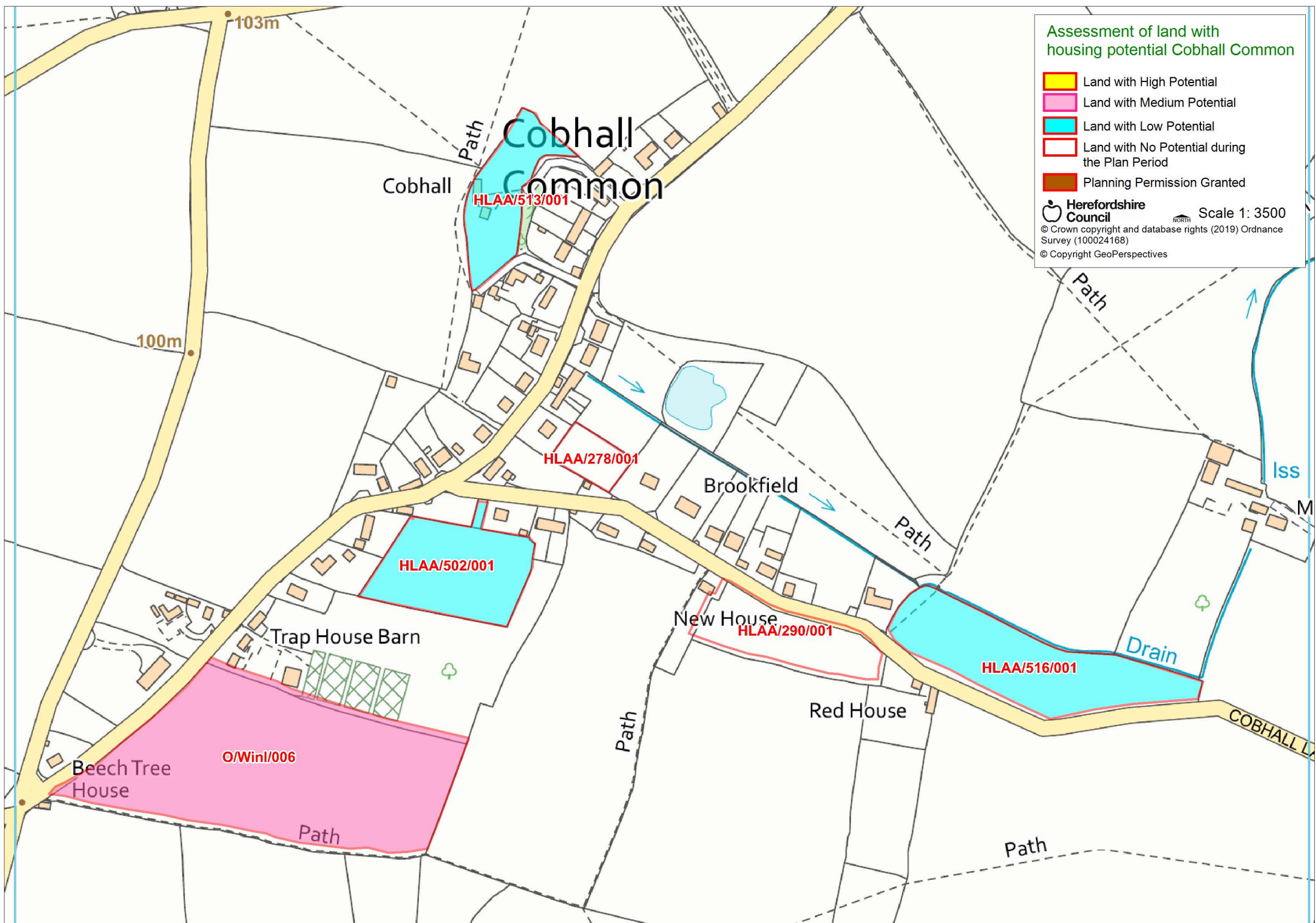


Assessment of land with housing potential Cobhall Common

- 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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Cobhall Common

Cobhall

HLAA/513/001

HLAA/278/001

HLAA/502/001

New House
HLAA/290/001

HLAA/516/001

O/WinI/006

Beech Tree House

Trap House Barn

Brookfield

Red House

Iss

COBHALL L

100m

103m

Path

Path

Path

Path

Drain

Path

NORTH

Basic Information

Source Call for sites **Site Area (ha)** 0.78 **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: No information available

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: A private track provides access to site, however visibility to the adopted road is restricted by 3rd party land. Lanes are very narrow up to the main road A465. Current access point maybe suitable for small development on private drive, ie 2/3 homes.

