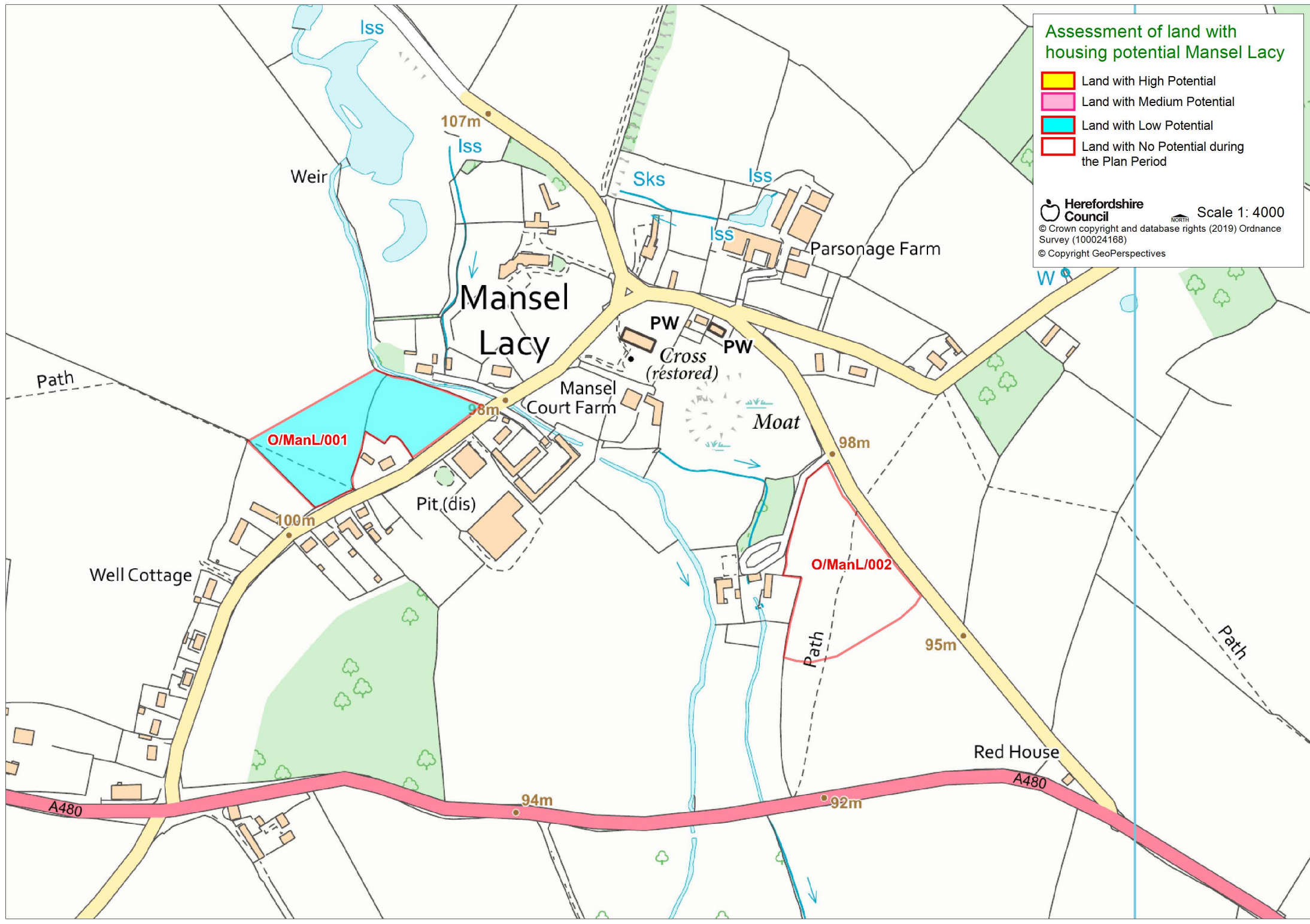


Assessment of land with housing potential Mansel Lacy

- 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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Mansel Lacy

Parsonage Farm

PW
Cross (restored)

Mansel Court Farm

Moat

O/ManL/001

Pit (dis)

O/ManL/002

Well Cottage

Red House

A480

A480

Weir

Iss

107m

Iss

Sks

Iss

Iss

Path

100m

98m

98m

95m

94m

92m

Path

Path

Settlement Mansel Lacy

Site Reference O/ManL/001

Site Address Land North of Thatch Cottage

Post Code HR4 7HQ

Basic Information

Source	LA officer identified	Site Area (ha)	1.12	Greenfield/Brownfield?	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	Agricultural Land Classification	2
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Technical Assessment

Flood Risk

Zone 3- The northern boundary of the site is in zone 3. An Exception Test, in accordance with paragraphs 159-161 of the NPPF, would be required.

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: Woodpasture and Parkland, located adjacent to the northern boundary of the site.

Highways Information

Access: Yes

Connectivity: Good

Access comments: Visibility is okay at both vantage points. The western access point is on a high verge, but is away from a road that is liable to flooding.

Other comments: Part of the access road is liable to flooding. There is also a public right of way through the site.

Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a parcel of land which wraps around Thatch Cottage, which is grade II listed. The western section is part of a larger arable field, whilst the eastern section is traditional orchard. The site is approx 2m higher than the road with a roadside drainage ditch. The Landscape Character Type is Wooded Estatelands.

Capacity: Medium. There is some potential for development in the western section of the site which is less sensitive, as it relates better to the existing 20th century development, this is dependent on a satisfactory access, and avoiding overshadowing of the listed building.

Site appraisal on next page...

Settlement Mansel Lacy

Site Reference O/ManL/001

Site Address Land North of Thatch Cottage

Post Code HR4 7HQ

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 4

Potential of the site coming forward for development

Probability Low potential

Justification

There is some potential for development on the Western part of the site, away from the flood zone where existing 20th century development exists. The eastern part of the site is more sensitive, as it is adjacent to the Registered Historic Park and Garden and the woodland priority habitat. However there are listed buildings in the whole vicinity of the site and a PROW dissects the eastern part. This is a very sensitive site which will require a development to respond carefully to its location, the site will have limited capacity because of its restriction in size. At present, there is no knowledge of it's availability.

Settlement Mansel Lacy

Site Reference O/ManL/002

Site Address Land South of the Moat

Post Code HR4 7HG

Basic Information

Source LA officer identified **Site Area (ha)** 1.21 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 2

Technical Assessment

Flood Risk

Zone 3- The south-western corner of the site is within zone 3. An Exception Test, in accordance with paragraphs 159-161 of the NPPF, would be required.

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

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

Highways Information

Access: Yes

Connectivity: Poor

Access comments: Visibility is good. Access sits just outside 30mph zone.

Possible mitigation: Extension of 30mph zone.

Other comments: There is a public right of way through this site.

Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises part of a larger flat arable field. It forms the approach to the settlement. It relates more to open countryside, providing a rural setting for the settlement. Little context in the way of existing built form, some dwellings located off the road parallel.

Capacity: Low - Medium. Capacity for limited roadside development. The view across the landscape from the north eastern edge of the site would need to be preserved. Detailed assessments would be required to investigate implications for the setting of the adjacent former moat. An appreciable amount of the northern part of the site would need to be kept free of development for suitable buffering.

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

Settlement Mansel Lacy

Site Reference O/ManL/002

Site Address Land South of the Moat

Post Code HR4 7HG

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 disconnected from the village, and development to the north of the site could have adverse effects on the adjacent former moat therefore the site is unsuitable for development. At present, there is no knowledge of it's availability.