

Stretton Grandison Group Neighbourhood Plan

Appendix A Individual Site Pro-formas

December 2018

Table of Contents

1.	Site Assessment Proforma: Site 1	3
2.	Site Assessment Proforma: Site 2	8
3.	Site Assessment Proforma: Site 3	14
4.	Site Assessment Proforma: Site 4	19
5.	Site Assessment Proforma: Site 5	24
6.	Site Assessment Proforma: Site 6	29
7.	Site Assessment Proforma: Site 7	34
8.	Site Assessment Proforma: Site 8	39
9.	Site Assessment Proforma: Site 9	44
10.	Site Assessment Proforma: Site 10	49
11.	Site Assessment Proforma: Site 11	54
12.	Site Assessment Proforma: Site 12	60
13.	Extract from Herefordshire's HLAA Site 13	65

1. Site Assessment Proforma: Site 1

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 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 <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None.			

1.Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>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.</p>
<p>Is the site accessible?</p>	<p>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.</p> <p>The nearest train station is Ledbury approximately 7 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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 	<p>SSSI Impact Risk Zone</p>	<p>Site is approximately 4km west of Birchend SSSI, 4.8km northeast of Perton Roadside Section and Quarry SSSI and 8.2km from Lugg and Hampton Meadows SSSI. As such, it is not considered to have a significant impact on them.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Some potential value</p>	<p>The site appears to be a working agriculture field. But there is some potential for protected species given the presence of a barn and hedgerows.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would</p>	<p>Low/medium sensitivity to development</p>	<p>The site is located within the Riverside Meadows Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>"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."</i></p> <p>The site is not particularly visible and is surrounded by 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</p>

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
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Proximity to Grade II 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

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	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.
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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	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are power lines running north -south along the west side of the site.

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 comparable to other plots within the vicinity but these have been built out at a low density.

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	5 (based on 30dph)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>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.</p> <p>A new access would be required from the A417 to the site but this is considered to be achievable. The site is some distance from the nearest bus stops and larger settlements which provide a range of services and facilities. There are no footways or street lighting in the vicinity of the site.</p> <p>There is limited potential for protected species given that the site is a working agricultural field.</p> <p>The site is not particularly visible and is surrounded by structures, buildings and infrastructure. Therefore, the site is considered to be of low to medium landscape value.</p> <p>The power lines at the west of the site may reduce the developable area of the site, and the overall site capacity.</p> <p>There are listed buildings in close proximity to the site and any development would need to consider their impact on these heritage assets and their settings.</p>

2. Site Assessment Proforma: Site 2

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) 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 <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None.			

1. Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>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.</p> <p>The existing access to the site is approximately 150 metres from the junction of the lane with the A4103.</p> <p>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.</p>
<p>Is the site accessible?</p>	<p>The site is approximately 300 metres from bus stops with services to Bromyard and Ledbury.</p> <p>There is no footway or street lighting along the lane between the site and the bus stops.</p> <p>The nearest train station is Ledbury which is approximately 7 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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 	<p>SSSI Impact Risk Zone</p>	<p>Site is approximately 1.7km northeast of Birchend SSSI. As such, it is not considered to have a significant impact on them.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Some potential value</p>	<p>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.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is</p>	<p>Medium/High sensitivity to development</p>	<p>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 <i>"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</i></p>

<p>poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>		<p><i>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."</i></p> <p>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.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 2 agricultural land</p>	<p>Potentially contains Grade 2 Very Good Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Unlikely to have in impact on heritage assets.</p>	<p>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.</p> <p>There is also a Grade II listed Milestone very close to the site.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p> <p>There is a church, a pub, a takeaway and a shop selling army outdoor equipment in close proximity to the site.</p>
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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	There is a public right of way which runs along the north of the site, within the 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	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	38 (based on 30dph, 80% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>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.</p> <p>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.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation at the east and north boundaries.</p> <p>The site is open with wide and long views to and from the surrounding areas. The site is at the top of prominent ridgeline and its development would likely have a disproportionate landscape and visual impact. The site is considered to be of medium to high sensitivity.</p> <p>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.</p> <p>In addition, the site is away 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.</p>

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 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 <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None.			

1. Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>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.</p> <p>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.</p>
<p>Is the site accessible?</p>	<p>There are bus stops outside of the site providing an infrequent service to Bromyard and Ledbury.</p> <p>There is a no footway or street lighting on the roads surrounding the site.</p> <p>The nearest train station is Ledbury which is approximately 7 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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 	<p>SSSI Impact Risk Zone</p>	<p>Site is approximately 1.7km southwest of Birchend SSSI. As such, it is not considered to have a significant impact on them.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Some potential value</p>	<p>The site appears to be used for agricultural operations. But there is some potential for protected species given the presence of hedgerows and vegetation in the west of the site.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p>	<p>Medium to Low sensitivity to development</p>	<p>The site is located within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>“The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics.”</i></p> <p>The site is not widely visible and currently accommodates a substantial agricultural building.</p>

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
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • 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

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p> <p>There are very few amenities close to the site.</p>
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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 the south east.
Existing social or community value (provide details)	None	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are powerlines crossing the site.

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 sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	20 (based on 30dph, 90% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site comprises previously developed land.</p> <p>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.</p> <p>The site is of low landscape value.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation in the west of the site.</p> <p>The development of the site is unlikely to have an impact on any heritage assets.</p> <p>The site is remote 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.</p>

4. Site Assessment Proforma: Site 4

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 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None.			

1.Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is no current access to the site from the highway which runs adjacent to the northwest boundary of the site.</p> <p>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.</p>
<p>Is the site accessible?</p>	<p>The site is approximately 380 metres from bus stops on the B4214 which provides an infrequent service to Bromyard and Ledbury.</p> <p>There are no footways or street lighting on the roads surrounding the site.</p> <p>The nearest train station is Ledbury which is approximately 6 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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 	<p>SSSI Impact Risk Zone</p>	<p>Site is approximately 1km northwest of Birchend SSSI. As such, it is not considered to have a significant impact on them.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Some potential value</p>	<p>There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries and within the site.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape</p>	<p>Medium to high sensitivity to development</p>	<p>Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>"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."</i></p>

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
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • 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

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p> <p>There are very few amenities close to the site.</p>
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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		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	7 (based on 30dph, 90% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is currently used for domestic purposes and has no planning history.</p> <p>The ability to provide a suitable access to the site from the A4103 appears to be likely.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation at the east and north boundaries.</p> <p>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.</p> <p>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.</p>

5. Site Assessment Proforma: Site 5

General information

Site Reference / name	Site 5
Site Address (or brief description of broad location)	Land at Vicarage Cottage, Canon Frome
Current use	Scrubby land associated with a residential dwelling.
Proposed use	Residential
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 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 <input checked="" type="checkbox"/>	Previously developed land (Brownfield) <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
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?	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?	<p>The site is approximately 160 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.</p> <p>There are no footways or street lighting on the roads surrounding the site.</p> <p>The nearest train station is Ledbury which is approximately 7 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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.
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries and within the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area)</p>	Low sensitivity to development	<p>The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>"The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics."</i></p> <p>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.</p>

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
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • 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

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p> <p>There are very few amenities close to the site.</p>
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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	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Although there is a telephone line running along the southern boundary of the site (not considered to be significant infrastructure).

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 sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	3 (based on 30dph, 90% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is currently used for domestic food growing activities and has no planning history, although see note in relation to planning history for Site 6 below.</p> <p>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.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries and within the site.</p> <p>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 to moderate landscape value.</p>

6. Site Assessment Proforma: Site 6

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 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 <input checked="" type="checkbox"/>	Previously developed land (Brownfield) <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Planning permission (DCN071874/F) was refused by Herefordshire Council on 14 August 2007 because the site was outside of the settlement boundary in an unsustainable location.			

