

Assessment of land with housing potential Eastnor

- 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 Eastnor

Site Reference HLAA/287/006 **Site Address** Jodie's Paddock

Post Code HR8 1RB

Basic Information

Source Call for sites **Site Area (ha)** 0.77 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 4

Technical Assessment

Flood Risk

Zone 3- The majority of the site is in zone 3. An Exception Test, in accordance with paragraphs 159-161 of the NPPF, would be required.

Water Information

Operator(s): Dwr Cymru Welsh Water (WS); Severn Trent Water (WwTW)
Water Supply (WS): Water pressure issues
Wastewater Treatment Works (WwTW): Marginal concern, subject to size of development

Biodiversity Information

Habitat of Principal Importance: Woodpasture & Parkland, covering the entire site.

Highways Information

Access: Yes
Connectivity: Poor
Access comments: Good access directly onto the main road A438. Good visibility, though access to the gated track alongside maybe a better solution to limit access points.
Possible mitigation: May need speed limit reducing to 40mph.
Other comments: Site not located directly in village, which itself is dispersed in nature.
Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a grass pasture field with horses, very gently sloping towards the south east. There is a strong rural context. The Landscape Character type is Wooded Hills and Farmland. The site is within the Malvern Hills Area of Outstanding Natural Beauty. It is part of the Eastnor Park Registered Park and Garden.
Nearby views from Public Right of Way footpaths.
Capacity: The site has a very low capacity.

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

Settlement Eastnor

Site Reference HLAA/287/006 **Site Address** Jodie's Paddock

Post Code HR8 1RB

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 majority of the site is Flood Zone 3, which would not be suitable for residential development. It is also a Woodpasture and Parkland habitat of principal importance, which needs to be protected from development. The site also has a very sensitive setting in landscape terms and is part of Eastnor Registered Historic Historic Park and Garden. The site is wholly unsuitable because of the significant environmental constraints.

Settlement Eastnor

Site Reference HLAA/287/007 **Site Address** Home Farm Paddock

Post Code HR8 1RD

Basic Information

Source Call for sites **Site Area (ha)** 1.1 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 4

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); Severn Trent Water (WwTW)
Water Supply (WS): Water pressure issues
Wastewater Treatment Works (WwTW): Marginal concern, subject to size of development

Biodiversity Information

Habitat of Principal Importance: Deciduous Woodland/Ancient & Semi-natural Woodland adjacent to the South West boundary of the site.

Highways Information

Access: Difficult
Connectivity: Poor
Access comments: Via a private track close to main road. Very steep embankment up to site.
Other comments: There is a Public Right of Way, bridleway EA1 on the northern boundary.
Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a grass pasture field, relatively steeply sloping towards the north east. The site is elevated approx 2m+ above the adjacent road level on the northern boundary. There is site access in the north east corner. The Landscape Character type is Principal Wooded Hills. There is a Listed Building, the Clock Tower on the north east boundary. The site is within the Malvern Hills Area of Outstanding Natural Beauty. There is an Ancient Woodland, Birchams Wood on the south west boundary.
Capacity: The site has a low capacity.

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

Settlement Eastnor

Site Reference HLAA/287/007 **Site Address** Home Farm Paddock

Post Code HR8 1RD

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 from the road, making access difficult, and it has a low capacity for development in landscape terms, abutting the Conservation area. The site is wholly unsuitable.

Settlement Eastnor

Site Reference HLAA/287/008

Site Address Upper Road playing field

Post Code HR8 1RB

Basic Information

Source Call for sites **Site Area (ha)** 0.4 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 4
 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 (WS); Severn Trent Water (WwTW)
Water Supply (WS): Water pressure issues
Wastewater Treatment Works (WwTW): Marginal concern, subject to size of development

Biodiversity Information

No protected species or statutory habitats are recorded at this location.

Highways Information

Access: Maybe
Connectivity: Reasonable
Access comments: Would need to access onto the upper road which is up a 2m embankment. This may be an issue. There is good visibility, however. Site boundary does not touch Upper Rd except at access to Old Rectory. If this is a ransom strip access could be an issue.
Other comments: There is a Public Right of Way footpath, EA8 on the southern boundary.
Conclusion: There are potentially some issues with this site.

Landscape Information

Description: The site is an amenity grass football pitch, gently sloping towards the eastern boundary. The site is elevated approx 2m+ above the adjacent road on the eastern boundary. The site is enclosed on the northern, eastern and southern boundary by existing vegetation. The Landscape Character type is Wooded Hills and Farmland. There is a listed building on the southern boundary, the Church of St John the Baptist. The site is within the Malvern Hills Area of Outstanding Natural Beauty.
Capacity: The site has a low capacity.

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

Settlement Eastnor

Site Reference HLAA/287/008

Site Address Upper Road playing field

Post Code HR8 1RB

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

A listed church building is located beyond the southern site boundary within a conservation area, the landscape setting is sensitive and would not be suitable to accommodate new development. There is also the fact that the site is in current use as a football pitch, therefore the loss of this community facility would need to be taken into account. Some potential issues are highlighted with access also.