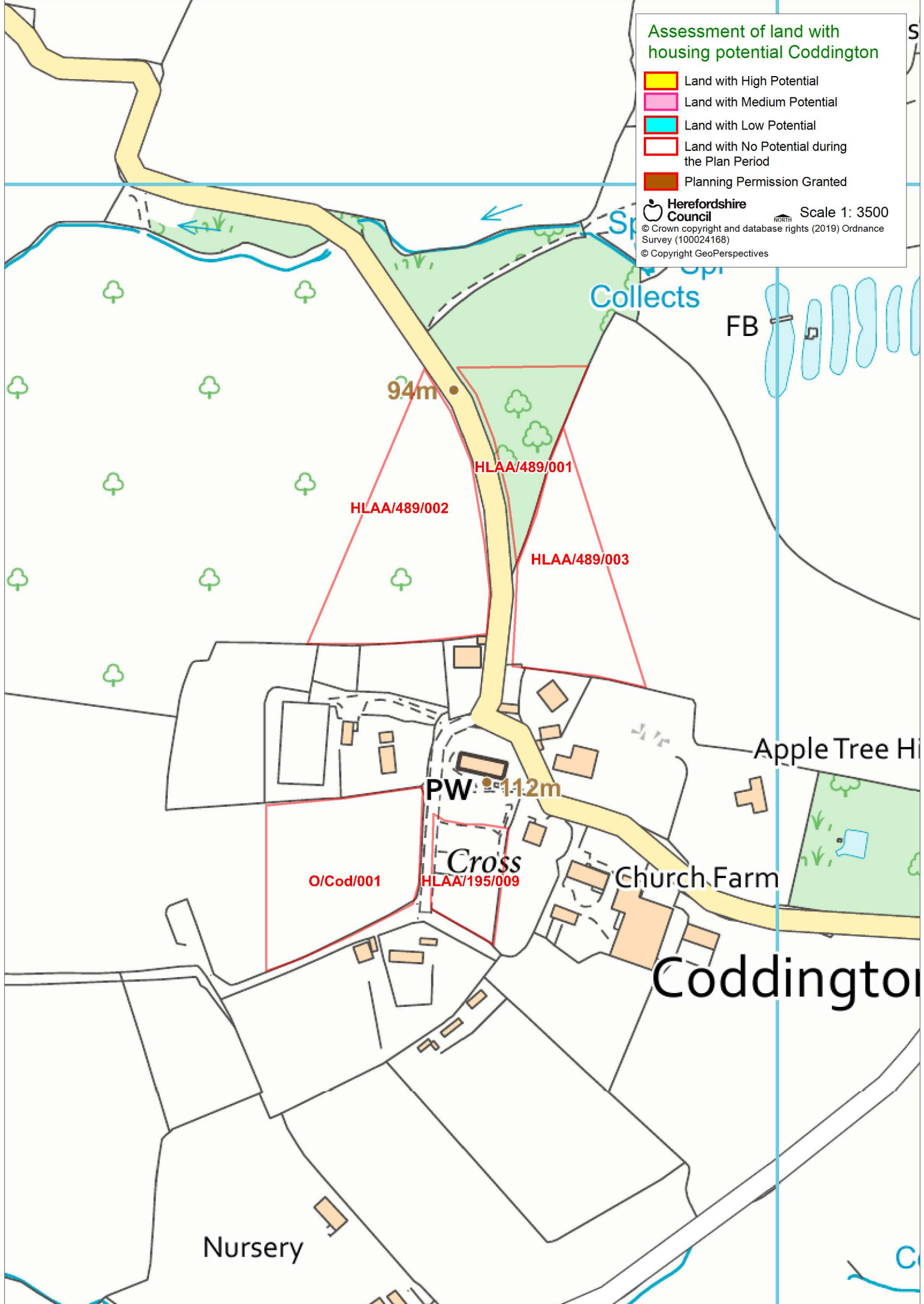


Assessment of land with housing potential Coddington

- 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: 3500
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Settlement Coddington

Site Reference HLAA/489/001

Site Address Land adjacent to Coddington Village (1)

Post Code HR8 1JJ

Basic Information

Source Call for sites

Site Area (ha) 0.25

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

Wastewater Treatment Works (WwTW): Probable issue- no current headroom data available

Biodiversity Information

Habitat of Principal Importance: Deciduous Woodland & Ancient/ Semi-natural Woodland covering entire site.