Possible mitigation: Widen lanes or provide formal passing points.

Conclusion: There are some issues with this site.

Landscape Information

Description: A rectangular flat pasture field, currently using for grazing. Bounded by hedgerow and post & rail fence to the rear of domestic gardens. Accessed via grass track between two dwellings. Landscape Character type is Principal Settled Farmlands.

Capacity: Medium- Development here would result in built form to the rear of existing. However, the visual effects are relatively low level and the site is not highly sensitive.

Mitigation: Retaining the boundary vegetation as well as a landscape buffer to the south & east will mitigate some effects.

Settlement Cobhall Common **Site Reference** HLAA/502/001 **Site Address** Moorfields Farm

Post Code HR2 9AS

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 Low potential

Justification

The landscape is not highly sensitive to development, however there are access constraints that would need to be overcome. Part of the garden land at Hollyville could be identified to widen the access, but this is dependent on third party access. This would achieve more dwellings than the current access provision as indicated by Highways.

Settlement Cobhall Common **Site Reference** HLAA/513/001 **Site Address** Cobhall House

Post Code HR2 9BW

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

Wastewater Treatment Works: No information available

Biodiversity Information

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

Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: Access is along a private road, going around other houses. May be difficult, and visibility at point at which the track reaches the adopted road cannot be improved without 3rd party gardens. Narrow lanes to the main road.

Possible mitigation: Widen lanes or provide formal passing points.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is part of the domestic curtilage of Cobhall House. The existing house is set in the middle of the plot accessed via a lane. 2 grassed areas either side of the house are well contained, with mature trees on site. Landscape Character type is Principal Settled Farmlands.

Capacity: Capacity is high for a dwelling either side of the existing house.

Mitigation: The retention of the existing boundary planting as well as the mature planting within the site.

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

Settlement Cobhall Common **Site Reference** HLAA/513/001 **Site Address** Cobhall House

Post Code HR2 9BW

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 2

Potential of the site coming forward for development

Probability Low potential

Justification

As the area close to the house is well contained, a dwelling either side of the existing one would integrate in landscape terms. The visibility of the access lane onto the main road is limited, but could be improved with 3rd party land which could be on the gardens of either side of the lane. Given the access limitations on the site, the site is considered to have lower potential.

Basic Information

Source Call for sites **Site Area (ha)** 1.2 **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: No information available

Biodiversity Information

Habitat of Principal Importance: Traditional Orchard is located adjacent to the North boundary.

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Main road not far, however the lanes are extremely narrow. PROW AN9A crosses the site.

Possible mitigation: Widen lanes or provide formal passing points.

Conclusion: There are some issues with this site.

Landscape Information

Description: A flat arable field which spans a section of Cobhall Lane adjacent to the built form at the edge of the settlement. Bounded by hedgerow, with occasional hedgerow trees.

Capacity: Capacity is medium. Continuing the existing wayside pattern of individual dwellings in large plots.

Mitigation: The heights of buildings should be taken from the adjacent built form as well as leaving an appropriate buffer between the PROW and built form.

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

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 8

Potential of the site coming forward for development

Probability Low potential

Justification

There is potential for a development continuing the existing wayside pattern, but not up to the entire length of the site. There are highways constraints that would need to be overcome. The suggestion is to either widen the lane or provide passing places which could accommodate the additional traffic a new development would bring. The site across the road (HLAA/290/001) was assessed prior to the Core Strategy adoption, therefore a reassessment is necessary, given its proximity to this site and closer location to the main settlement.