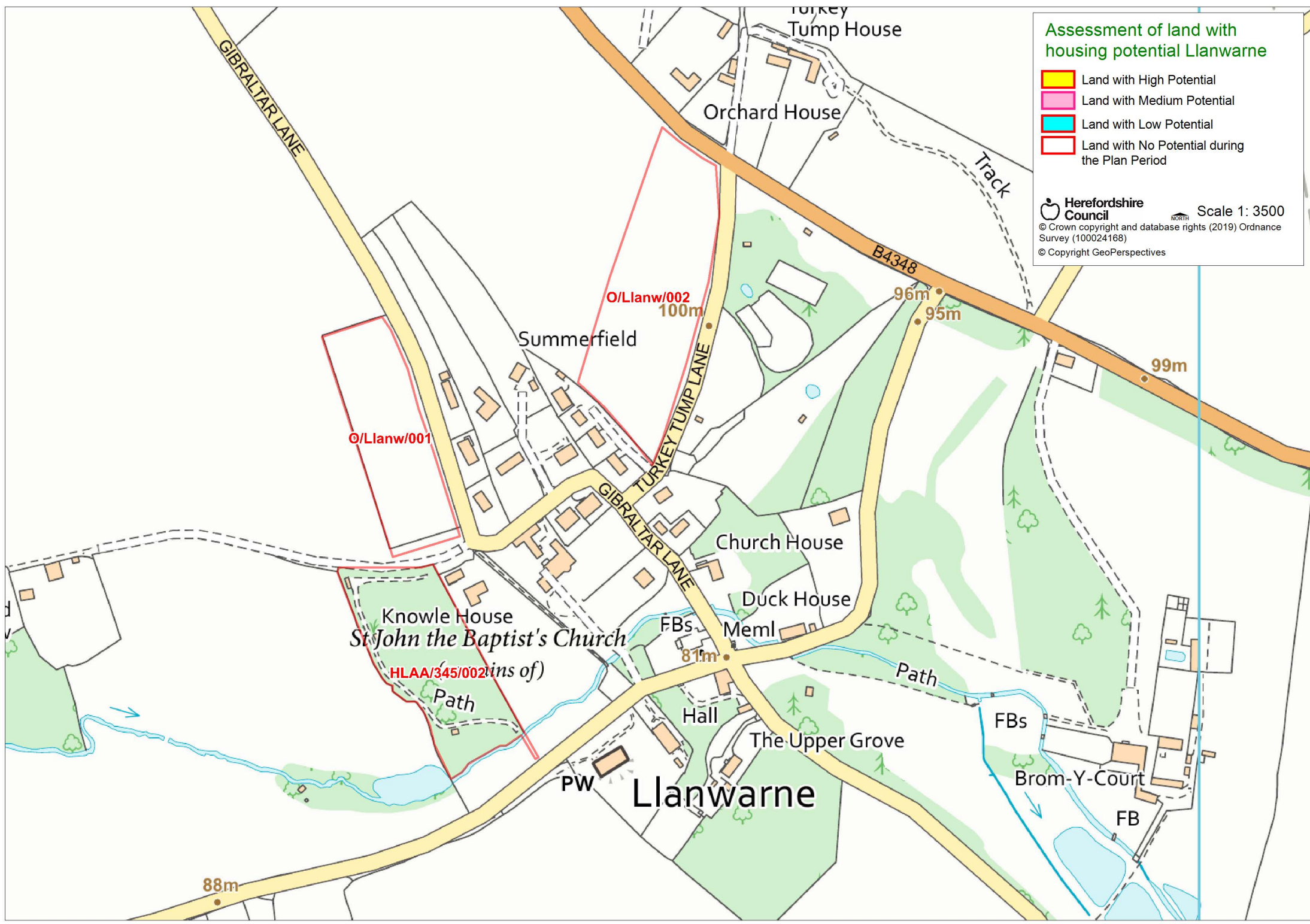


Assessment of land with housing potential Llanwarne

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

Herefordshire Council
Scale 1: 3500
© Crown copyright and database rights (2019) Ordnance Survey (100024168)
© Copyright GeoPerspectives



Settlement Llanwarne

Site Reference HLAA/345/002 **Site Address** The Vineyard

Post Code HR2 8JE

Basic Information

Source Call for sites **Site Area (ha)** 1.15 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 2

Technical Assessment

Flood Risk

Zone 3- The southern 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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

Habitat of Principal Importance: Deciduous Woodland covering a significant area of the site.

