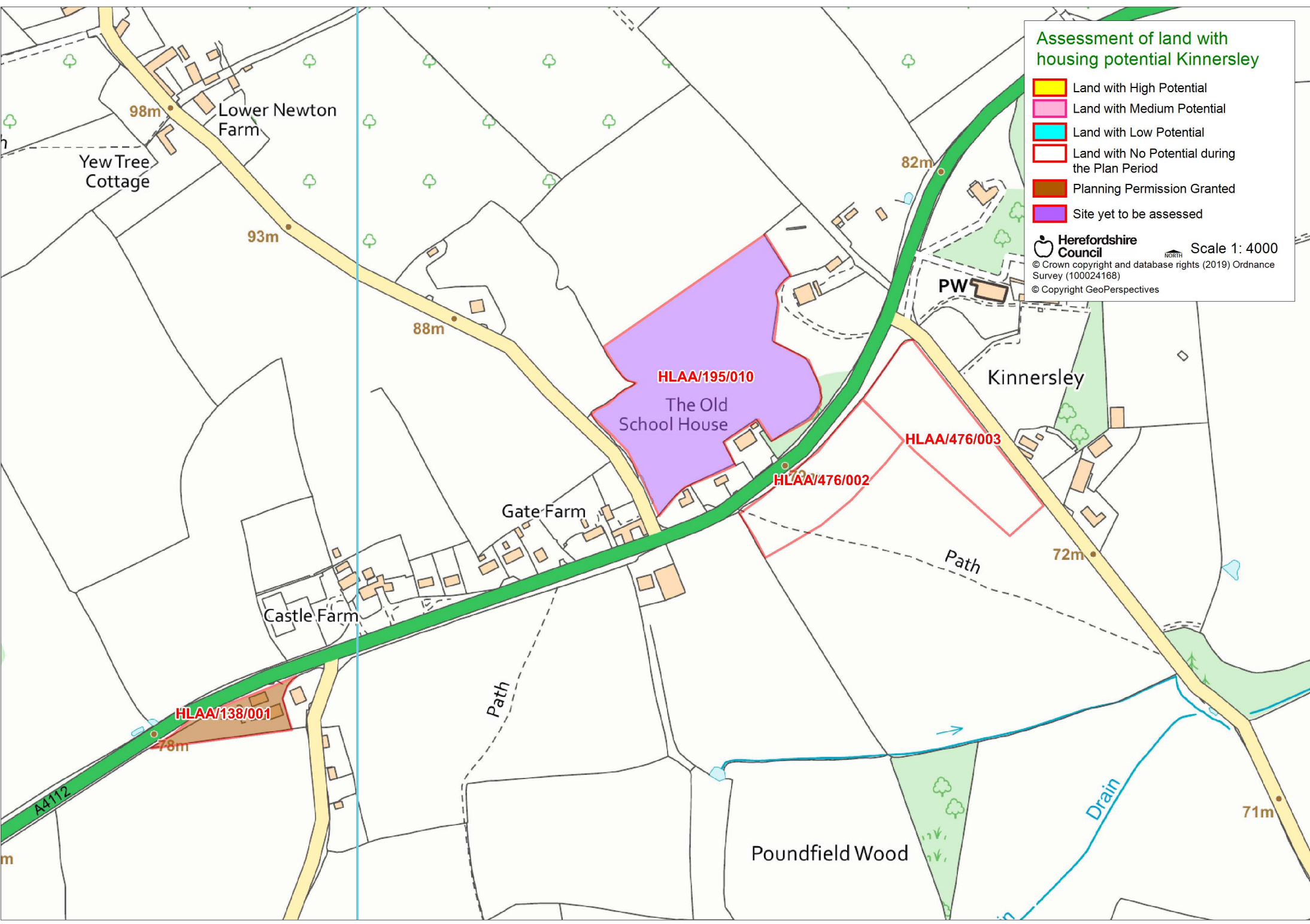


Assessment of land with housing potential Kinnersley

- Land with High Potential
- Land with Medium Potential
- Land with Low Potential
- Land with No Potential during the Plan Period
- Planning Permission Granted
- Site yet to be assessed

Herefordshire Council
Scale 1: 4000
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Settlement Kinnersley

Site Reference HLAA/476/002 **Site Address** Pound Field

Post Code HR3 6QD

Basic Information

Source Call for sites **Site Area (ha)** 0.4 **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: Maybe

Connectivity: Poor

Access comments: Visibility to the east is just acceptable, visibility to the west is good.

Possible mitigation: Needs a good bus service and proper stops on the A4112.

Other comments: Public right of way runs through the site.

Conclusion: There are some issues with this site.

Landscape Information

Description: A grass pasture field gently sloping towards the south. Elevated when seen from Public Right of Way footpath KY11, which crosses the site in a north west – south east direction. There is a hedgerow on the north west boundary adjacent and parallel to the road. There is no physical connectivity to the main part of the linear village which is to the north west of the road. The Landscape Character type is Wooded Estate lands. Kinnersley Castle Unregistered Park and Garden is approx 130m to the north east. Kinnersley Castle Grade II Listed Building and associated Listed Buildings are approx 150m to the north east. There are long distance views to the south and views of the site from PRow footpath.

Capacity: Low to Moderate Capacity due to the visual impact when seen from the footpath which crosses the site, and no connectivity to the linear village which is on the north west side of the road.

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

Settlement Kinnersley

Site Reference HLAA/476/002 **Site Address** Pound Field

Post Code HR3 6QD

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

Development would have a harmful landscape impact, and has little connectivity with the village.

Settlement Kinnersley

Site Reference HLAA/476/003

Site Address Part of Pound Field, adjacent to
Huntley Lane

Post Code HR3 6QD

Basic Information

Source Call for sites **Site Area (ha)** 0.4 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 3
 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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

No protected species or statutory habitats recorded at this location.

Highways Information

Access: Yes
Connectivity: Reasonable
Access comments: Access is off a side road off the A4112 (which has a speed limit of 50mph) which is narrow, however it has good visibility. Access off the A4112 is possible but visibility is only just acceptable.
Possible mitigation: Needs a good bus service and proper stops on A4112.
Conclusion: There are some issues with this site.

Landscape Information

Description: A grass pasture field gently sloping towards the South. Elevated in the north east when seen from the Public Right of Way footpath KY11 to the South. Hedgerows on north west and north east boundaries. No physical connection to the linear village which is on the north west side of the road. The Landscape Character type is Wooded Estatelands. Kinnersley Castle Unregistered Park and Garden is adjacent to the site. Kinnersley Castle Grade II Listed Building and associated Listed Buildings are approx 135m to the north east. Long distance views to the South and views of the site from Public Right of Way footpath KY11. Visual proximity to Kinnersley Castle has a high visual impact.
Capacity: The site has a Low Capacity due to the visual impact on the setting of Kinnersley Castle and its Unregistered Park and Garden.

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

Settlement Kinnersley

Site Reference HLAA/476/003

Site Address Part of Pound Field, adjacent to
Huntley Lane

Post Code HR3 6QD

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 not appropriate for development due to the visual impact on the setting of Kinnersley Castle and its Unregistered Park and Garden.