Highways Information

Not assessed

Landscape Information

Not assessed

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

Settlement Coddington

Site Reference HLAA/489/001

Site Address Land adjacent to Coddington Village (1)

Post Code HR8 1JJ

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

Habitat of Principal Importance: Deciduous Woodland & Ancient/ Semi-natural Woodland covering entire site. Due to the sensitive ecological nature of the site it is considered unsuitable for development

Settlement Coddington

Site Reference HLAA/489/002

Site Address Land adjacent to Coddington Village (2)

Post Code HR8 1JJ

Basic Information

Source Call for sites **Site Area (ha)** 0.5 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 2
 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); Severn Trent Water (WwTW)

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

Wastewater Treatment Works (WwTW): Probable issue- no current headroom data available

Biodiversity Information

The site is a mature orchard, however no statutory habitat designation has been recorded here.

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Very narrow access roads to reach B4220.

Conclusion: There are major issues with this site.

Landscape Information

Description: The site is a mature orchard, sloping towards the north west. The Landscape Character type is Principal Timbered Farmlands. The site is visually enclosed due to it being a mature orchard.

Capacity: The site has low capacity due to it being a mature orchard.

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

Settlement Coddington

Site Reference HLAA/489/002

Site Address Land adjacent to Coddington Village (2)

Post Code HR8 1JJ

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 covered in mature orchard, and there are major access issues.

Settlement Coddington

Site Reference HLAA/489/003

Site Address Land adjacent to Coddington Village (3)

Post Code HR8 1JJ

Basic Information

Source Call for sites

Site Area (ha) 0.5

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

Wastewater Treatment Works (WwTW): Probable issue- no current headroom data available

Biodiversity Information

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

Highways Information

Access: Yes

Connectivity: Poor

Access comments: Extremely narrow lanes for a long distance to the main road.

Conclusion: There are major issues with this site.

Landscape Information

Description: The site is a grass pasture field sloping towards the east. There is an existing hedgerow on the western boundary adjacent to the road. The Landscape Character type is Principal Timbered Farmlands. From the site there are long and medium views towards the east.

Capacity: Low to moderate capacity, but potentially one or two houses in a linear pattern on the western boundary could be accommodated.

Mitigation: Existing hedgerows and trees need to be restored and enhanced. New hedgerow planting with native trees should be proposed on the eastern boundary and woodland on the southern boundary.

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

Settlement Coddington

Site Reference HLAA/489/003

Site Address Land adjacent to Coddington Village (3)

Post Code HR8 1JJ

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

There are major access issues here. The settlement has poor connectivity with regard to public transport services. This is not a suitable site for housing.

Settlement Coddington

Site Reference O/Cod/001

Site Address Land West of All Saints Church

Post Code HR8 1JJ

Basic Information

Source	LA officer identified	Site Area (ha)	0.66	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 (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: Probable issues

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Poor

Access comments: Site is accessed via a private road with reasonable visibility to adopted highway but access to the main road network is via extremely narrow lanes.

Other comments: There is the Public Right of Way footpath CG6 on the eastern and southern boundary.

Conclusion: There are major issues with this site.

Landscape Information

Description: The site is an arable field sloping fairly steeply towards the west. It has an open and elevated character. It is screened by existing vegetation on the northern boundary. The Landscape Character type is Principal Timbered Farmlands. There are several Listed Buildings nearby, including the Church of All Saints. There are short distance views from the Church grave yard and from the Public Right of Way footpath with a high visual impact.

Capacity: The site has a low capacity due to visual impact associated with the Listed buildings, footpath and its elevated character.

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

Settlement Coddington

Site Reference O/Cod/001

Site Address Land West of All Saints Church

Post Code HR8 1JJ

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 sensitive in terms of landscape impact, its proximity to a listed building and there are major access issues. At present, there is no knowledge of the site's availability.