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?	<p>The site is approximately 160 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.</p> <p>There are no footways or street lighting on the roads surrounding the site.</p> <p>The nearest train station is Ledbury which is approximately 7 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • 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);	Low sensitivity to development	<p>The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>"The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics."</i></p> <p>The site is not widely visible and is located between residential developments; the site is considered to be of low sensitivity to development.</p>

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

Questions	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • 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

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p> <p>There are very few amenities close to the site.</p>
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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	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Although there is power cables running along the southern boundary of the site (not considered to be significant infrastructure).

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 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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

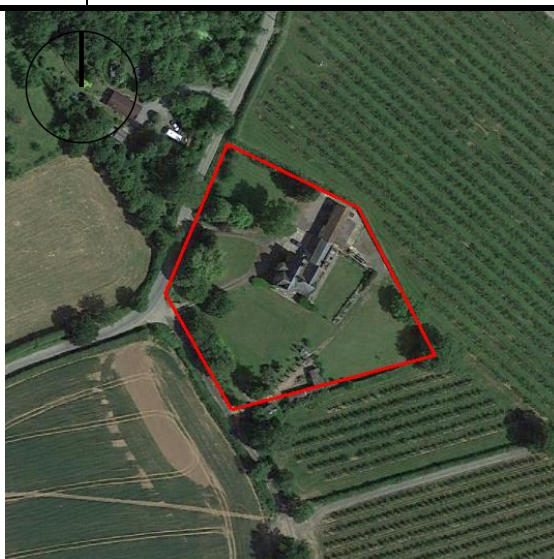
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>

Potential housing development capacity:	6 (based on 30dph, 90% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is currently used for grazing and in 2007 planning permission was refused for one residential dwelling because the site was outside of the settlement boundary in an unsustainable location. This decision was made pre-NPPF which requires each planning authority to plan to meet its own needs; this decision is therefore considered to be of negligible weight for the purpose of this assessment.</p> <p>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 which is likely to be achievable. The site is some distance from the larger settlements which provide a range of services and facilities, although it is close to bus stops providing an infrequent service to them. There are no footways or street lighting in the vicinity of the site.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries and within the site.</p> <p>The site is not widely visible and is located between residential developments; the site is considered to be of low sensitivity to development.</p>

7. Site Assessment Proforma: Site 7

General information

Site Reference / name	Site 7
Site Address (or brief description of broad location)	Rochester House, Canon Frome
Current use	Residential dwelling and curtilage.
Proposed use	Residential
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 (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 <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
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?	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.
Is the site accessible?	<p>The site is approximately 280 metres from bus stops at the junction with Millfield which provides an infrequent service to Ledbury.</p> <p>There are no footways or street lighting on the roads surrounding the site.</p> <p>The nearest train station is Ledbury which is approximately 7 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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 2.1km southwest of Birchend SSSI. As such, it is not considered to have a significant impact on them.
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation at the boundaries of the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would</p>	Medium to low sensitivity to development	<p>The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>“The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics.”</i></p> <p>The site accommodates existing buildings and domestic structures although it occupies a relatively open position. The site is considered to be of low to medium sensitivity to development.</p>

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
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • 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

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p> <p>There are very few amenities close to the site.</p>
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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	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years.
Any other comments?	The landowner has clarified that the intention is to subdivide the existing dwelling into three units and potentially erect two further dwellings within the curtilage of the existing house. This would result in a net gain of between two 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	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	4 units
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>There is current access to the site, however, this would need to be formalised should the site be redeveloped.</p> <p>The site is of medium to low sensitivity to development.</p> <p>There are unlikely to be any impacts on heritage assets.</p> <p>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 Core Strategy which seek to protect the intrinsic character and beauty of the countryside and direct growth to the most sustainable locations.</p>

8. Site Assessment Proforma: Site 8

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 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 <input type="checkbox"/>	Previously developed land (Brownfield) <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
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?	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?	<p>The site is approximately 890 metres from bus stops at the junction with the A417 which provides an infrequent service to Ledbury.</p> <p>There are no footways or street lighting on the roads surrounding the site.</p> <p>The nearest train station is Ledbury which is approximately 6 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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.
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Some potential value	There is some potential for protected species given the presence of hedgerows, vegetation and empty buildings within the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area)</p>	Medium sensitivity to development	<p>The site is within the Plateau Estate Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>"The overall strategy for these landscapes should be to conserve, restore and enhance the distinctive estate characteristics."</i></p> <p>The site is considered to be of medium sensitivity to development given the presence of the existing buildings and domestic structures within the site.</p>

Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No agricultural land	The identified locations for housing do not comprise agricultural land.
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Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • 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.	<p>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.</p> <p>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.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to): <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to the nearest settlements of Ledbury and Hereford. Although it is acknowledged that the site is currently a co-operative housing community.</p> <p>There are very few amenities close to the site.</p>
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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.

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 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 development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	8 (based on landowners information)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is discreet from the existing settlement and its allocation for typical market housing 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. However, Policy H2 supports proposals for rural exception sites which could apply to this site.</p> <p>There is an existing access to the site which appears to be acceptable.</p> <p>The site is some distance from the larger settlements which provide a range of services and facilities, although it is close to bus stops providing an infrequent service to them. There are no footways or street lighting in the vicinity of the site.</p> <p>There is some potential for protected species given the presence of hedgerows, vegetation and empty buildings within the site.</p> <p>The site is considered to be of limited landscape value given the presence of the existing buildings and domestic structures within the site.</p> <p>Canon Frome Court is a Grade II listed building; therefore any development is likely to have an impact on the setting of the listed building.</p> <p>Therefore, if this site were to be promoted for market housing the conclusion would be red (unsuitable for allocation). However, if the site were to be promoted for affordable housing the conclusion may be amber (suitable with minor constraints).</p>

9. Site Assessment Proforma: Site 9

General information

Site Reference / name	Site 9
Site Address (or brief description of broad location)	Land east of Gospel Ash, Fromes Hill
Current use	Grazing / School Field
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.76
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 <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
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?	<p>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.</p> <p>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.</p>
Is the site accessible?	<p>The site is approximately 660 metres from bus stops on the A4103 in Fromes Hill which provide an infrequent service to Ledbury.</p> <p>There is a footway from the site to Fromes Hill but no street lighting.</p> <p>The nearest train station is Ledbury which is approximately 6 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Some potential value	There is some potential for protected species given the presence of hedgerows and vegetation within the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape</p>	Medium sensitivity to development	<p>The site is within the Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>“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.”</i></p> <p>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</p>

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.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	May have an impact on heritage assets, mitigation possible	Lockeshill Cottage is a Grade II listed building located 200m west of the site.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p> <p>There are very few amenities close to the site.</p>
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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	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appears to be no infrastructure crossing the site, but there are power lines between the site and the highway.

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 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 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	20 (based on 30dph, 90% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is currently used for domestic food growing activities and has no planning history.</p> <p>The site does not have direct access to the A4103 which is south of the site and runs east-west. A suitable access would require the agreement of third party land owners as the site boundary does not reach the highway. In addition, the access would also be at a bend in the road on a steep gradient and there are some concerns about whether the required visibility splay could be achieved.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation within the site.</p> <p>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 that the site is also on the top of a prominent ridgeline so its development is likely to have disproportionate landscape and visual impact.</p> <p>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 and its development would be unlike the prevailing pattern of development in the area. This site is considered to 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.</p>

10. Site Assessment Proforma: Site 10

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 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 <input checked="" type="checkbox"/>	Previously developed land (Brownfield) <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
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?	There is potential for suitable access to be provided to the site.
Is the site accessible?	<p>The site is close to bus stops on the A417 in Stretton Grandison which provide an infrequent service to Ledbury.</p> <p>There are no footways or street lighting in the vicinity of the site.</p> <p>The nearest train station is Ledbury which is approximately 7 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • 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 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	Low sensitivity to development	<p>The site is within the Principal Settled Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>“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.”</i></p> <p>The site is considered to be of low sensitivity to development given its location within an existing hamlet.</p>

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
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • 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.	<p>Stretton Court is a Grade II listed building located 30m north of the site.</p> <p>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).</p> <p>Any development would need to consider the relationship with the heritage assets.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to the nearest settlements of Ledbury and Hereford.</p> <p>There is a nursery and church in close proximity to the site.</p>
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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	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is one pole providing supporting electricity and communications infrastructure (not considered to be significant).

