



Assessment of land with housing potential Combe Moor

- 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 Combe Moor

Site Reference HLAA/240/001

Site Address Land at Horse training facility

Post Code LD8 2HU

Basic Information

Source Call for sites **Site Area (ha)** 0.6 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 2
 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

Operators(s): Dwr Cymru Welsh Water- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

Habitat of Principal Importance- Deciduous Woodland located adjacent to part of the Southern boundary of the site.

Highways Information

Access: Yes
Connectivity: Poor
Access comments: Good visibility at current access point - avoid conflict with junction opposite.
Other comments: Road can be fast, 40mph not widely observed. There is a Public Right of Way footpath on the eastern boundary BKM13 (Herefordshire Trail footpath).
Possible mitigation: Current site access point is best, midway between the two junctions opposite.
Conclusion: There are no significant issues with this site.

Landscape Information

Description: The site is a brownfield site with existing buildings sloping towards the north. The site is screened on the southern boundary. There are long distance rural views towards the north. The Landscape Character type is Principal Settled Farmlands. There is quarry waste on the southern boundary. From the east and north, there are long distance views from the Herefordshire Trail footpath.
Capacity: The site has a high capacity for development.
Mitigation: Hedgerow and native tree planting on the northern and eastern boundaries.

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

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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 12

Potential of the site coming forward for development

Probability High potential

Justification

The site has a high landscape capacity and there are no significant highways issues identified. Due to the poor connectivity with regard to public transport services, the site would be more suited to a modest sized scheme.