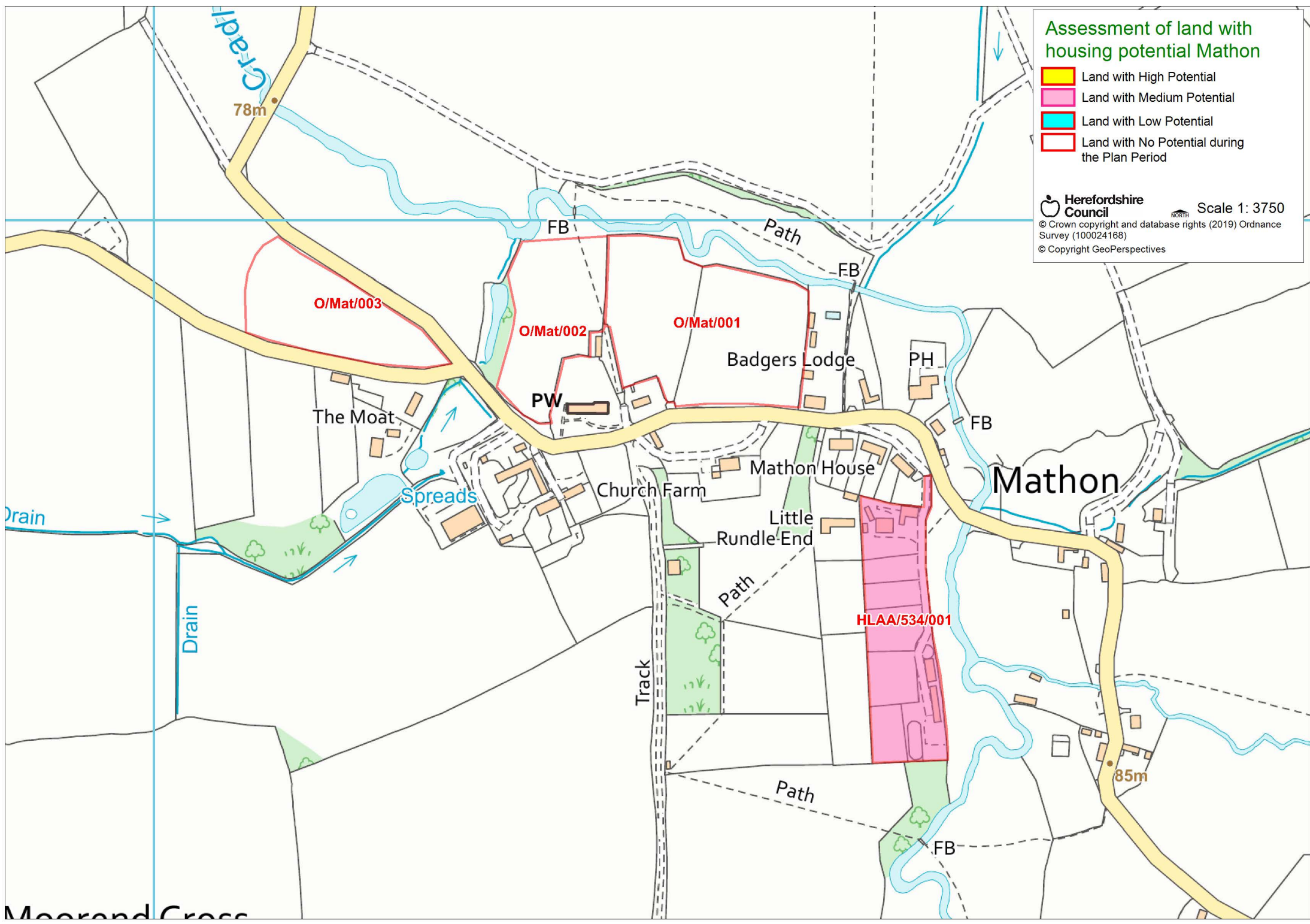


Assessment of land with housing potential Mathon

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

Herefordshire Council
Scale 1: 3750
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Settlement Mathon

Site Reference HLAA/534/001 **Site Address** Rundlemead Stables

Post Code WR13 5P

Basic Information

Source Call for sites **Site Area (ha)** 1.21 **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): Severn Trent Water
Water Supply: No data available
Wastewater Treatment Works: Marginal concern, subject to size of development

Biodiversity Information

No protected species or statutory habitats are recorded at this location.

Highways Information

Access: Yes
Connectivity: Reasonable
Access comments: Access through tight private lane off the end of a cul de sac. May leave other fields and properties cut off.
Other comments: Long distance from a major road. Slightly off main village, but is extension of existing road.
Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a grass pasture field, gently sloping towards the east. It has an enclosed character with restricted access in the north. The Landscape Character type is Principal Timbered Farmlands. The site is within the Malvern Hills Area of Outstanding Natural Beauty. There are open views of the site from both Public Right of Way footpaths.
Capacity: The site has a Low to Moderate capacity for a small number of houses in a north to south linear pattern.
Mitigation: Mitigation should include woodland planting on the Northern boundary, and appropriate screening for Public Right of Way footpaths.

