contrary to SS2, SS6, RA2 and RA3 of the HC C which seek to protect the intrinsic characteristics.	so to the site within gricultural land. Ses to the site from the dany opportunity in the carriageway species given the contact and siews to and from the top of the top of the ent would likely and visual impact. In the high sing urban grain is of an overall character of the existing settlement to Policies SS1, core Strategy			

outcome?

3. Site Assessment Proforma: Site 3

General information					
Site Reference / name	Site 3				
Site Address (or brief description of broad location)	Grain Store, Canon Frome				
Current use	Agriculture (including agricultural building)				
Proposed use	Residential				
Gross area (Ha) Total area of the site in hectares	0.75				
SHLAA site reference (if applicable)	N/A				
Method of site identification (e.g. proposed by landowner etc.)	SGGPC – call for sites (2018)				
Context Is the site:					
Greenfield: land (farmland, or open sphas not previously been developed)	ace, that Greenfield Brownfield Mixture Unknown				
Brownfield: Previously developed land or was occupied by a permanent structure including the curtilage of the developed and any associated infrastructure.	ture,				
Site planning history Have there been any previous applicated development on this land? What was					

1. Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There are two accesses to the site in the south-eastern boundary onto a narrow country lane that runs alongside the south-eastern boundary of the site. There is access to the site from the highway but the adjoining road is a narrow country lane, unlikely to be suitable as an access to a number of homes.
Is the site accessible?	There are bus stops outside of the site providing an infrequent service to Bromyard and Ledbury. There is a no footway or street lighting on the roads surrounding the site. The nearest train station is Ledbury which is approximately 7 miles from the site.

Environmental Considerations Assessment Questions **Observations and comments** quidelines Is the site within or adjacent to the following policy or environmental designations: **Green Belt Area of Outstanding Natural** Site is approximately 1.7km southwest of Birchend Beauty (AONB) SSSI Impact SSSI. As such, it is not considered to have a **National Park** Risk Zone significant impact on them. European nature site SSSI Impact Risk Zone Site of Importance for **Nature Conservation** Site of Geological **Importance** Flood Zones 2 or 3 The site appears to be used for agricultural **Ecological value?** operations. But there is some potential for protected Could the site be home to protected Some potential species given the presence of hedgerows and species such as bats, great crested value vegetation in the west of the site. newts, badgers etc.? The site is located within the Plateau Estate Landscape Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire Is the site low, medium or high sensitivity in terms of landscape? (2004, update 2009), which concludes that "The **Medium to Low** overall strategy for these landscapes should be to sensitivity to Low sensitivity: site not visible or less conserve, restore and enhance the distinctive estate development characteristics." visible, existing landscape is poor quality, existing features could be retained The site is not widely visible and currently accommodates a substantial agricultural building.

Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		The site is considered to be of medium to low sensitivity to development.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Previously developed land	Site is previously developed land

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	No impact on heritage assets.	There are no listed buildings within the immediate vicinity of the site.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
 Employment location
 Public transport
 School(s)
- Open space/recreation/ leisure facilities
- Health facilitiesCycle route(s)

Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.

Poorly located

The site is poorly located with respect to nearest settlements of Ledbury and Hereford.

There are very few amenities close to the site.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	Likely to be limited habitats and biodiversity.

Public Right of Way	Limited	There is a public right of way which leads to the site from south east.			which leads to the site from the	
Existing social or community value (provide details)	None					
Is the site likely to be affected by any of the following?	Yes	No	Co	omments		
Ground Contamination		✓		e site is unl ntamination	kely to be at risk of ground	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	The			here are powerlines crossing the site.		
Characteristics						
Characteristics which may affect dev	elopmen	t on the site:		Comment	s	
Topography: Flat/ plateau/ steep gradient				Flat		
Coalescence: Development would result in neighbouring towns merging into one another.				No		
Scale and nature of development would be large enough to significantly change size and character of settlement				The site is remote from the settlement but is of a scale that is comparable to the existing urban grain.		
2.Availability Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.					•	
Availability						
		Yes	No		Comments	
Is the site available for sale or development (if known)? Please provide supporting evidence.				Site submitted to call for sites exercise by landowner.		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			✓			
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	ability?	✓			0-5 years or 6-10 years.	
Any other comments?			•			

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions				
The site is appropriate for allocation				
This site has minor constraints				
The site has significant constraints				
The site is unsuitable for allocation		✓		
Potential housing development capacity:	20 (based on 30dph, 90% net develo	pable area)		
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site comprises previously develor. There is access to the site from the hadjoining road is a narrow country lar suitable as an access to a number of the site is of low landscape value. There is some potential for protected presence of hedgerows and vegetation the site. The development of the site is unlikely impact on any heritage assets. The site is remote from the existing sallocation would be contrary to Policie RA2 and RA3 of the HC Core Strategy protect the intrinsic character and bear countryside.	ighway but the ne, unlikely to be homes. species given the on in the west of ly to have an ettlement and its es SS1, SS2, SS6, gy which seek to		

General information			
Site Reference / name	Site 4		
Site Address (or brief description of broad location)	Land at The Bramleys, Castle Frome		
Current use	Appears to be scrubby land associated with a residential dwelling.		
Proposed use	Residential		
Gross area (Ha) Total area of the site in hectares	0.27		
SHLAA site reference (if applicable)	N/A		
Method of site identification (e.g. proposed by landowner etc.)	SGGPC – call for sites (2018)		



Context Is the site: Greenfield: land (farmland, or open space, that **Brownfield** Mixture Greenfield Unknown has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. Site planning history Have there been any previous applications for None. development on this land? What was the outcome?