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 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 development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	6 (based on 30dph, 90% net developable area)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site comprises an area of scrub with no relevant planning history.</p> <p>There is no existing access to the site but there is potential for a suitable access to be provided to the site.</p> <p>There is some potential for protected species given the presence of hedgerows and vegetation within the site.</p> <p>The site is considered to be of low sensitivity to development given its location within an existing hamlet.</p> <p>There are heritage assets in close proximity to the site, any future development would need to be sensitive to the surrounding heritage context but mitigation is considered possible.</p> <p>The site is consistent with the prevailing pattern of development.</p>

11. Site Assessment Proforma: Site 11

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 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?

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.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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 	<p>SSSI Impact Risk Zone</p>	<p>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.</p>

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 <i>"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."</i> 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).

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> 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 50m north of the site. 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): <ul style="list-style-type: none"> 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.
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<ul style="list-style-type: none"> Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are poles carrying electricity within the site (not considered to be significant infrastructure).

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 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
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>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.</p> <p>There is an informal access to the site at the northern boundary of the site. There is potential for a suitable access to be provided to the site.</p> <p>The site is some distance from the larger settlements which provide a range of services and facilities, although it is close to bus stops providing an infrequent service to them. There are no footways or street lighting in the vicinity of the site.</p> <p>There is some potential for protected species given the presence of hedgerows at the boundary of the site.</p>

	<p>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.</p> <p>There are heritage assets in close proximity to the site, any future development would need to be sensitive to the surrounding heritage context.</p>
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12. Site Assessment Proforma: Site 12

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 <input checked="" type="checkbox"/>	Previously developed land (Brownfield) <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
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?	<p>The site is close to bus stops on the A4103 which provide an infrequent service to Ledbury.</p> <p>There are no footways or street lighting in the vicinity of the site.</p> <p>The nearest train station is Ledbury which is approximately 8.6 miles from the site.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • 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	<p>The site is within the Principal Timbered Farmlands Landscape Character Area of the Landscape character assessment for Herefordshire (2004, update 2009), which concludes that <i>"the overall management strategy should therefore be one of conservation, restoration and enhancement of the existing tree cover and hedgerow."</i></p> <p>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.</p>

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).

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • 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.	<p>There are listed buildings to the south east and south west of the site.</p> <p>Any development would need to consider the relationship with heritage assets.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The site is poorly located with respect to nearest settlements of Ledbury and Hereford.</p>
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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	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead electricity infrastructure runs along the A417 and impacts some plots more than others (not considered to be significant infrastructure).

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 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 development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	No site boundary identified, likely to be able to accommodate some, if not all, of SGGPC's housing requirement.
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>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.</p> <p>The site is some distance from the larger settlements which provide a range of services and facilities, although it is close to bus stops providing an infrequent service to them. There are no footways or street lighting in the vicinity of the plots.</p> <p>There is some potential for protected species given the presence of hedgerows at the boundary of the plots.</p> <p>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.</p> <p>There are listed buildings to the south east and south west of the site; any development would need to consider the relationship with the heritage assets.</p> <p>The individual parcels that front the A4103 are of a scale that is in keeping with the existing urban grain.</p>

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 Wheatsheaf Public House, off A4103 Worcester Road **Information Source** Call for sites

Site Area (ha) 0.79	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 24	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

Water Supply – DCWW Water only
Waste water & treatment – Severn Trent- limited capacity. Recommend liason with water company

Biodiversity information

No protected species or statutory habitats recorded at this location.

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 information

Landscape Sensitivity: Moderate
Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is an enclosed grassland field with a footpath on the Southern boundary. There could be potential access restrictions.

Site probability

Medium potential

Justification

This site has potential for development subject to acceptable access being achieved.