

Assessment of land with housing potential Aston Ingham

- 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

 **Herefordshire Council** Scale 1: 4000
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Settlement Aston Ingham

Site Reference O/Ast/001

Site Address Land East of Aston Bank

Post Code HR9 7LS

Basic Information

Source LA officer identified **Site Area (ha)** 0.64 **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: Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

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 connectivity: Field Access is currently too narrow to be used as development access without culverting stream.

Possible mitigation: Link site with O/Ast/002.

Other comments: Stream may flood and the new access must not compromise the existing access to the property, which is shared with a field access. PROW AG6 crosses the site.

Conclusion: There are major issues with this site.

Landscape Information

Description: The Landscape Character type is Estate Farmlands. PROW AG6 crosses the site. There is a watercourse along the western boundary. The site comprises rising arable land. It contributes to a historic character at the entrance to the village.

Capacity: Prominent open land. Alters settlement pattern as development to the rear of existing built form. Low to moderate capacity.

Mitigation: Planting to the rear of the existing school house & consideration should be given to heights of new built form in relation to existing.

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Settlement Aston Ingham

Site Reference O/Ast/001

Site Address Land East of Aston Bank

Post Code HR9 7LS

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 alter the historic settlement pattern, achieving an access is considered difficult and may compromise the existing access. There is also currently no evidence of availability.

Settlement Aston Ingham

Site Reference O/Ast/002

Site Address Land North of B4222

Post Code HR9 7LP

Basic Information

Source LA officer identified **Site Area (ha)** 0.41 **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: Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

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: Reasonable

Access comments: Access would need to span the stream.

Possible mitigation: If this site was connected to O/Ast/001, it would provide a single point of access to the B road and help resolve the issue with O/Ast/001.

Other comments: Access may flood due to stream, plus the stream on the east side, and two Public Rights of Way.

Conclusion: There are some issues with this site.

Landscape Information

Description: There is a tree lined watercourse along the eastern boundary. The rest of the site comprises low lying flat pasture. Estate Farmlands form the Landscape Character Type.

Capacity: The site provides an attractive rural setting to the village. Low capacity, as development would erode settlement edge and lead to loss of high quality landscape.

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Settlement Aston Ingham

Site Reference O/Ast/002

Site Address Land North of B4222

Post Code HR9 7LP

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

Due to the landscape's intrinsic quality, and with the character it adds to the village, this would not be a suitable site to bring forward for housing at this part of the village. At present, there is no knowledge of the site's availability.

Settlement Aston Ingham

Site Reference O/Ast/003

Site Address Land East of Cross

Post Code HR9 7LP

Basic Information

Source	LA officer identified	Site Area (ha)	0.9	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); Severn Trent Water (WwTW)

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

Wastewater Treatment Works: Marginal concern, subject to size of development

Biodiversity Information

Habitat of Principal Importance: Deciduous Woodland is adjacent to the South Eastern corner of the site.

Highways Information

Access: Yes

Connectivity: Poor

Access comments: Site frontage is higher than the road.

Possible mitigation: Site access would be best achieved at the northern corner of the site.

Other comments: Site frontage is on a bend in the B road. Visibility may be compromised by the hedge bank and specimen trees. Public Right of Way AG19 runs through the site.

Conclusion: There are some issues with this site.

Landscape Information

Description: Watercourse crosses the site. Several mature conifers are situated along the highway boundary. The site forms part of a larger field sloping down to the watercourse. Located at the edge of the settlement.

Capacity: Low capacity, as development would erode an attractive rural setting to the village and its heritage assets.

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

Settlement Aston Ingham

Site Reference O/Ast/003

Site Address Land East of Cross

Post Code HR9 7LP

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 in this part of the village would erode its character and setting. There is no scope for development due to the high quality natural features in this location. There are also some difficulties achieving access. At present, there is no knowledge of the site's availability.