1.Suitability

Suitability	
Is the current access adequate for the	There is no current access to the site from the highway which runs adjacent to the northwest boundary of the site.
proposed development? If not, is there potential for access to be provided?	There is potential for a suitable access to be created from the site to the highway, although it would need to bridge an existing drainage ditch at the side of the road.
	The site is approximately 380 metres from bus stops on the B4214 which provides an infrequent service to Bromyard and Ledbury.
Is the site accessible?	There are no footways or street lighting on the roads surrounding the site.
	The nearest train station is Ledbury which is approximately 6 miles from the site.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3	SSSI Impact Risk Zone	Site is approximately 1km northwest of Birchend SSSI. As such, it is not considered to have a significant impact on them.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries and within the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape	Medium to high sensitivity to development	Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "The overall strategy for Principal Settled Farmlands would be to conserve and enhance the unity of small to medium scale hedged fields. Opportunities for new tree planting should be concentrated along watercourses where the linear tree cover pattern could be strengthened New development should remain at a low density with most housing associated with existing hamlets and villages."

character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		The site is open and there is limited built form within the vicinity of the site; it is considered to be of medium to high sensitivity to development.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No agricultural land	The site is not agricultural land.

Heritage considerations		
Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?		
 Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	No impact on heritage assets	The closest listed building is 500 metres from the site.
Community facilities and services		
Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		
 Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) 	Poorly located	The site is poorly located with respect to nearest settlements of Ledbury and Hereford. There are very few amenities close to the site.
Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.		

Other key considerations					
Are there any Tree Preservation Orders on the site?	None				
What impact would development have on the site's habitats and biodiversity?	Some	The development of the site would impact the site's habitats and biodiversity.			
Public Right of Way	None				
Existing social or community value (provide details)	None				
Is the site likely to be affected by any of the following?	Yes	No	Со	omments	
Ground Contamination		✓		e site is unlikely to be at risk of ground ntamination.	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		✓			
Characteristics					
Characteristics which may affect development on the site:				Comments	
Topography: Flat/ plateau/ steep gradient				Flat	
Coalescence: Development would result in neighbouring towns merging into one another.				No	
Scale and nature of development would be large enough to significantly change size and character of settlement				The site is remote from the settlement but is of a scale that is comparable to the existing urban grain.	

2.Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development.

It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.						
Availability						
		Yes	No	Comments		
Is the site available for sa (if known)? Please provide supporting	-	✓		Site submitte exercise by la	d to call for sites andowner.	
Are there any known legation problems such as unrese ownerships, ransom strip operational requirements	olved multiple ps, tenancies, or		✓			
Is there a known time fra 0-5 /6-10 / 11-15 years.	me for availability?	0-5 years.				
Any other comments?						
3.Summary						
-	Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.					
Conclusions						
The site is appropriate for allocation						
This site has minor cons	traints					
The site has significant constraints						
The site is unsuitable for	The site is unsuitable for allocation				✓	
Potential housing development capacity:	7 (based on 30dph, 90% net developable area)					
	The site is currently used for domestic purposes and has no planning history.					

Key evidence (3-4 bullet points) for decision to accept or discount site.

The ability to provide a suitable access to the site from the A4103 appears to be likely.

There is some potential for protected species given the presence of hedgerows and vegetation at the east and north boundaries.

The site is open with wide and there is limited built form within the vicinity of the site; it is considered to be of moderate landscape value.

The site is discreet from the existing settlement and its allocation would be contrary to Policies SS1, SS2, SS6, RA2 and RA3 of the HC Core Strategy which seek to protect the intrinsic character and beauty of the countryside.

General information					
Site Reference / name	Site 5				
Site Address (or brief description of broad location)	Land at Vi	carage Cottage,	Canon Frome		
Current use	Scrubby la	and associated w	ith a residential dw	elling.	
Proposed use	Residentia	al			
Gross area (Ha) Total area of the site in hectares	0.1				
SHLAA site reference (if applicable)	N/A				
Method of site identification (e.g. proposed by landowner etc.)	SGGPC – call for sites (2018)				
Context					
Is the site: Greenfield: land (farmland, or open sphas not previously been developed)	pace, that	Greenfield	Previously developed land	Mixture	Unknown
Brownfield: Previously developed land or was occupied by a permanent structure including the curtilage of the developed and any associated infrastructure.	structure, L L L L L L				
Site planning history Have there been any previous applica development on this land? What was outcome?	ations for	None.			

1. Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is an access to the site from the highway which runs adjacent to the south boundary of the site. This would need to be upgraded to provide a suitable access for residential development.
Is the site accessible?	The site is approximately 160 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.
	There are no footways or street lighting on the roads surrounding the site.
	The nearest train station is Ledbury which is approximately 7 miles from the site.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments	
Is the site within or adjacent to the following policy or environmental designations:			
 Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	SSSI Impact Risk Zone	Site is approximately 2.4km southwest of Birchend SSSI and 4.4km north of Mains Wood SSSI. As such, it is not considered to have a significant impact on them.	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries and within the site.	
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area)	Low sensitivity to development	The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics." The site is not widely visible, is adjacent to a dwelling and there are poly-tunnels to the north of site; the site is considered to be of low sensitivity to development.	

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No agricultural land	The site is not agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building	Unlikely to have in impact on heritage assets	The closest listed building is 340 metres from the site.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.

Poorly located

The site is poorly located with respect to nearest settlements of Ledbury and Hereford.