Highways Information

Access: Maybe

Connectivity: Reasonable

Access comments: Very poor visibility at the junction between the lane access and B4348 main road. The access is prone to flooding. There is insufficient land either side to provide adequate visibility without 3rd party land.

Possible mitigation: Improve drainage in the area. Better access and connectivity from the private track to the north.

Conclusion: There are major issues with this site.

Landscape Information

Description: Comprises a strip of land at edge of settlement, located off C1262, within the Conservation Area. The site is crossed by a watercourse; The Gamber. It features linear vegetation along the watercourse. The northern section of the site is heavily vegetated. The Landscape Character Type is Sandstone Farmlands. Its in an edge of settlement location, part of the rural setting of church.

Capacity: Capacity is low/medium, for 1 to 2 dwellings on the south side of the watercourse.

Mitigation: Retention of existing vegetation to limit visual effects. Use of existing entrance.

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

Settlement Llanwarne

Site Reference HLAA/345/002

Site Address The Vineyard

Post Code HR2 8JE

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 southern boundary of the site is in flood zone 3, and landscape impacts limit any capacity for development to the southern area. A significant proportion of the site is a Deciduous Woodland Priority Habitat. There are also major issues with access, therefore the site is wholly unsuitable.

Settlement Llanwarne

Site Reference O/Llanw/001

Site Address Land West of Leniston Lane/ Gibraltar Lane

Post Code HR2 8JE

Basic Information

Source LA officer identified

Site Area (ha) 0.97

Greenfield/Brownfield?

Greenfield

Brownfield

Agricultural Land Classification 2

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)

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: Maybe

Connectivity: Reasonable

Access comments: Access from lanes to B4348 road is very poor and potentially dangerous. No visibility. PROW LW4 along southern boundary.

Possible mitigation: Widen the lane as it is currently extremely narrow.

Conclusion: There are major issues with this site.

Landscape Information

Description: Comprises a strip of pasture running parallel with Leniston Lane, with a gentle south facing slope. There is a roadside hedgerow with escaped trees. In an edge of settlement location.

Capacity: Medium Capacity - existing dwellings on the eastern side of Leniston Lane provide some context.

Mitigation: Retain the eastern boundary hedgerow. Introduce hedgerow along the remaining boundaries. Should be single storey dwellings to match existing

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

Settlement Llanwarne

Site Reference O/Llanw/001

Site Address Land West of Leniston Lane/ Gibraltar Lane

Post Code HR2 8JE

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

Moderate capacity in landscape terms, but there are currently major issues to overcome with access due to the narrowness of the lanes from the main road. There is little scope of improving this without affecting the village character. At present, there is no knowledge of availability.

Settlement Llanwarne

Site Reference O/Llanw/002

Site Address Land West of Turkey Tump Lane

Post Code HR2 8JE

Basic Information

Source LA officer identified **Site Area (ha)** 1.53 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 1

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)

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: Maybe

Connectivity: Reasonable

Access comments: Very poor visibility at the junction between the lane access and main road, B4348. Slightly outside of the village.

Possible mitigation: Widen the lane along site frontage and improve visibility to B road.

Conclusion: There are major issues with this site.

Landscape Information

Description: Comprises part of a larger arable field with rolling landform and boundary hedgerow. The ground level of the field is 2m higher than the roadside. The Landscape Character Type is Sandstone Farmlands. An arbitrary boundary line is drawn.

Capacity: Medium. Some capacity for a small cluster of dwellings that relate to the settlement.

Mitigation: Use of a landscape buffer to mitigate potential wider views. Change in level from road to site would need to be addressed.

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

Settlement Llanwarne

Site Reference O/Llanw/002

Site Address Land West of Turkey Tump Lane

Post Code HR2 8JE

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 located on the outskirts of the village and is more open countryside in nature. There are major constraints to achieving access to this site and it is at a different level to the road. At present, there is no knowledge of its availability. The site is considered to have no potential.