

# Assessment of land with housing potential Moorhampton

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

Herefordshire Council  
Scale 1: 2500  
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Western View

115m

108m

O/Moor/001

Moorhampton House

122m

A480

Path

Path

STATION ROAD B4230

Track

Caravan Site

# Moorhampton

Moorhampton Farm

**Settlement** Moorhampton

**Site Reference** O/Moor/001

**Site Address** Land East of Station Road

**Post Code** HR4 7BE

## Basic Information

<b>Source</b>	LA officer identified	<b>Site Area (ha)</b>	1.7	<b>Greenfield/Brownfield?</b>	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<b>Agricultural Land Classification</b>	1
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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)

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: Reasonable

Access comments: No access to the A road, it is too close to a junction with poor visibility and fast moving traffic. Access to the B4320 would require removal of hedgerow.

Possible mitigation: Needs a 40mph speed limit through the village.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Comprises a grass pasture field sloping towards the south. The southern boundary is screened by mature trees. There is a well maintained hedgerow on western boundary, parallel and adjacent to the road. The Landscape Character type is Principal Settled Farmlands. The 'Offa's Dyke' Scheduled Ancient Monument is approx 525m to the south east. The site has an open character with long distance views to the south east. There is existing housing to the west of the site. Presently has open rural views to the east.

Capacity: Low to Moderate- If developed it should be a linear group of housing to correspond to the pattern of existing houses to the West.

Mitigation: Restoration of existing hedgerows, a new hedgerow with native trees on the Eastern boundary, and fruit trees on the Northern boundary to complement the nearby orchard on the other side of the road.

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

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## 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** 6

## Potential of the site coming forward for development

**Probability** Low potential

### Justification

Limited potential for linear group of houses, corresponding with those opposite to the west. Access should not be from the A road. Access would require hedgerow removal, but this must be restored. At present, there is no evidence of availability.