There are very few amenities close to the site.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	The development of the site would have some impact on the site's habitats and biodiversity.
Public Right of Way	None	
Existing social or community value	None	

Is the site likely to be affected by any of the following?	Yes	No		Comments	
Ground Contamination		✓		The site is unlikely to be at risk of ground contamination.	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		V	alo	Although there is a telephone line running along the southern boundary of the site (n considered to be significant infrastructure)	
Characteristics					
Characteristics which may affect deve	elopment	on the site:		Comment	s
Topography: Flat/ plateau/ steep gradient				Flat	
Coalescence: Development would resmerging into one another.	sult in ne	ighbouring tov	ns	No	
Scale and nature of development wou significantly change size and charact				but is of a	remote from the settlement scale that is comparable to ng urban grain.
2. Availability					
Assessing the suitability of the site will g It should consider aspects such as infrasconsiderations.					-
Availability					
		Yes		No	Comments
Is the site available for sale or develo (if known)? Please provide supporting evidence.	pment	✓			Site submitted to call for sites exercise by landowner
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landowne	e s, or			✓	
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	bility?	✓			0-5 years

3. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions		
The site is appropriate for allocation		
This site has minor constraints		✓
The site has significant constraints		
The site is unsuitable for allocation		
Potential housing development capacity:	3 (based on 30dph, 90% net develop	able area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is currently used for domesti activities and has no planning history, note in relation to planning history for There is an access to the site from the runs adjacent to the south boundary would need to be upgraded to provide access for residential development. There is some potential for protected presence of hedgerows and vegetation boundaries and within the site. The site is not widely visible, is adjace and there are poly-tunnels to the nort is considered to be of low to moderativalue.	although see Site 6 below. e highway which of the site. This e a suitable species given the on at the ent to a dwelling h of site; the site

General information	
Site Reference / name	Site 6
Site Address (or brief description of broad location)	Land at The Barn, Canon Frome
Current use	Appears to be a paddock or maintained field with a domestic character.
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.19
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	SGGPC – call for sites (2018)



Context Is the site: Greenfield: land (farmland, or open space, that Greenfield Previously Mixture Unknown has not previously been developed) developed land (Brownfield) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. Site planning history Planning permission (DCN071874/F) was refused by Have there been any previous applications for Herefordshire Council on 14 August 2007 because the site was development on this land? What was the outside of the settlement boundary in an unsustainable location. outcome?

1. Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is an access to the site from the highway which runs adjacent to the southern boundary of the site. This would need to be upgraded to provide a suitable access for residential development.
Is the site accessible?	The site is approximately 160 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.
	There are no footways or street lighting on the roads surrounding the site.
	The nearest train station is Ledbury which is approximately 7 miles from the site.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations:		
 Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	SSSI Impact Risk Zone	Site is approximately 2.5km southwest of Birchend SSSI and 4.4km north of Mains Wood SSSI. As such, it is not considered to have a significant impact on them.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries of the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);		The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics." The site is not widely visible and is located between residential developments; the site is considered to be of low sensitivity to development.

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No agricultural land	The site is not agricultural land.

Heritage considerations

neritage considerations		
Questions	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building	Unlikely to have in impact on heritage assets.	The closest listed building is 330 metres from the site.
Community facilities and services		
Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		

- Town centre/local centre/shopEmployment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.

Poorly located

The site is poorly located with respect to nearest settlements of Ledbury and Hereford.

There are very few amenities close to the site.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	The development of the site would impact the site's habitats and biodiversity.
Public Right of Way	None	
Existing social or community value (provide details)	None	

Is the site likely to be affected by any of the following?	Yes	No			Comments
Ground Contamination		✓		e site is unli	kely to be at risk of ground
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		Although there is power cable the southern boundary of the considered to be significant in			· · · · · · · · · · · · · · · · · · ·
Characteristics					
Characteristics which may affect deve	elopmen	t on the site:		Comment	s
Topography: Flat/ plateau/ steep gradient				Flat	
Coalescence: Development would resmerging into one another.	sult in ne	ighbouring tow	/ns	No	
Scale and nature of development would be large enough to significantly change size and character of settlement The site is of a scale that is comparable to the existing urb grain.					
2. Availability Assessing the suitability of the site will g It should consider aspects such as infras considerations.					-
Availability	T				
		Yes		No	Comments
Is the site available for sale or develo (if known)? Please provide supporting evidence.	pment	✓			Site submitted to call for sites exercise by landowner
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?				✓	
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	ibility?	✓			0-5 years
Any other comments?					

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions		
The site is appropriate for allocation		
This site has minor constraints	✓	
The site has significant constraints		
The site is unsuitable for allocation		
Potential housing development capacity:	6 (based on 30dph, 90% net develop	able area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is currently used for grazing planning permission was refused for dwelling because the site was outside boundary in an unsustainable location was made pre-NPPF which requires authority to plan to meet its own need therefore considered to be of negligib purpose of this assessment. There is an access to the site from the runs adjacent to the south boundary of would need to be upgraded to provide access for residential development which access for residential development which provide a range of facilities, although it is close to bus strinfrequent service to them. There are street lighting in the vicinity of the site. There is some potential for protected presence of hedgerows and vegetation boundaries and within the site. The site is not widely visible and is lo residential developments; the site is clow sensitivity to development.	one residential e of the settlement n. This decision each planning ds; this decision is alle weight for the e highway which of the site. This e a suitable hich is likely to be e from the larger services and ops providing an no footways or e. species given the on at the

General information					
Site Reference / name	Site 7				
Site Address (or brief description of broad location)	Rocheste	Rochester House, Canon Frome			
Current use	Residenti	al dwelling and cu	rtilage.		
Proposed use	Residenti	al			
Gross area (Ha) Total area of the site in hectares	0.68				
SHLAA site reference (if applicable)	N/A				
Method of site identification (e.g. proposed by landowner etc.)	SGGPC -	- call for sites (201	8)		
Context					
Is the site: Greenfield: land (farmland, or open sphas not previously been developed)	pace, that	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land or was occupied by a permanent struc- including the curtilage of the developed and any associated infrastructure.	cture,		~		
Site planning history Have there been any previous applica development on this land? What was outcome?		No relevant planning history.			