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

Settlement Mathon

Site Reference HLAA/534/001 **Site Address** Rundlemead Stables

Post Code WR13 5P

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 6

Potential of the site coming forward for development

Probability Medium potential

Justification

Due to the poor connectivity with regard to public transport services, the site would not be able to come forward in full and would be more suited to a modest sized scheme. This could be a small number of properties in a North-South linear pattern. Some issues with access off a tight lane. Would need to ensure that the development of the site does not cut off access to other fields or properties. The site has permission for a worker dwelling (130358) but this may not prevent access for further development on this site.

Settlement Mathon

Site Reference O/Mat/001

Site Address Land adjacent to The Old School House

Post Code WR13 5P

Basic Information

Source LA officer identified **Site Area (ha)** 1.86 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 2

Technical Assessment

Flood Risk

Zone 3- Small parts of the northern boundary of the site are within zone 3. An Exception Test, in accordance with paragraphs 159-161 of the NPPF, may be required.

Water Information

Operator(s): Severn Trent Water
Water Supply: No data available
Wastewater Treatment Works: Marginal concern, subject to size of development

Biodiversity Information

No protected species or statutory habitats recorded at this location.

Highways Information

Access: Yes
Connectivity: Reasonable
Access comments: Access to the road is good, but it is a long way to the main road.
Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a flat grass pasture field with horses. There is a veteran oak in the centre of the site. It features mature hedgerows along the southern boundary, parallel and adjacent to the road. The Landscape Character type is Principal Timbered Farmlands. On the south east boundary, there is the Listed Building 'Badgers' On the south west boundary there is the Listed Building 'The Old School House'. The site is within the Malvern Hills Area of Outstanding Natural Beauty. There are short distance views of the site from the Public Right of Way footpath MA22. There are long distance views of the Malvern Hills.
Capacity: The site has a low capacity.

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

Settlement Mathon

Site Reference O/Mat/001

Site Address Land adjacent to The Old School House

Post Code WR13 5P

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 has low capacity for development in landscape terms. It is also very partially affected by Flood Zone 3. At present, there is no knowledge of it's availability.

Settlement Mathon

Site Reference O/Mat/002

Site Address Land North of St John the Baptist's Church

Post Code WR13 5P

Basic Information

Source LA officer identified
Site Area (ha) 0.95
Greenfield/Brownfield? Greenfield Brownfield
Agricultural Land Classification 2

Technical Assessment

Flood Risk

Zone 3- Small parts of the northern boundary of the site are within zone 3. An Exception Test, in accordance with paragraphs 159-161 of the NPPF, may be required.

Water Information

Operator(s): Severn Trent Water
Water Supply: No data available
Wastewater Treatment Works: Marginal concern, subject to size of development

Biodiversity Information

No protected species or statutory habitats are recorded at this location.

Highways Information

Access: Difficult
Connectivity: Reasonable
Access comments: Poor visibility due to the bend and church. It is a long way to the trunk road. Currently there is a bench in the way of site access. Access point would need to move to the west of the frontage.
Possible mitigation: Impose 30mph limit. Could link a development to O/Mat/001- if this were developed itself.
Other comments: Public Right of Way runs through the site.
Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a grass pasture field gently sloping down towards the north. It has a strong rural character. It features a hedgerow on the Southern boundary, adjacent and parallel to the road. The Landscape Character type is Principal Timbered Farmlands. There is the Church of St John the Baptist, Grade II* listed, on the Southern boundary. The Public Right of Way footpath MA10 on the Eastern boundary. The site is within the Malvern Hills AONB. There are short distance views of the site from the PRoW footpath MA10. There are long distance views of the Malvern Hills.
Capacity: Low

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

Settlement Mathon

Site Reference O/Mat/002

Site Address Land North of St John the Baptist's Church

Post Code WR13 5P

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

Development would likely have an adverse impact on the landscape. Access is also difficult. At present, there is no knowledge of its availability.

Settlement Mathon

Site Reference O/Mat/003

Site Address Land North of The Moat

Post Code WR13 5PP

Basic Information

Source LA officer identified **Site Area (ha)** 0.96 **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): Severn Trent Water
Water Supply: No data available
Wastewater Treatment Works: Marginal concern, subject to size of development

Biodiversity Information

No protected species or statutory habitats are recorded at this location.

Highways Information

Access: Maybe
Connectivity: Poor
Access comments: Long way on single track to main road.
Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a grass pasture field gently sloping towards the the east and the north east. Hedgerows on southern and north east boundaries, which are parallel and adjacent to roads. Access to field from road on the eastern tip of the site. The Landscape Character type is Principal Timbered Farmlands. There is Public Right of Way footpath MA16 to the north west, approx 100m away with views of the site. The site is within the Malvern Hills AONB. Visually and physically, the site is outside the village.
Capacity: Low

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

Settlement Mathon

Site Reference O/Mat/003

Site Address Land North of The Moat

Post Code WR13 5PP

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 village is physically and visually divorced from the village. At present, there is no knowledge of it's availability.