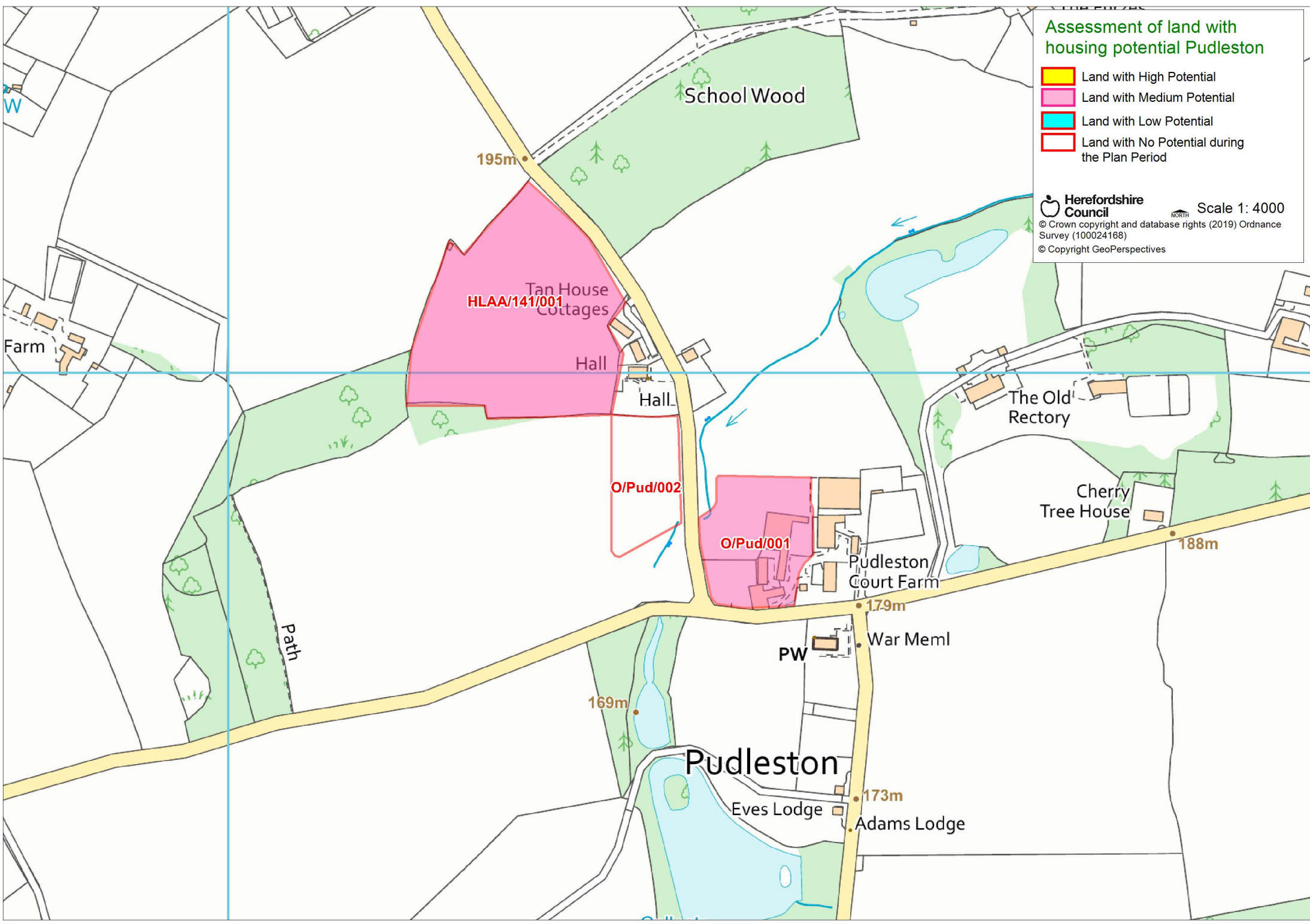


Assessment of land with housing potential Pudleston

- Land with High Potential
- Land with Medium Potential
- Land with Low Potential
- Land with No Potential during the Plan Period

Herefordshire Council
Scale 1: 4000
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Settlement Pudleston

Site Reference HLAA/141/001

Site Address Land adjacent to Tan House Cottages

Post Code HR6 0QY

Basic Information

Source Call for sites **Site Area (ha)** 2.85 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 3
 Brownfield

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)

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

Wastewater Treatment Works (WwTW): Not known- private sewer

Biodiversity Information

Habitat of Principal Importance- Deciduous Woodland adjacent to the South Western corner of the site.

