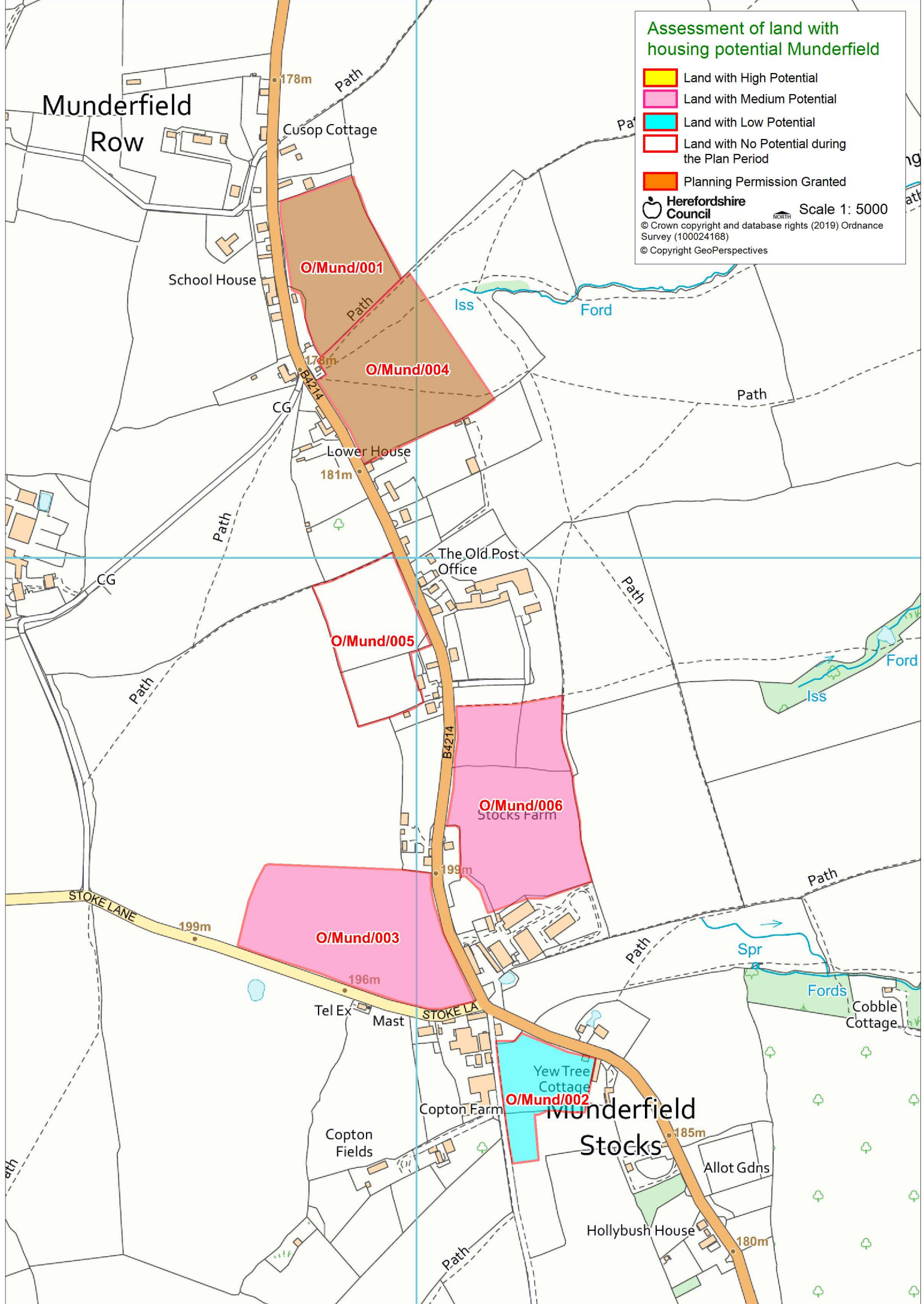


### Assessment of land with housing potential Munderfield

- 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: 5000  
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**Settlement** Munderfield

**Site Reference** O/Mund/002

**Site Address** Copton Farm

**Post Code** HR7 4JS

## Basic Information

<b>Source</b>	LA officer identified	<b>Site Area (ha)</b>	0.91	<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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

### Biodiversity Information

No protected species. Priority Habitat - Traditional orchards adjacent to southern boundary of the site.

### Highways Information

Access: Yes  
Connectivity: Poor  
Access comments: Cars seem to be driving in excess of 40mph speed limit here. There are two possible access points, private track has poor visibility, the B road is best.  
Other comments: Site appears divorced from the rest of the settlement.  
Conclusion: There are some issues with this site.