1. Suitability

Suitability		
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There are two accesses to the site from the highway which runs adjacent to the northwest boundary of the site. They would need to be upgraded to provide suitable accesses for residential development and this is likely to be achievable.	
	The site is approximately 280 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.	
Is the site accessible?	There are no footways or street lighting on the roads surrounding the site.	
	The nearest train station is Ledbury which is approximately 7 miles from the site.	

Environmental Considerations Assessment Questions Observations and comments guidelines Is the site within or adjacent to the following policy or environmental designations: **Green Belt Area of Outstanding Natural** Site is approximately 2.1km southwest of Birchend SSSI Impact Beauty (AONB) SSSI. As such, it is not considered to have a Risk Zone **National Park** significant impact on them. European nature site SSSI Impact Risk Zone Site of Importance for **Nature Conservation** Site of Geological **Importance** Flood Zones 2 or 3 **Ecological value?** There is some potential for protected species given Some potential Could the site be home to protected the presence of hedgerows and vegetation at the species such as bats, great crested value boundaries of the site. newts, badgers etc.? Landscape The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape Is the site low, medium or high sensitivity in terms of landscape? character assessment for Herefordshire (2004, update 2009), which concludes that "The overall Low sensitivity: site not visible or less strategy for these landscapes should be to visible, existing landscape is poor **Medium to low** conserve, restore and enhance the distinctive estate quality, existing features could be characteristics." sensitivity to retained development The site accommodates existing buildings and Medium sensitivity: Site has only domestic structures although it occupies a relatively moderate impact on landscape open position. The site is considered to be of low to character (e.g. in built up area); medium sensitivity to development. High sensitivity: Development would

significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No agricultural land	The site is not agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments		
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building	No impact on heritage assets	The closest listed building is 200 metres from the site.		
Community facilities and services				

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

Town centre/local centre/shop

- Employment location
 Public transport
 School(s)
 Open space/recreation/ leisure facilities
 Health facilities
- Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.

Cycle route(s)

Poorly located

The site is poorly located with respect to nearest settlements of Ledbury and Hereford.

There are very few amenities close to the site.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	The development of the site would impact the site's habitats and biodiversity.
Public Right of Way	None	
Existing social or community value	None	

Is the site likely to be affected by any of the following?	⁄es	No	Со	mments		
Ground Contamination		✓		e site is unli	kely to be at risk of ground	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		✓				
Characteristics				T		
Characteristics which may affect develo	opment	t on the site:		Comment	s	
Topography: Flat/ plateau/ steep gradient				Flat		
Coalescence: Development would resumerging into one another.	It in ne	ighbouring tov	vns	No		
Scale and nature of development would be large enough to significantly change size and character of settlement The site is remote from the settlement but is of a scale that is comparable to the existing urban grain.				scale that is comparable to		
2.Availability						
Assessing the suitability of the site will give It should consider aspects such as infrastr considerations.						
Availability						
Yes No			No		Comments	
Is the site available for sale or development (if known)? Please provide supporting evidence.	ment	✓			Site submitted to call for sites exercise by landowner.	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, operational requirements of landowner	or			✓		
Is there a known time frame for available 0-5 /6-10 / 11-15 years.	ility?	✓			0-5 years.	
Any other comments?		existing dwelling into		three units a urtilage of th	the intention is to subdivide the and potentially erect two further ne existing house. This would o and four units.	

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions				
The site is appropriate for allocation				
This site has minor constraints				
The site has significant constraints				
The site is unsuitable for allocation		✓		
Potential housing development capacity:	4 units			
Key evidence (3-4 bullet points) for decision to accept or discount site.	There is current access to the site, however, this wou need to be formalised should the site be redeveloped. The site is of medium to low sensitivity to developme. There are unlikely to be any impacts on heritage assets. The site is discreet from the existing concentration of built form and its allocation would be contrary to Policies SS1, SS2, SS6, RA2 and RA3 of the HC Co Strategy which seek to protect the intrinsic character and beauty of the countryside and direct growth to the most sustainable locations.			

General information	
Site Reference / name	Site 8
Site Address (or brief description of broad location)	Canon Frome Court, Canon Frome
Current use	Housing co-operative and associated grounds
Proposed use	Residential (affordable housing)
Gross area (Ha) Total area of the site in hectares	0.30
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	SGGPC – call for sites (2018)



Context Is the site: Greenfield: land (farmland, or open space, that Greenfield Previously **Mixture** Unknown has not previously been developed) developed land (Brownfield) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. Site planning history Have there been any previous applications for No relevant planning history. development on this land? What was the outcome?

1. Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is access to the site from the highway. It would potentially need to be upgraded to provide suitable access for additional residential development.
Is the site accessible?	The site is approximately 890 metres from bus stops at the junction with the A417 which provides an infrequent service to Ledbury.
	There are no footways or street lighting on the roads surrounding the site.
	The nearest train station is Ledbury which is approximately 6 miles from the site.

