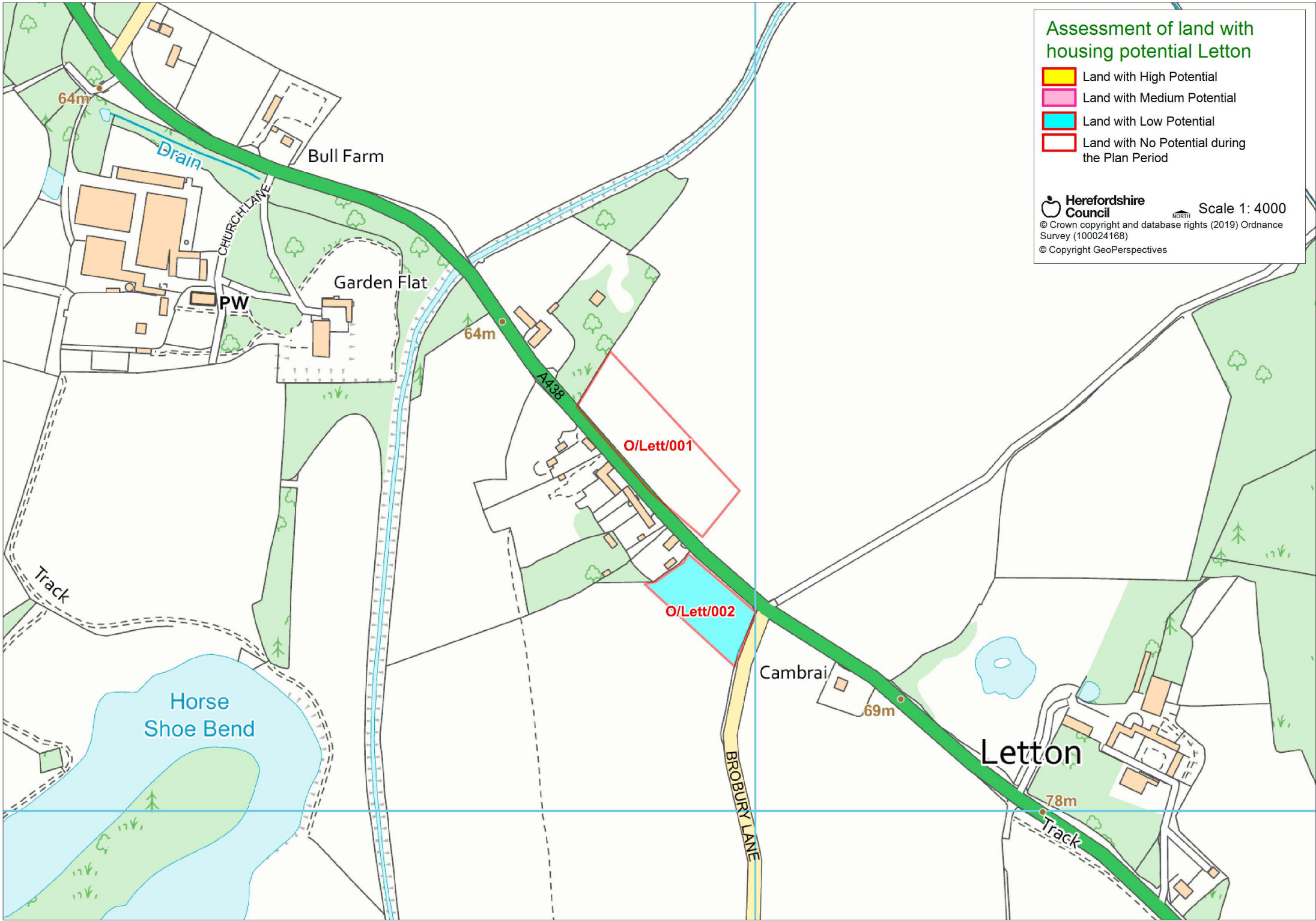


Assessment of land with housing potential Letton

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

Herefordshire Council
Scale 1: 4000
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Settlement Letton

Site Reference O/Lett/001

Site Address Land South East of Bridgend Cottages

Post Code HR3 6DS

Basic Information

Source	LA officer identified	Site Area (ha)	0.91	Greenfield/Brownfield?	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	Agricultural Land Classification	3
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Technical Assessment

Flood Risk

Zone 2- Part of the south western corner of the site is within zone 2. The Sequential Test, in accordance with paragraph 158 of the NPPF, is necessary to demonstrate that development would be appropriate.

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 issues

Biodiversity Information

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

Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Hedge will require removing to ensure good visibility. Development could lead to pedestrians crossing the fast main road.

Conclusion: There are some issues with this site.

Landscape Information

Description: A flat arable field with a broken hedgerow on the south west boundary, adjacent and parallel to the A438 road. It has a strong rural character. The Landscape Character type is Wooded Estate Lands. On the opposite side of the road, there are three Listed Buildings with clear views of the site. Letton Court Unregistered Park and Garden is approx. 225m to the south east. There is a long distance view from the north and east into the site. It is not visually and physically connected to the linear village, which is on the south west side of the A438 road.

Capacity: The site has a Low capacity. It is not visually or physically associated to the existing linear housing which is on the south west side of the A438 road. There will be a visual impact on the three Listed Buildings.

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

Settlement Letton

Site Reference O/Lett/001

Site Address Land South East of Bridgend Cottages

Post Code HR3 6DS

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 visually or physically connected with the existing linear village, with potential for adverse effects on nearby listed buildings. The site is partially within flood zone 2. At present, there is no evidence of availability.

Settlement Letton

Site Reference O/Lett/002

Site Address Land South East of the Post Office

Post Code HR3 6DS

Basic Information

Source LA officer identified **Site Area (ha)** 0.42 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 2

Technical Assessment

Flood Risk

Zone 2- The southern boundary of the site is within zone 2. The Sequential Test, in accordance with paragraph 158 of the NPPF, is necessary to demonstrate that development would be appropriate.

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 issues

Biodiversity Information

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

Highways Information

Access: Maybe

Connectivity: Reasonable

Access comments: The C road has the best possible access at the south end, however it has a 60mph speed limit. The A road has a 50mph speed limit and good visibility.

Conclusion: There are some issues with this site.

Landscape Information

Description: A flat arable field gently sloping on its South West boundary towards the south west. There is a good, well maintained hedge on the north west boundary, parallel and adjacent to the A438 road. It physically and visually relates to the existing linear development on the SW side of the A438 road. The Landscape Character type is Wooded Estatelands.

Capacity: Low to Moderate- capacity for one or two houses parallel and adjacent to the A438 road.

Mitigation: Tree planting on the North West boundary, a new hedgerow and trees on the South West boundary, and compensation for any loss of the existing hedgerow on the North East boundary.

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

Settlement Letton

Site Reference O/Lett/002

Site Address Land South East of the Post Office

Post Code HR3 6DS

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

Limited potential for linear development alongside the road, southern boundary is very close to flood zone 3 risk of flooding. At present, there is no evidence of availability. Further comment from the Environment Agency is necessary to establish any further potential on this site due to its proximity to high risk flooding.