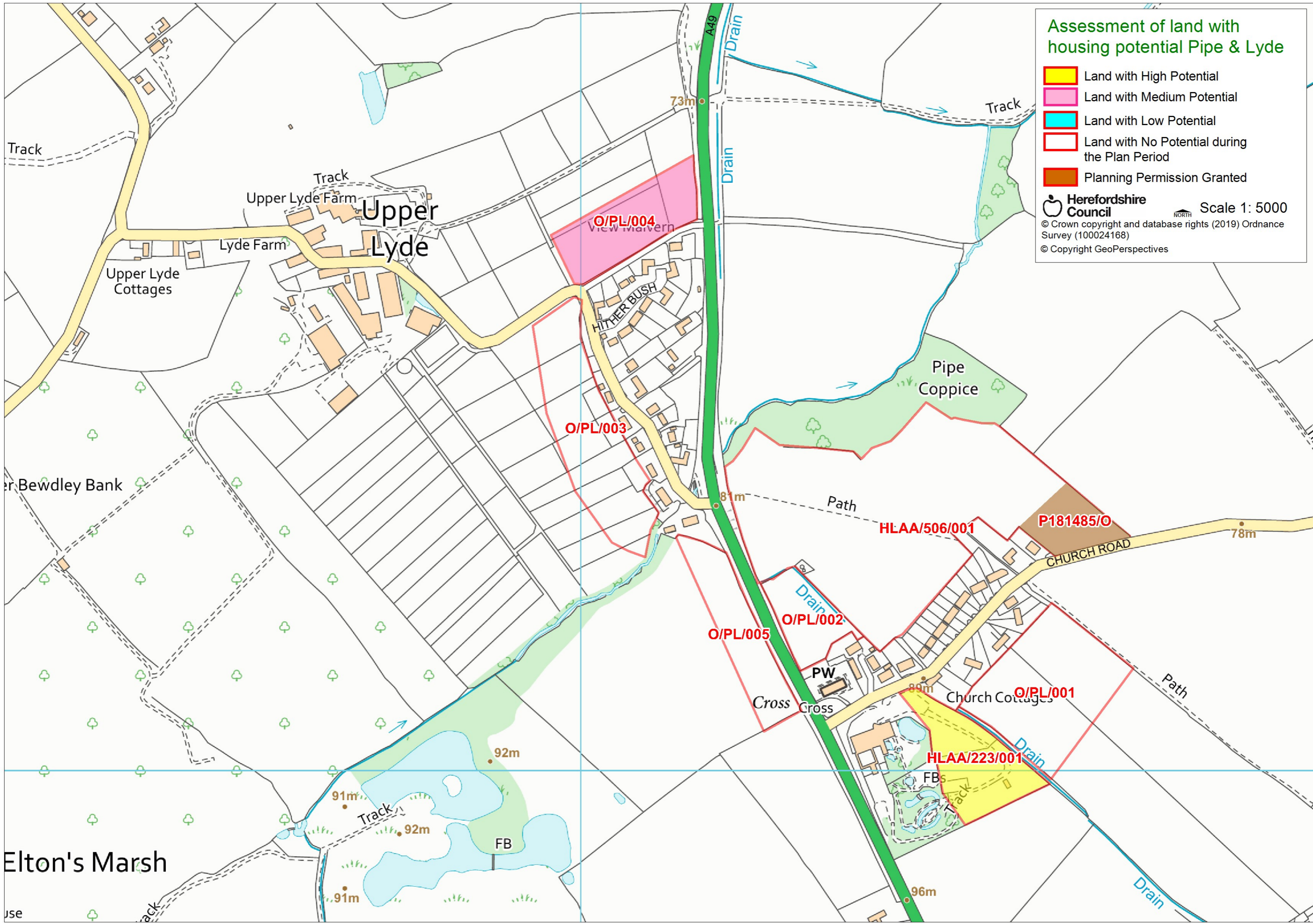


Assessment of land with housing potential Pipe & Lyde

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

Herefordshire Council
Scale 1: 5000
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Settlement Pipe & Lyde

Site Reference HLAA/223/001

Site Address Church Road, Lyde

Post Code HR1 3AB

Basic Information

Source Call for sites

Site Area (ha) 1.03

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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Good

Access comments: Site does not border any highway or PROW. It connects over Aquatic Centre car park.

Possible mitigation: Obtain access rights adjacent to brook course/drain, east side. Install pedestrian refuges along the A49 to allow crossing points to access bus stops.

Conclusion: There are major issues with this site.

Landscape Information

Description: A brownfield site, which is currently part of a garden/aquatic centre and parking area. Visual effects are localised because of the landform and vegetation. It lies adjacent to the landscaped grounds of the aquatic centre.

Capacity: High capacity. There is potential to redevelop the brownfield site and produce high quality development that links to the landscaped area.

Mitigation: Landscape buffer between business and residential land use.

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

Settlement Pipe & Lyde

Site Reference HLAA/223/001

Site Address Church Road, Lyde

Post Code HR1 3AB

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 29

Potential of the site coming forward for development

Probability High potential

Justification

Subject to obtaining access to the road via the existing aquatic centre car park, there is high potential for development here.

Settlement Pipe & Lyde

Site Reference O/PL/001

Site Address Land adjacent to the aquatic centre

Post Code HR1 3AB

Basic Information

Source LA officer identified	Site Area (ha) 1.86	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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Good

Access comments: Visibility is very poor, splay required over private land.

Possible mitigation: Install pedestrian refuges along the A49, to allow crossing points to access bus stops.

Other comments: PROW PL2 runs parallel with north eastern boundary.

