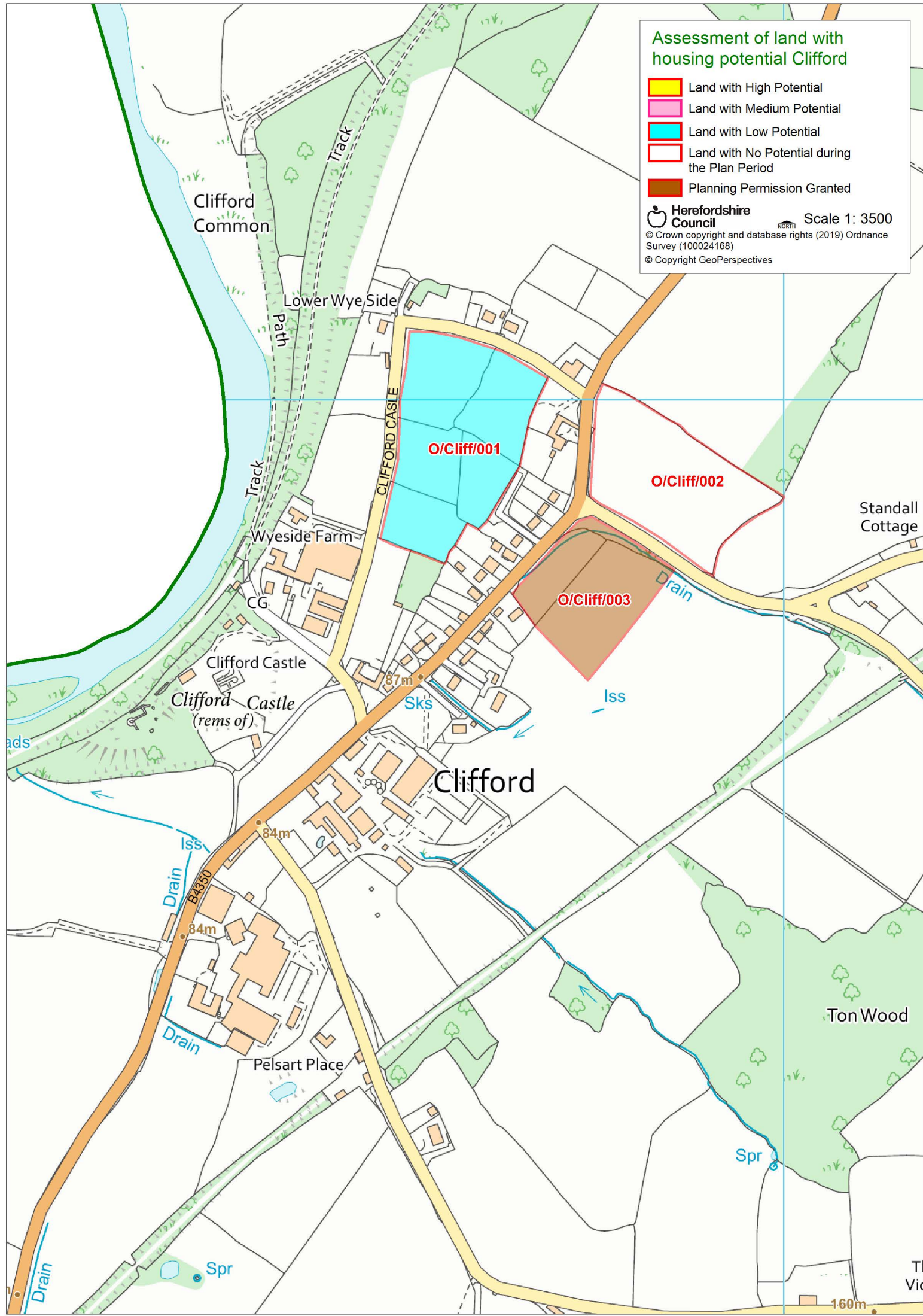


# Assessment of land with housing potential Clifford

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

Herefordshire Council Scale 1: 3500  
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**Settlement** Clifford

**Site Reference** O/Cliff/001

**Site Address** Land West of the White House

**Post Code** HR3 5ET

## Basic Information

**Source** LA officer identified      **Site Area (ha)** 2.45      **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: No issues

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: Poor

Access comments: Access to the north is very narrow. Access to the west is marginally better. Could use the private access road that leads off B4350.

Conclusion: There are major issues with this site.

### Landscape Information

Description: The site is a flat grass pasture with a number of fields. Well maintained hedgerows and occasional mature trees are situated within the fields. It has an intimate, enclosed rural character which is also within the heart of the village. The Landscape Character type is Principal Settled Farmlands. The site is visually contained by existing mature hedgerows.

Capacity: Low to moderate capacity, but is within the village settlement area.

Mitigation: Restoring and enhancing existing hedgerows and trees where appropriate, and further native tree planting, especially near to potentially flood risk areas.

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

**Settlement** Clifford

**Site Reference** O/Cliff/001

**Site Address** Land West of the White House

**Post Code** HR3 5ET

## 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

There are major access issues with the site as the two potential routes are both narrow. The private access road off the B4350 could be a potential access also but there may be third party land issues to overcome. Due to the poor connectivity with regard to public transport services, the site would not be able to come forward in full and would be more suited to a modest sized scheme. The site does have some capacity in landscape terms as it is relatively contained by good hedgerows but only for a small amount of housing. There is currently no evidence of availability therefore there could be issues in bringing the site forward.

**Settlement** Clifford

**Site Reference** O/Cliff/002

**Site Address** Land East of B4350

**Post Code** HR3 5ET

## Basic Information

<b>Source</b> LA officer identified	<b>Site Area (ha)</b> 1.81	<b>Greenfield/Brownfield?</b> <input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<b>Agricultural Land Classification</b> 2
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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: No issues

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: Poor

Access comments: Needs to be off the side road, no access off B4350. If access were to be off the side road then the site access would be classified as good.

Other comments: Bus route is restricted by toll bridge.

Conclusion: There are some issues with this site.

### Landscape Information

Description: The site is an undulating grass pasture field sloping towards the north west. There is access to the site from the western corner. Existing hedgerows on all boundaries, including native trees. The Landscape Character type is Principal Settled Farmland in the north west, and Principal Timber Farmlands in the south east. The site is elevated, with long distance views to the north west. There will be visual impact from these viewpoints.

Capacity: Low capacity, due to being elevated with nearby and long distance views of the site. Proposals will have a high visual impact.

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

**Settlement** Clifford

**Site Reference** O/Cliff/002

**Site Address** Land East of B4350

**Post Code** HR3 5ET

## 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 elevated and development would have a high visual impact. The access would need to be off the side road and not the main village road. There is currently no knowledge of the site's availability.