Questions	Assessment guidelines	Observations and comments	
Is the site within or adjacent to the following policy or environmental designations:			
 Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	SSSI Impact Risk Zone	Site is approximately 2.5km southwest of Birchend SSSI. As such, it is not considered to have a significant impact on it.	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows, vegetation and empty buildings within the site.	
Landscape			
the site low, medium or high ensitivity in terms of landscape? ow sensitivity: site not visible or servisible, existing landscape is por quality, existing features could be retained edium sensitivity: Site has only oderate impact on landscape haracter (e.g. in built up area)		The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics." The site is considered to be of medium sensitivity to development given the presence of the existing buildings and domestic structures within the site.	

Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)		The identified locations for housing do not comprise agricultural land.
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Question	Assessment guidelines	Comments	
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building	Likely to have in impact on heritage assets, mitigation possible.	Canon Frome Court is a Grade II listed building and the potential locations for housing are therefore within the grounds/curtilage of Canon Frome Court. Roman fort and outworks 550yds (500m) SW of Canon Frome Court is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and is located close to, but outside of, the site.	

Community facilities and services

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	
Public Right of Way	None	There are a number of public rights of way within the vicinity of the site.
Existing social or community value (provide details)	Some	It is acknowledged that the site is part of a co-operative housing community which provides some social and community value.

Is the site likely to be affected by any of the following?	Yes	No			Comments	
Ground Contamination		✓		e site is unli ntamination	kely to be at risk of ground	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		~				
Characteristics						
Characteristics which may affect deve	elopment	t on the site:		Comment	s	
Topography: Flat/ plateau/ steep gradient				Flat		
Coalescence: Development would res merging into one another.	ult in ne	ighbouring tow	/ns	No No		
Scale and nature of development would be large enough to significantly change size and character of settlement				The proposals are of a scale that is comparable to the existing site.		
2. Availability Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.					•	
Availability		Yes		No	Comments	
Is the site available for sale or develop (if known)? Please provide supporting evidence.	pment	✓			Site submitted to call for sites exercise by landowner	
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landowne	e s, or		[✓		
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	bility?	✓			0-5 years, 6-10 years	
Any other comments?						

3. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions					
The site is appropriate for allocation	The site is appropriate for allocation				
This site has minor constraints		*✓			
The site has significant constraints					
The site is unsuitable for allocation		*✓			
Potential housing development capacity:	8 (based on landowners information)				
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is discreet from the existing sallocation for typical market housing to Policies SS1, SS2, SS6, RA2 and Core Strategy which seek to protect to character and beauty of the countrysi Policy H2 supports proposals for rura which could apply to this site.	would be contrary RA3 of the HC he intrinsic de. However, I exception sites			
	There is an existing access to the site be acceptable.	e which appears to			
	The site is some distance from the lar which provide a range of services and although it is close to bus stops proviservice to them. There are no footway lighting in the vicinity of the site.	d facilities, ding an infrequent			
	There is some potential for protected presence of hedgerows, vegetation a buildings within the site.				
	The site is considered to be of limited given the presence of the existing buildomestic structures within the site.				
	Canon Frome Court is a Grade II liste therefore any development is likely to on the setting of the listed building.				
	Therefore, if this site were to be prom housing the conclusion would be red allocation). However, if the site were taffordable housing the conclusion ma (suitable with minor constraints).	(unsuitable for to be promoted for			

General information		
Site 9		
Land east of Gospel Ash, Fromes Hill		
Grazing / School Field		
Residential		
0.76		
N/A		
SGGPC – call for sites (2018)		



Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture ✓	Unknown
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No relevant planning history.			

1.Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

The site does not appear to have direct access to the A4103 which is south of the site and runs east-west. A suitable access is likely to be able to be provided to the site but it would require the agreement of third party land owners.

The required access would also be at a bend in the road which is also on quite a steep gradient – some concerns about whether the required visibility splay could be achieved.

Is the site accessible?

The site is approximately 660 metres from bus stops on the A4103 in Fromes Hill which provide an infrequent service to Ledbury.

There is a footway from the site to Fromes Hill but no street lighting.

The nearest train station is Ledbury which is approximately 6 miles from the site.

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3	SSSI Impact Risk Zone	Site is approximately 2km north of Birchend SSSI. As such, it is not considered to have a significant impact on them.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation within the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape	Medium sensitivity to development	The site is within the Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "The overall strategy for Principal Settled Farmlands would be to conserve and enhance the unity of small to medium scale hedged fields New development should remain at a low density with most housing associated with existing hamlets and villages." The site is considered to be of medium sensitivity to development given the presence of the existing buildings and domestic structures within the site and recognising

character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		that the site is also on the top of a prominent ridgeline so its development is likely to have disproportionate landscape and visual impact.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No agricultural land	The site is not agricultural land.

Tierrage considerations						
Question	Assessment guidelines	Comments				
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area	May have an impact	Lockeshill Cottage is a Grade II listed				
 Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	on heritage assets, mitigation possible	building located 200m west of the site.				
Community facilities and services	Community facilities and services					
Is the site, in general terms, close/accessible to local amenities such as (but not limited to):						
 Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) 	Poorly located	The site is poorly located with respect to nearest settlements of Ledbury and Hereford. There are very few amenities close to the site.				
Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.						

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	The development of the site would impact the site's habitats and biodiversity.
Public Right of Way	None	There is a bridleway outside the boundary of the site.