Conclusion: There are major issues with this site- no suitable access.

Landscape Information

Description: Comprises a hedged pasture field, subdivided into two strips by fencing. There is a gentle slope towards the watercourse. The Landscape type is Principal settled Farmlands. Visual effects are localised, because of the vegetation and landform.

Capacity: Medium to Low. The current settlement pattern of the village is linear, individual dwellings set in large plots.

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

Settlement Pipe & Lyde

Site Reference O/PL/001

Site Address Land adjacent to the aquatic centre

Post Code HR1 3AB

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

Achieving a safe access is very difficult due to restricted visibility splays. At present, there is no knowledge of its availability.

Settlement Pipe & Lyde

Site Reference O/PL/002

Site Address Land North of Church View

Post Code HR4 8AD

Basic Information

Source LA officer identified	Site Area (ha) 0.61	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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: Access to A49 (T junction) will be difficult. There is pedestrian/cycle access to the A49, but not for vehicles.

Possible mitigation: Install pedestrian refuges along the A49, to allow crossing points to access bus stops.

Conclusion: There are major issues with this site- no access.

Landscape Information

Description: Comprises pasture land to the rear of the church and adjacent dwelling. It features a native hedgerow along the roadside boundary, and a 12ft conifer hedge along the eastern boundary. Visual effects are localised if boundary vegetation is retained. The Landscape Character Type is Principal Settled Farmlands.

Capacity: Medium to high capacity for 1 to 2 dwellings.

Mitigation: Preserve the landscape setting of the church, retain views of church from nearby PROW and retain boundaries.

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

Settlement Pipe & Lyde

Site Reference O/PL/002

Site Address Land North of Church View

Post Code HR4 8AD

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 very difficult to access. At present, there is no knowledge of it's availability.

Settlement Pipe & Lyde

Site Reference O/PL/003

Site Address Land to West of Lower Bewdley Bank

Post Code HR4 8EF

Basic Information

Source	LA officer identified	Site Area (ha)	1.72	Greenfield/Brownfield?	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	Agricultural Land Classification	2
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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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: Remote access, off a tight bend.

Possible mitigation: Install pedestrian refuges along the A49 to allow crossing points to access bus stops.

Conclusion: There are major issues with this site- no access.

Landscape Information

Description: Comprises a grazing paddock, subdivided for horses to the rear of existing housing. It features a robust roadside hedgerow, approx. 2m higher than the road. There is potential for wider visual effects in the landscape, given the prominence of the land.

Capacity: There is medium capacity to continue the existing linear pattern, but development to the rear of existing represents a change in the pattern.

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

Settlement Pipe & Lyde

Site Reference O/PL/003

Site Address Land to West of Lower Bewdley Bank

Post Code HR4 8EF

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

Access to the site is poor- on a tight bend. At present, there is no knowledge of its availability.

Settlement Pipe & Lyde

Site Reference O/PL/004

Site Address Land to North of Hither Bush

Post Code HR4 8EF

Basic Information

Source LA officer identified	Site Area (ha) 1.05	Greenfield/Brownfield? <input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	Agricultural Land Classification 2
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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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Yes
Connectivity: Poor
Access comments: The only logical point is on the corner of a 90 degree bend, as there is currently no knowledge of rights of access to the track. No access to the A49 (via any T junction).
Possible mitigation: Install pedestrian refuges along the A49 to allow crossing points to access bus stops.
Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a pasture field, subdivided into grazing paddocks, with a rolling landform. It is in an edge of settlement location, separated via a dirt track. It features mature hedgerow trees. There are open views to the wider countryside to the north. The Landscape Character Type is Principal Settled Farmlands.
Capacity: Medium capacity - some potential for small cluster, that relates to the roadside and existing development.
Mitigation: Retention of existing vegetation, as well as a substantial landscape belt to the north.

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

Settlement Pipe & Lyde

Site Reference O/PL/004

Site Address Land to North of Hither Bush

Post Code HR4 8EF

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 5

Potential of the site coming forward for development

Probability Medium potential

Justification

Some potential for a small cluster that relates to the roadside and existing development. However, the only logical point of access is on a 90 degree bend. At present, there is no knowledge of its availability.

Settlement Pipe & Lyde

Site Reference O/PL/005

Site Address Land South of The Old Alms House

Post Code HR4 8AD

Basic Information

Source LA officer identified	Site Area (ha) 0.95	Greenfield/Brownfield? <input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	Agricultural Land Classification 2
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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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: Crossing the road is difficult, as it is currently fast flowing. There could be the potential to gain access via what is currently a bus layby. Getting approval to access the trunk road will be difficult. The site shape lends itself to frontage development, with multiple accesses. This is considered hazardous as the A49 is high speed.

Possible mitigation: Install pedestrian refuges along the A49 to allow crossing points to access bus stops.

Conclusion: There are major issues with this site- no access.

Landscape Information

Description: Part of a larger arable field, eastern boundary parallel with the A49. PROW along the southern boundary, PL8, forms an attractive approach to the church. The Landscape Character Type is Principal Settled Farmlands. The eastern boundary is post and rail, with the field approx 1/2m higher than the road.

Capacity: Medium to High. The site is lower sensitivity, given its roadside position. There is however little existing development context to integrate with.

Mitigation: Retention of views from PROW of the church and a substantial landscape buffer to the west, dividing the built form and open countryside.

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

Settlement Pipe & Lyde

Site Reference O/PL/005

Site Address Land South of The Old Alms House

Post Code HR4 8AD

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

Access to the A49 trunk road is difficult, and there's little existing context for development to integrate with. At present, there is no knowledge of the site's availability.