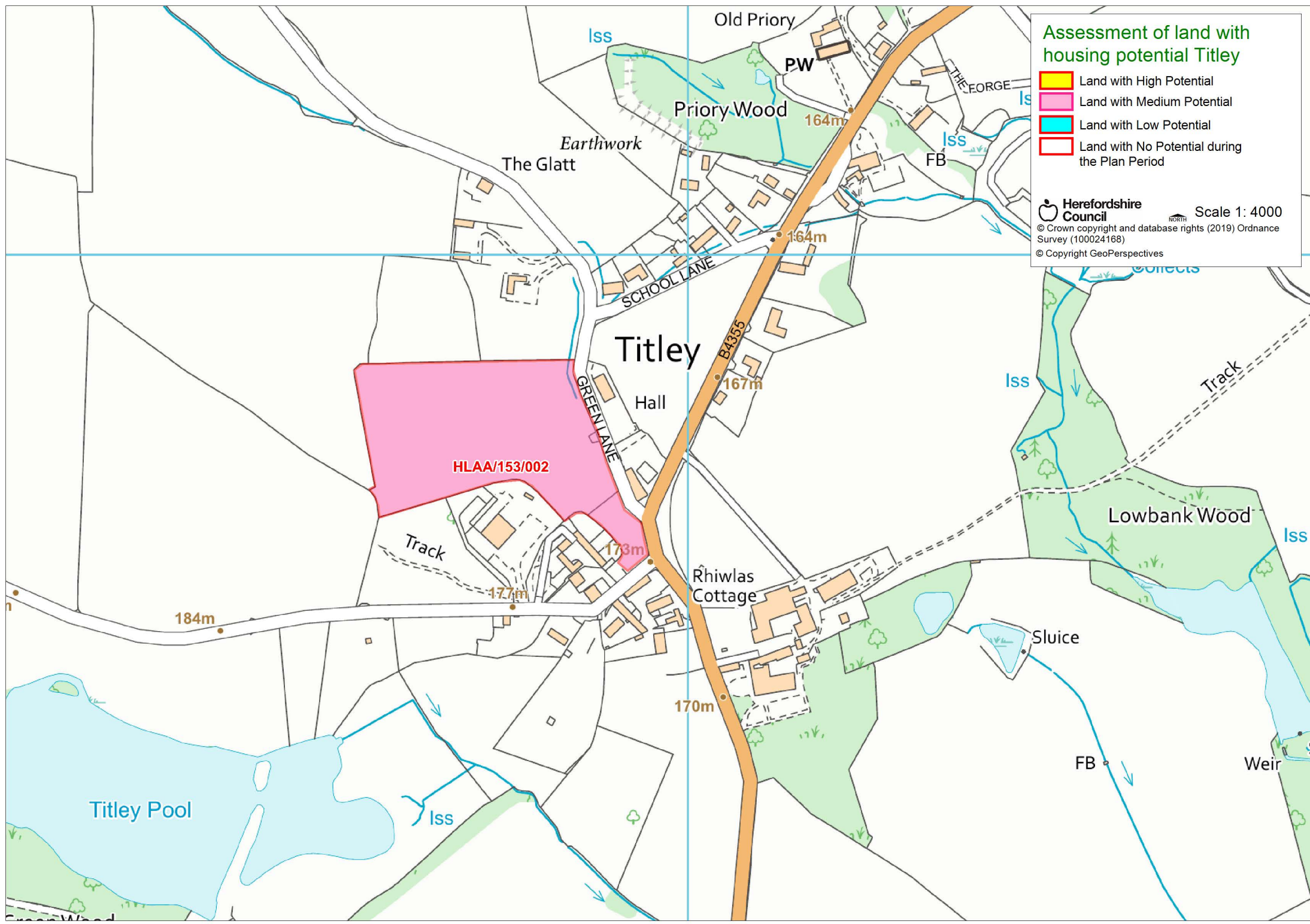


Assessment of land with housing potential Titley

- 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 Titley

Site Reference HLAA/153/002 **Site Address** Land at Balance Farm

Post Code HR5 3RU

Basic Information

Source Call for sites **Site Area (ha)** 4.54 **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
Water Supply (WS): No issues
Wastewater Treatment Works (WwTW): Titley- available headroom

Biodiversity Information

Habitat of Principal Importance- Traditional Orchard adjacent to part of the Southern boundary of the site.

Highways Information

2015 Comments: Access possible from both side roads. Road to South has good visibility at existing access to the farm buildings and whilst the road is narrow, the verges are wide. Visibility to mainroad is good to left, and restricted to the right. No footways. Derestricted. Access to road to East of site via field access opposite Village Hall car park has good visibility and whilst the road is narrow past property by the junction, visibility at the junction is better than at the other road.
Conclusion: There are no or only minor issues with this site. (Sourced from 2015 SHLAA)

Landscape Information

2015 comments: Landscape sensitivity- Low to Moderate ; Landscape capacity- Moderate to High ; Sensitivity and Capacity Analysis- The existing village appears to have a dispersed settlement pattern. The scale of development appropriate to the village is therefore a consideration. The historic park adjacent to the Western boundary is marked by a gatehouse, the topography of the site is low but consideration as to how any proposals would relate to both the Historic Park & Garden and the farmhouse with outbuildings would be required. The Northern section of the site is arable field with a rolling topography that is at the Northern extremity of the village and relates to open countryside.

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

Settlement Titley

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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 20

Potential of the site coming forward for development

Probability Medium potential

Justification

There is potential for a sensitively designed scheme to come forward where the existing buildings are situated. The Historic Park on the Western boundary, the listed farmhouse and its curtilage should be taken into account should a scheme come forward. The BAP site should be avoided. *Please note this is based on the 2015 SHLAA, this site's inclusion is in order to publish a subsequent change in land classification.