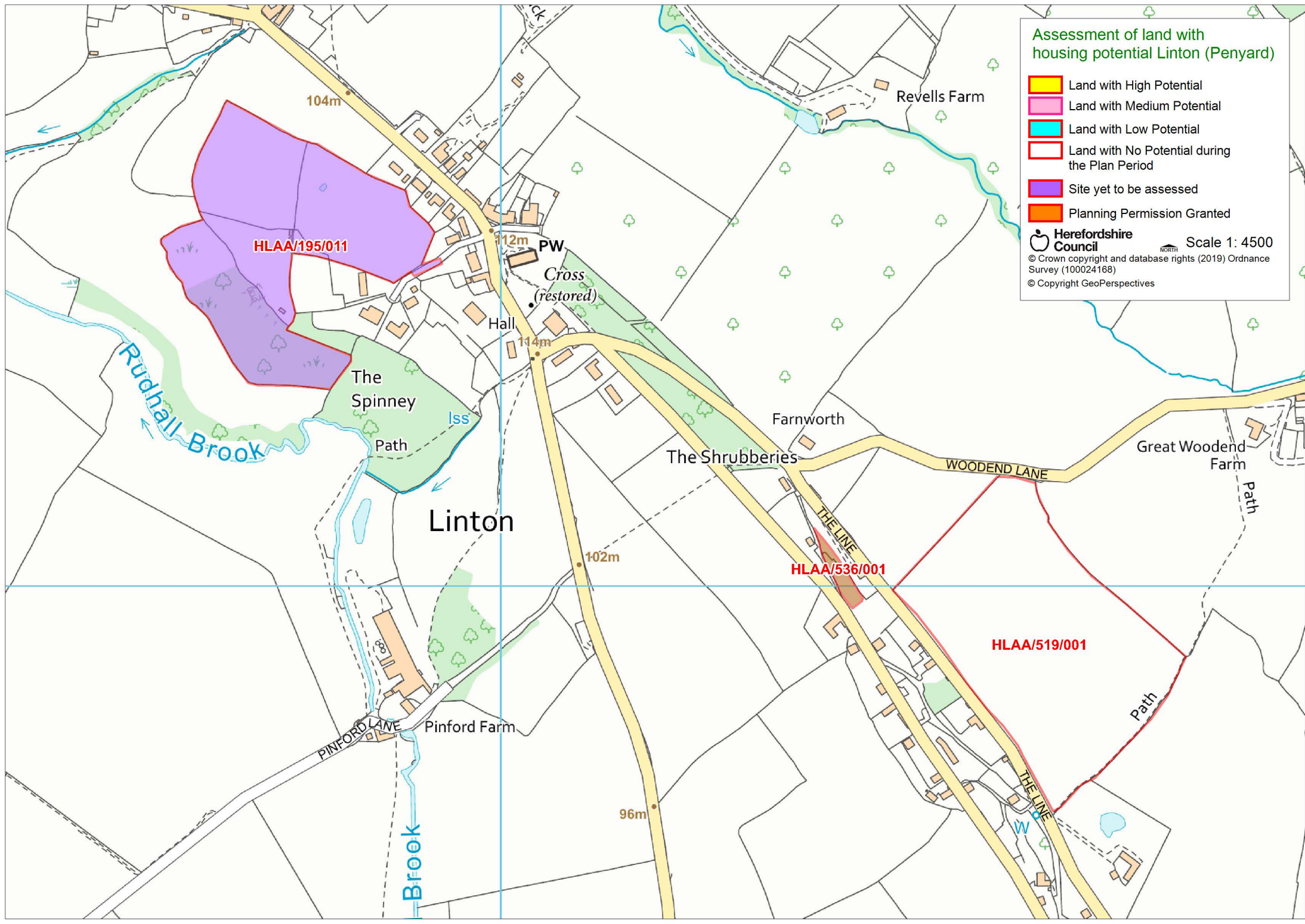


Assessment of land with housing potential Linton (Penyard)

- Land with High Potential
- Land with Medium Potential
- Land with Low Potential
- Land with No Potential during the Plan Period
- Site yet to be assessed
- Planning Permission Granted

Herefordshire Council
Scale 1: 4500
© Crown copyright and database rights (2019) Ordnance Survey (100024168)
© Copyright GeoPerspectives



Settlement Linton (Penyard) **Site Reference** HLAA/519/001 **Site Address** Darnells Farm

Post Code HR9 7RS

Basic Information

Source Call for sites **Site Area (ha)** 4.94 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 3

Technical Assessment

Flood Risk

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

Water Information

Operator(s): Dwr Cymru Welsh Water (WS); Severn Trent Water (WwTW)

Water supply (WS): Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Wastewater Treatment Works (WwTW): Awaiting comment

Biodiversity Information

No protected species or statutory habitats recorded at this location.

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Down narrow country lanes for 2 miles. Not in good condition.

Other comments: Steep access, poor roads. Actual village is located around 800m away. Public Right of Way LTR23 along south west boundary.

Conclusion: There are major issues with this site.

Landscape Information

Description: Large irregular shaped arable field. North facing slope. Landscape Character type is Estate Farmlands. Open views to the Malvern Hills.

Capacity: Low capacity, as settlement pattern clearly defined as all built form to the west. Open landscape visual effects would be significant.

Mitigation: Potential is limited as rising landform.

[Site appraisal on next page...](#)

Settlement Linton (Penyard)

Site Reference HLAA/519/001

Site Address Darnells Farm

Post Code HR9 7RS

Deliverability

Is the site suitable for development?

Yes No Partly

Is development of the site achievable?

Yes No Partly

Is the site available for development?

Yes No Don't know

What is the potential timescale for development of this site?

1-5 years

6-10 years

11-15 years

Not in current plan period

Potential site capacity

Potential of the site coming forward for development

Probability No potential

Justification

There is little capacity in landscape terms, and access is difficult to achieve.