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: The land is a lot higher than the road. Best visibility is towards the bottom of the hill, just north of the access to the village hall.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a grass pasture field, sloping towards the south. Hedgerow boundaries are well maintained. Access from the road on the eastern boundary of the site (just to the north of the existing housing). The north east boundary is elevated above the adjacent road. The Landscape Character type is Plateau Estatelands. PRoW footpath PD5 crosses the centre of the site in an east to west direction.

Capacity: Moderate to High capacity.

Mitigation: PRoW footpath being redirected? Existing hedgerows need restoring and enhancing. Any loss of existing hedgerow would need appropriate compensation.

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

Settlement Pudleston

Site Reference HLAA/141/001

Site Address Land adjacent to Tan House Cottages

Post Code HR6 0QY

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 3

Potential of the site coming forward for development

Probability Medium potential

Justification

There is potential for development on this site, subject to the resolution of the constraining difference in height from the road. In landscape terms, there is a moderate to high capacity. The site has planning permission for 3 dwellings close to roadside, there may be scope for further development but this is dependent on reassessment (180117).

Settlement Pudleston

Site Reference O/Pud/001

Site Address Pudleston Court Farm

Post Code HR6 0RA

Basic Information

Source	LA officer identified	Site Area (ha)	1	Greenfield/Brownfield?	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	Agricultural Land Classification	3
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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)

Water Supply: Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Wastewater Treatment Works: Not known- private sewer

Biodiversity Information

Woodpasture and Parkland BAP priority habitat across the southern boundary roadside. Deciduous woodland on the other side of the north east boundary.

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Best access would be off the road to the village hall. The corner and the proximity of farm buildings make access to the other road difficult.

Conclusion: There are some issues with this site.

Landscape Information

Description: Part of the site features agricultural buildings, with the western and northern parts formed of grass pasture field, sloping towards the west and north. There is a good hedgerow boundary on the west and south of the site, with native trees. The Landscape Character type is Plateau Estatelands. Pudleston Court Unregistered Park and Garden is approx 20m to the south of the southern boundary. The Church of Saint Peter, a Grade II* Listed Building, is approx 80m to the south east. Visually, the site is well contained, especially from the east.

Capacity: Medium to high capacity. Especially the part with existing agricultural buildings on the eastern side of the site.

Mitigation: Hedgerows to be restored and enhanced. Proposed native trees and hedgerow planting on the northern and southern boundary.

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

Settlement Pudleston

Site Reference O/Pud/001

Site Address Pudleston Court Farm

Post Code HR6 0RA

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 8

Potential of the site coming forward for development

Probability Medium potential

Justification

There is potential for development, particularly where the buildings are to the east. The best access would be off the road to the village hall. At present, there is no knowledge of it's availability.

Settlement Pudleston

Site Reference O/Pud/002

Site Address Land South of Village Hall

Post Code HR6 0RA

Basic Information

Source LA officer identified **Site Area (ha)** 0.67 **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)

Water Supply: Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Wastewater Treatment Works: Not known- private sewer

Biodiversity Information

Habitat of Principal Importance- Deciduous woodland on the other side of the road on the southern boundary, and beyond the site boundary in the west. Woodpasture and Parkland across the road from the southern boundary.

Highways Information

Access: Yes

Connectivity: Poor

Access comments: Visibility is good, but access is to a very narrow section of road.

Conclusion: There are some issues with this site.

Landscape Information

Description: A grass pasture field, gently sloping towards the east. Hedgerows on northern and eastern boundary. The site is open and wet on the south east boundary. The Landscape Character type is Plateau Estatelands. Pudleston Court Unregistered Park and Garden is approx 100m to the south of the southern boundary. The Church of Saint Peter, a Grade II* Listed Building, is approx 80m to the south east. The land is open, with no boundary on the western side. It has a rural character. There is a potential visual connection with Pudleston Court Garden. From the Village Hall looking south, there are open views of the site.

Capacity: Low capacity

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

Settlement Pudleston

Site Reference O/Pud/002

Site Address Land South of Village Hall

Post Code HR6 0RA

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 0

Potential of the site coming forward for development

Probability No potential

Justification

The site is open and has more of a rural character, with views from the village hall and no clear visual boundary on the western side. It is not considered to be a suitable site for landscape reasons. At present, there is no evidence of availability.