Existing social or community value	None					
Is the site likely to be affected by any of the following?	Yes	No	Co	mments		
Ground Contamination		✓		The site is unlikely to be at risk of ground ontamination.		
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	site			ppears to be no infrastructure crossing the te, but there are power lines between the te and the highway.		
Characteristics						
Characteristics which may affect dev	elopmen	t on the site:		Comment	s	
Topography: Flat/ plateau/ steep gradient				Flat		
Coalescence: Development would resmerging into one another.	sult in ne	eighbouring tov	vns	No		
Scale and nature of development would be large enough to significantly change size and character of settlement				The site is remote from the settlement and is larger than other plots within the area; it is also set back from the highway, extending deeper than neighbouring plots.		
2.Availability						
Assessing the suitability of the site will g It should consider aspects such as infra- considerations.					-	
Availability						
		Yes	No		Comments	
Is the site available for sale or development (if known)? Please provide supporting evidence.				Site submitted to call for sites exercise by landowner.		
Are there any known legal or owners problems such as unresolved multipl ownerships, ransom strips, tenancies operational requirements of landown	e s, or			✓		
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	ability?	Y	[11-15 years	
Any other comments?						

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions				
The site is appropriate for allocation				
This site has minor constraints				
The site has significant constraints				
The site is unsuitable for allocation		✓		
Potential housing development capacity:	20 (based on 30dph, 90% net develo	pable area)		
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is currently used for domesti activities and has no planning history. The site does not have direct access which is south of the site and runs ea access would require the agreement owners as the site boundary does no highway. In addition, the access would bend in the road on a steep gradient some concerns about whether the resplay could be achieved. There is some potential for protected presence of hedgerows and vegetation. The site is considered to be of medius development given the presence of the buildings and domestic structures with recognising that the site is also on the prominent ridgeline so its development disproportionate landscape and visual. The site is remote from the settlement than other plots within the area; it is at the highway, extending deeper than rand its development would be unlike pattern of development in the area. To considered to be contrary to Policies RA2 and RA3 of the HC Core Strategorotect the intrinsic character and becountryside.	to the A4103 ast-west. A suitable of third party land at reach the ld also be at a and there are quired visibility species given the on within the site. In sensitivity to be existing thin the site and the etop of a and is likely to have all impact. In and is larger also set back from the interest back from the intere		

General information	
Site Reference / name	Site 10
Site Address (or brief description of broad location)	Land east of A417 (north), Stretton Grandison (Former Orchard area adjacent School Cottages, Stretton Grandison)
Current use	Scrubland
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.21
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	SGGPC – call for sites (2018)



Context Is the site: Greenfield: land (farmland, or open space, that Greenfield Previously **Mixture** Unknown has not previously been developed) developed land (Brownfield) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. Site planning history Have there been any previous applications for No relevant planning history development on this land? What was the outcome?

1.Suitability

Suitability			
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is potential for suitable access to be provided to the site.		
Is the site accessible?	The site is close to bus stops on the A417 in Stretton Grandison which provide an infrequent service to Ledbury.		
	There are no footways or street lighting in the vicinity of the site.		
	The nearest train station is Ledbury which is approximately 7 miles from the site.		

Questions	Assessment guidelines	Observations and comments	
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	SSSI Impact Risk Zone	Site is approximately 5km northeast of Perton Roadside Section and Quarry SSSI. As such, it is not considered to have a significant impact on them.	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation within the site.	
Landscape			
s the site low, medium or high sensitivity in terms of landscape?		The site is within the Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009),	
Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained	Low sensitivity to development	which concludes that "The overall strategy for Principal Settled Farmlands would be to conserve and enhance the unity of small to medium scale hedged fields New development should remain at a low density with most housing associated with existing hamlets and villages."	
Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area)		The site is considered to be of low sensitivity to development given its location within an existing hamlet.	
High sensitivity: Development would			

significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No agricultural land	The site is not agricultural land.

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building	Likely to have an impact on heritage assets, mitigation possible.	Stretton Court is a Grade II listed building located 30m north of the site. The Church of St Lawrence is Grade I listed and is located 60m northeast of the site. Church Cottage, Grade II listed, is also to the northeast of the site (30m). Any development would need to consider the relationship with the heritage assets.
Community facilities and services		
Is the site, in general terms, close/accessible to local amenities such as (but not limited to): Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.	Poorly located	The site is poorly located with respect to the nearest settlements of Ledbury and Hereford. There is a nursery and church in close proximity to the site.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	The development of the site would have some impact on the site's habitats and biodiversity.
Public Right of Way	Yes	A footpath crosses the site.
Existing social or community value (provide details)	None	

Is the site likely to be affected by any of the following?	Yes	No			Comments	
Ground Contamination		✓				
the site i.e. power lines/ pipe lines,			ele	There is one pole providing supporting electricity and communications infrastructure (not considered to be significant).		
Characteristics						
Characteristics which may affect deve	elopmen	t on the site:		Comment	s	
Topography: Flat/ plateau/ steep gradient				Flat		
Coalescence: Development would resmerging into one another.	sult in ne	ighbouring tow	/ns	No		
Scale and nature of development would be large enough to significantly change size and character of settlement				The site is within Stretton Grandison and is of a similar scale to other plots within the locality		
2. Availability Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.						
Availability						
		Yes		No	Comments	
Is the site available for sale or develor (if known)? Please provide supporting evidence.	pment	✓			Site submitted to call for sites exercise by landowner	
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landowne	e s, or			✓		
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	bility?	✓			0-5 years	
Any other comments?						