### Landscape Information

Description: Comprises a grass pasture field, slightly domed and elevated. There are hedgerows on all boundaries. Accessed via gate from the road on the eastern boundary. On the western boundary, there is good connectivity with the village. The Landscape Character type is Timber Plateau Farmlands. There are long distance views from the west into the site. Other boundaries are reasonably screened by existing vegetation.  
Capacity: The site has a moderate capacity for a small number of houses.  
Mitigation: Restoration and enhancement of existing hedgerows. Proposed Fruit tree planting on the southern boundary, adjacent to the orchard and native tree planting on the western boundary.

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

**Settlement** Munderfield

**Site Reference** O/Mund/002

**Site Address** Copton Farm

**Post Code** HR7 4JS

## 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** 5

## Potential of the site coming forward for development

**Probability** Low potential

### Justification

There is potential for a small scale development. The site is on the edge of the village, so is therefore more rural in nature. At present, there is no knowledge of its availability.

**Settlement** Munderfield

**Site Reference** O/Mund/003

**Site Address** Land at Munderfield Stocks

**Post Code** HR7 4JT

## Basic Information

<b>Source</b>	LA officer identified	<b>Site Area (ha)</b>	2.79	<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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

### Biodiversity Information

No protected species. Priority habitat- deciduous woodland just north of the site.

### Highways Information

Access: Yes

Connectivity: Poor

Access comments: Multiple access options on to main road, but best access onto Stoke Lane just back from B road junction.

Conclusion: There are no significant issues with this site.

### Landscape Information

Description: The site is an elevated arable field, slightly sloping to the south and west. There is an existing mature hedgerow on the eastern and southern boundary parallel and adjacent to the roads. The site is approx 1m + above the adjacent roads. The Landscape Character type is Timber Plateau Farmlands. There are long distance views of the site from the south west.

Capacity: The site has a moderate capacity for a linear development, parallel and adjacent to the eastern boundary. There is an issue of the site being higher than the adjacent road.

Mitigation: Mitigation should include restoration and enhancement of existing hedgerows and a new hedgerow with native trees on the western boundary.

Hedgerow loss for visibility splays with require appropriate compensation.

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

**Settlement** Munderfield

**Site Reference** O/Mund/003

**Site Address** Land at Munderfield Stocks

**Post Code** HR7 4JT

## 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** Medium potential

### Justification

The site has capacity for a linear development, parallel to the eastern boundary with an access off Stoke Lane. At present, there is no knowledge of it's availability.

**Settlement** Munderfield

**Site Reference** O/Mund/005

**Site Address** Land at Munderfield

**Post Code** HR7 4JT

## Basic Information

**Source** LA officer identified      **Site Area (ha)** 1.49      **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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

### Biodiversity Information

No protected species. Priority habitat - traditional orchards adjacent to northern site boundary.

### Highways Information

Access: Maybe

Connectivity: Reasonable

Access comments: No issues with access to B4214.

Conclusion: There are no significant issues with this site.

### Landscape Information

Description: Comprises a grass pasture field, which is elevated approx 1.5m + above the adjacent and parallel road on the eastern boundary. Features a mature hedgerow on the eastern boundary. The Landscape Character type is Timbered Plateau Farmlands. There are several Listed Buildings. Stocks Cottage (Listed Building) is approx 25m to the east of the site. There is also an Unregistered footpath on the Northern boundary. The site is elevated but mainly visually enclosed. There are views of the site from the Unregistered footpath.

Capacity: Low

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

**Settlement** Munderfield

**Site Reference** O/Mund/005

**Site Address** Land at Munderfield

**Post Code** HR7 4JT

## 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**

## Potential of the site coming forward for development

**Probability** No potential

### Justification

The site has good access, but due to potential landscape impacts it is not considered suitable. At present, there is no knowledge of it's availability.

**Settlement** Munderfield

**Site Reference** O/Mund/006

**Site Address** Land adjacent to Vine Tree Close

**Post Code** HR7 4JT

## Basic Information

<b>Source</b>	LA officer identified	<b>Site Area (ha)</b>	2.79	<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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

### Biodiversity Information

No protected species. Priority habitat - Traditional orchards just north of the site.

### Highways Information

Access: Yes

Connectivity: Poor

Access comments: Visibility okay, if sited at the mid-point of the frontage and a 40mph limit is observed.

Other comments: Track passes through the site, providing access for farmer's field behind.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Comprises a flat grass pasture field with sheep. It features mature hedgerows on the western boundary, with access here from the adjacent road. The Landscape Character type is Timbered Plateau Farmlands. There are long distance views into the site from the east. It is enclosed on the southern boundary by existing farm buildings.

Capacity: The site has a moderate capacity for a linear development, parallel and adjacent to the road on its western boundary.

Mitigation: Restoration and enhancement of existing hedgerows. New hedgerow and native trees adjacent to Vine Tree Cottage on the southern and eastern boundary.

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



**Settlement** Munderfield

**Site Reference** O/Mund/006

**Site Address** Land adjacent to Vine Tree Close

**Post Code** HR7 4JT

## 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** Medium potential

### Justification

There is some potential for linear development on the part of the site adjacent to the road. At present, there is no knowledge of it's availability.