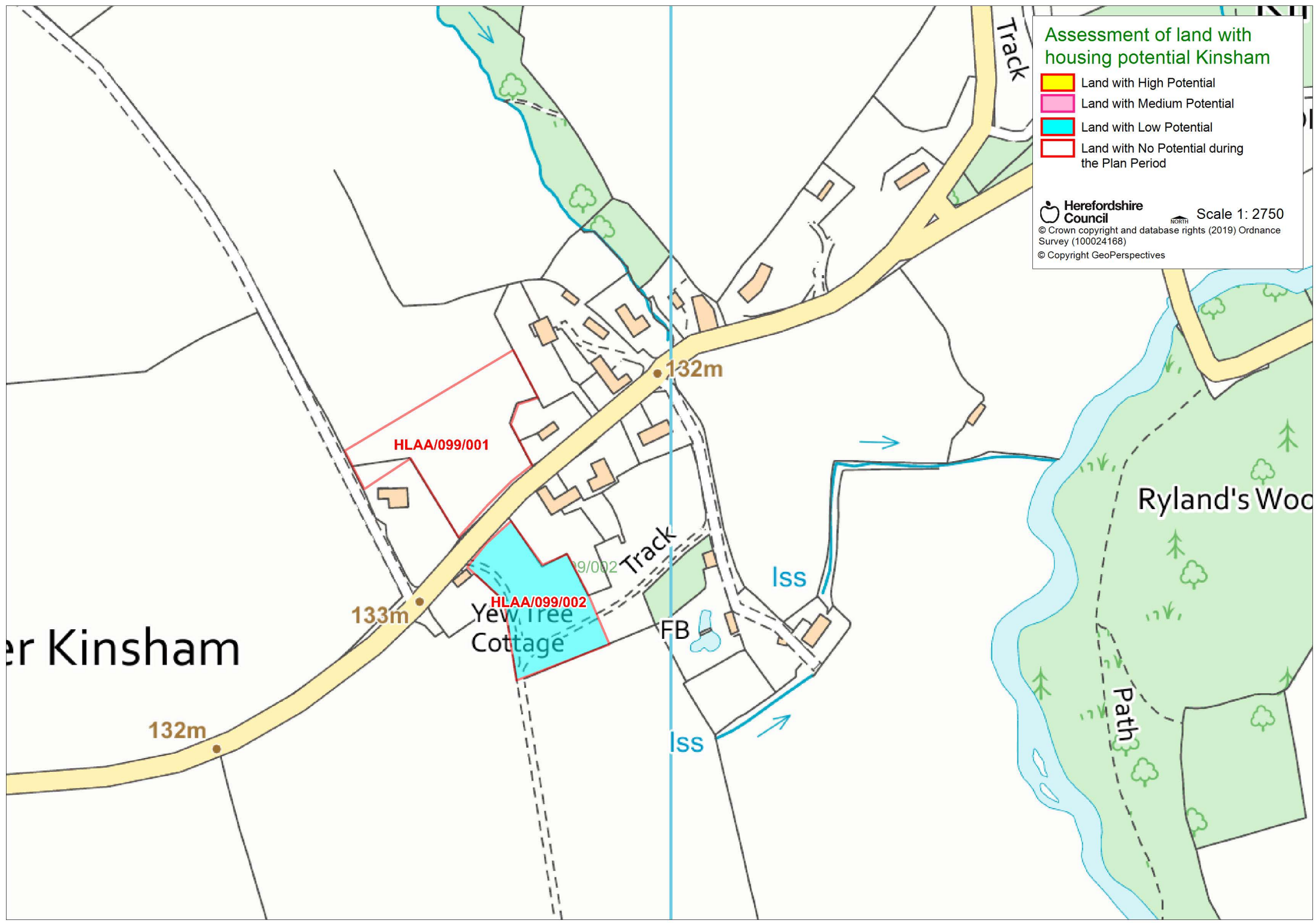


Assessment of land with housing potential Kinsham

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

Herefordshire Council
Scale 1: 2750
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Settlement Kinsham

Site Reference HLAA/099/001

Site Address Land at Lower Kinsham

Post Code LD8 2HW

Basic Information

Source Call for sites **Site Area (ha)** 0.6 **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 are recorded at this location.

Highways Information

Access: Yes

Connectivity: Poor

Access comments: An access point to the field has just been built, sharing access to the rear of Ivy Cottage.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is visually and physically part of the village settlement, a grass pasture field sloping fairly steeply to the south. The site is enclosed on the east and west, and there is a partial hedgerow on the southern boundary adjacent to the road. The Landscape Character type is Wooded Hills and Farmlands. The Old Rectory Listed Building is approx 30m to the south east. Kinsham Court Unregistered Park and Garden is approx 140m to the east. There are medium distance views to the North, but generally the site is visually contained.

Capacity: The site has a Low to Moderate capacity. If developed it could take one or two houses adjacent to the road. Discussion would be required with the Conservation Officer in the event of a proposal due to the adjacent Listed Building.

Mitigation: Southern boundary adjacent to the road will require enhancement and restoration of the existing hedgerow. A new hedgerow will be required on the northern boundary.

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

Settlement Kinsham

Site Reference HLAA/099/001

Site Address Land at Lower Kinsham

Post Code LD8 2HW

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 has a limited capacity in landscape terms, for one or two houses adjacent to the road, with mitigation measures. Site is no longer available as indicated by the landowner and is therefore discounted.

Settlement Kinsham

Site Reference HLAA/099/002 **Site Address** Land at Lower Kinsham

Post Code LD8 2HW

Basic Information

Source Call for sites **Site Area (ha)** 0.4 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 3

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- 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: Maybe

Connectivity: Poor

Access comments: Site will need visibility splay, possibly requires removing some of the hedge. Best access point is at midpoint along the boundary of the plot and through road.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is visually and physically part of the village settlement, a grass pasture field sloping very gently to the south. There is a mature native hedgerow on the northern boundary parallel and adjacent to the road. The Landscape Character type is Principal Settled Farmlands. The Old Rectory Listed Building is approx 30m to the north west. Kinsham Court Unregistered Park and Garden is approx 140m to the east. There is an Orchard on the south east boundary. There are long distance views to the south.

Capacity: The site has a Low to Moderate capacity. If developed it could take one house adjacent to the road, subject to potential impacts on the Listed Building.

Mitigation: Northern boundary adjacent to the road will require enhancement and restoration of the existing hedgerow. A new hedgerow will be required on the southern boundary.

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

Settlement Kinsham

Site Reference HLAA/099/002 **Site Address** Land at Lower Kinsham

Post Code LD8 2HW

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

There is limited potential for a couple of dwellings adjacent to the road. 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 very small scheme. There are also the potential impacts on the landscape and nearby heritage assets. This is subject to further assessment by the Conservation team.