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions				
The site is appropriate for allocation				
This site has minor constraints		✓		
The site has significant constraints				
The site is unsuitable for allocation				
Potential housing development capacity:	6 (based on 30dph, 90% net develop	able area)		
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site comprises an area of scrub oplanning history. There is no existing access to the site potential for a suitable access to be posite. There is some potential for protected presence of hedgerows and vegetation. The site is considered to be of low sedevelopment given its location within hamlet. There are heritage assets in close proany future development would need to the surrounding heritage context but considered possible. The site is consistent with the prevail development.	species given the species given the on within the site. ensitivity to an existing eximity to the site, to be sensitive to mitigation is		

General information	
Site Reference / name	Site 11
Site Address (or brief description of broad location)	Land east of A417 (south), Stretton Grandison
Current use	Agriculture
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	Site boundary has not been defined.
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	SGGPC – call for sites (2018)



Context Is the site: Greenfield: land (farmland, or open space, that Greenfield Previously Mixture Unknown has not previously been developed) developed land (Brownfield) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. Site planning history

Have there been any previous applications for development on this land? What was the outcome?

No relevant planning history

1. Suitability

Suitability

le the summent access adamints for the managed
Is the current access adequate for the proposed
development? If not, is there potential for access
to be provided?

There is an informal access to the site at the northern edge of the field.

There is potential for a suitable access to be provided to the site.

Is the site accessible?

The site is close to bus stops on the A417 in Stretton Grandison which provide an infrequent service to Ledbury.

There are no footways or street lighting in the vicinity of the site.

The nearest train station is Ledbury which is approximately 7 miles from the site.

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	SSSI Impact Risk Zone	Site is approximately 3.5km west of Birchend SSSI and 5km northeast of Perton Roadside Section and Quarry SSSI. As such, it is not considered to have a significant impact on them.

Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows at the boundary of the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible	Medium to High sensitivity to development	The site is within the Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "The overall strategy for Principal Settled Farmlands would be to conserve and enhance the unity of small to medium scale hedged fields New development should remain at a low density with most housing associated with existing hamlets and villages." The site is open with wide and long views to and from the surrounding areas (of higher ground). The site is considered to be of medium to high sensitivity to development. It is likely that mitigation could be implemented.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of agricultural land	The site is Grade 2/3 agricultural land (very good/good).

Question	uestion Assessment guidelines		
Is the site within or adjacent to one or more of the following heritage designations or assets?		Stretton Court is a Grade II listed building located 50m north of the site.	
 Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	Likely to have an impact on heritage assets, mitigation possible.	The Church of St Lawrence is Grade I listed and is located 80m north of the site. Church Cottage, Grade II listed, is also to the northeast of the site (75m). Any development would need to consider the relationship with the heritage assets.	

Community facilities and services					
Is the site, in general terms, close/accessible to local amenities such as (but not limited to): Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities	Poorly located	The site is poorly located with respect to nearest settlements of Ledbury and Hereford. There is a nursery and church in close proximity to the site.			

			-		
• Cycle route(s)					
Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400 from services.	m				
Other key considerations					
other key considerations					
Are there any Tree Preservation Orders on the site?	None				
What impact would development have on the site's habitats and biodiversity?	Limited	Limited The development o and biodiversity.		of the site would impact the site's habitats	
Public Right of Way	None	There are footpa	aths	s within the vicinity of the site.	
Existing social or community value (provide details)	None				
Is the site likely to be affected by any of the following?	Yes	No		Comments	
Ground Contamination		<u> </u>		e site is unlikely to be at risk of ground ntamination	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		/	site	ere are poles carrying electricity within the e (not considered to be significant rastructure).	
	•				
Characteristics					
Characteristics which may affect development on the site:				Comments	
Topography: Flat/ plateau/ steep gradient				Flat	
Coalescence: Development would result in neighbouring towns merging into one another.			6	No	
Scale and nature of development would be large enough to significantly change size and character of settlement			The area is adjacent to Stretton Grandison and it could be developed at a scale in keeping with the existing urban grain.		

2.Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability					
	Yes	No	Comments	3	
Is the site available for sale or development (if known)? Please provide supporting evidence.	✓		Site submit exercise by	ted to call for sites landowner	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?		✓			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	✓		0-5 years		
3.Summary					
Assessing the suitability of the site will give an in It should consider aspects such as infrastructure considerations.			•	•	
Conclusions	Conclusions				
The site is appropriate for allocation					
This site has minor constraints			✓		
The site has significant constraints					
The site is unsuitable for allocation					
Potential housing development capacity: No site boundary identified, likel accommodate some, if not all, o requirement.			-		
Key evidence (3-4 bullet points) for decision to accept or discount site.		The site is currently used for agricultural purposes and has no planning history. The allocation of the site within the NDP would result in the loss of agricultural land.			
	bounda	is an informal acc ary of the site. The to be provided to	ere is potentia		
	which althoug service	e is some distand provide a range o gh it is close to bu e to them. There g in the vicinity of	f services and is stops provi are no footwa	d facilities, ding an infrequent	
	There	is some potential	for protected	species given the	

presence of hedgerows at the boundary of the site.

The site is open with wide and long views to and from the surrounding areas. The site is considered to be of medium to high sensitivity but mitigation is likely to be possible.

There are heritage assets in close proximity to the site, any future development would need to be sensitive to the surrounding heritage context.

General information				
Site Reference / name	Site 12			
Site Address (or brief description of broad location)	Land north of A4103, Eggleton			
Current use	Agriculture			
Proposed use	Residential			
Gross area (Ha) Total area of the site in hectares	Series of plots between existing dwellings at the boundary of larger agricultural fields.			
SHLAA site reference (if applicable)	N/A			
Method of site identification (e.g. proposed by landowner etc)	SGGPC – call for sites (2018)			



Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ✓	Previously developed land (Brownfield)	Mixture	Unknown
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No relevant planning history			

1. Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Each parcel would require its own new or upgraded access; whilst there is potential for suitable accesses the Highways Authority may have some concern about the number of individual accesses on to the road, particularly given the national speed limit of the road.
Is the site accessible?	The site is close to bus stops on the A4103 which provide an infrequent service to Ledbury.
	There are no footways or street lighting in the vicinity of the site.
	The nearest train station is Ledbury which is approximately 8.6 miles from the site.

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	SSSI Impact Risk Zone	Site is approximately 4km northwest of Birchend SSSI. As such, it is not considered to have a significant impact on them.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Some potential value	There is some potential for protected species given the presence of hedgerows at the boundaries of the plots.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area)	Low to medium sensitivity to development	The site is within the Principal Timbered Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that "he overall management strategy should therefore be one of conservation, restoration and enhancement of the existing tree cover and hedgerow." The site is considered to be of low to medium sensitivity to development given its location within ribbon residential development, although this strip of ribbon development is in an elevated and open wider landscape.

High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible		
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Some loss of agricultural land	The site is Grade 2 agricultural land (very good).

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building	Potential to have an impact on heritage assets, mitigation possible.	There are listed buildings to the south east and south west of the site. Any development would need to consider the relationship with heritage assets.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to): Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s)	Poorly located	The site is poorly located with respect to nearest settlements of Ledbury and Hereford.
Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.		

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Limited	The development of the site would impact the site's habitats and biodiversity.
Public Right of Way	None	There are footpaths within the vicinity of the site.
Existing social or community value (provide details)	None	

Is the site likely to be affected by any of the following?	Yes	No			Comments
Ground Contamination		✓		The site is unlikely to be at risk of ground contamination	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		Overheard electricity infrastructure runs along the A417 and impacts some plots more than others (not considered to be significant infrastructure).			7 and impacts some plots more of considered to be significant
Characteristics					
Characteristics which may affect deve	elopment	on the site:		Comments	
Topography: Flat/ plateau/ steep gradient				Flat	
Coalescence: Development would resmerging into one another.	sult in nei	ghbouring tow	/ns	No	
Scale and nature of development would be large enough to significantly change size and character of settlement				The site is within the hamlet of Eggleton. The individual parcels that front the A4103 are of a scale that is in keeping with the existing urban grain.	
2. Availability Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other					
considerations. Availability					
		Yes		No	Comments
Is the site available for sale or develo (if known)? Please provide supporting evidence.	pment	✓			Site submitted to call for sites exercise by landowner
Are there any known legal or ownersh problems such as unresolved multiple ownerships, ransom strips, tenancies operational requirements of landowne	ole es, or			✓	
Is there a known time frame for availa 0-5 /6-10 / 11-15 years.	bility?	✓			0-5 years
Any other comments?					

3.Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions		
The site is appropriate for allocation		
This site has minor constraints	✓	
The site has significant constraints		
The site is unsuitable for allocation		
Potential housing development capacity:	No site boundary identified, likely to be accommodate some, if not all, of SGC requirement.	
Key evidence (3-4 bullet points) for decision to accept or discount site.	Each parcel would require its own ne access; whilst there is potential for suthe Highways Authority may have sor the number of individual accesses on The site is some distance from the lawhich provide a range of services and although it is close to bus stops proviservice to them. There are no footway lighting in the vicinity of the plots. There is some potential for protected presence of hedgerows at the boundary of the site is considered to be of low to sensitivity to development given its lower in the properties of the site is in an elevated landscape. There are listed buildings to the south west of the site; any development wo consider the relationship with the here. The individual parcels that front the A	aitable accesses me concern about to the road. Trigger settlements of facilities, ding an infrequent sys or street Species given the ary of the plots. The medium contains within ugh this strip of and open wider The east and south uld need to stage assets. 4103 are of a
	The individual parcels that front the A scale that is in keeping with the existi	

13. Extract from Herefordshire's HLAA Site 13

Settlement Name Fromes Hill	Site Ref HLAA/241/001	Post Code HR8 4H	
Site Address Land south west of Whea House, off A4103 Worces		Source Call for sites	
Site Area (ha) 0.79	Greenfield ✓	Agricultural Land	
Potential Housing 24 Capacity	Brownfield	Agricultural Land Classification 2	
	development nievable on the site?	Is the site available?	
Yes ☑ Ye	s 🗹	Yes ☑	
No 🗆 No		No 🗆	
Part □ Pa	rt 🗆	Don't Know □	
Possible timescale for development?			
1-5 Years		ent Plan Period	
6-10 Years ☑ 16-20 Y	_		
Flood information Zone 1 - Development is appropriate. A flot Nearby ordinary watercourses and other sexplored for potential flood risk. Water information Water Supply – DCWW Water only Waste water & treatment –Severn Trent-libit Biodiversity information No protected species or statutory habitats	ources of flooding such as surface	e water flooding should be	
Highways information			
Comments: Two access points. Access to 'A' road has blind visibility, may need third party land. Access to 'C' road single track derestricted, no footway but visibility good.			
Conclusion: Some issues			
Landscape and Historic Environment in	nformation		
Landscape Sensitivity: Moderate Landscape Capacity: Moderate			
Sensitivity & Capacity Analysis: The site is boundary. There could be potential access		a footpath on the Southern	
Site probability			
Medium potential			
Justification			
This site has potential for development su	bject to acceptable access being	achieved.	