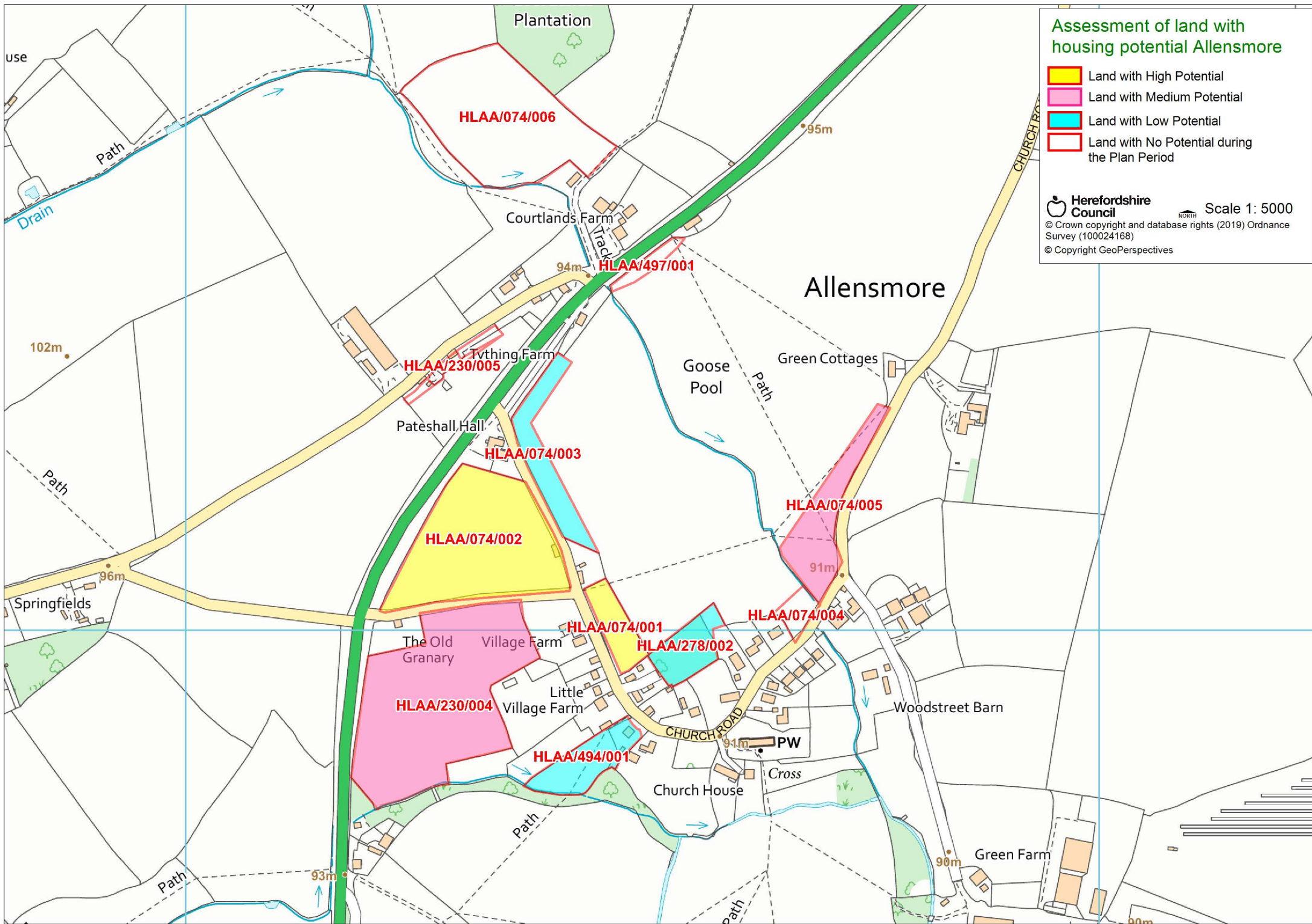


# Assessment of land with housing potential Allensmore

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

Herefordshire Council  
Scale 1: 5000  
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**Settlement** Allensmore

**Site Reference** HLAA/074/001 **Site Address** Village Farm

**Post Code** HR2 9AF

## Basic Information

**Source** Call for sites **Site Area (ha)** 0.33 **Greenfield/Brownfield?**  Greenfield  Brownfield **Agricultural Land Classification** 3

## 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

Priority Area for Countryside Stewardship Measures to address habitat issues. Priority species identified at this location. No statutory habitats recorded at this location.

### Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Good access to church road and trunk road, although the width of Church Road is an issue, especially with increased traffic.

Possible mitigation: Church Rd along site frontage could be widened.

Other comments: This site may provide better highway access link to HLAA/278/002. PROW AN5 runs parallel with the northern boundary.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Strip of pasture land running parallel with the Allensmore Road. Existing dwellings either side of the strip of land. Landscape Character type is Principal Settled Farmlands. Visual effects are relatively contained as the topography of the site is flat.

Capacity: Capacity is high.

Mitigation: Along eastern boundary with wider open countryside needs developing to provide screening.

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

**Settlement** Allensmore

**Site Reference** HLAA/074/001

**Site Address** Village Farm

**Post Code** HR2 9AF

## 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** 10

## Potential of the site coming forward for development

**Probability** High potential

### Justification

There is high capacity for development in landscape terms, and although road access onto Church Lane is good, access would be generally improved by the widening of Church Road. The site could connect to the adjacent site HLAA/278/002 as this site has access issues therefore allowing both sites to come forward. However this would be dependent on landowner agreement.

**Settlement** Allensmore

**Site Reference** HLAA/074/002

**Site Address** Village Farm, Allensmore, Hereford

**Post Code** HR2 9AB

## Basic Information

**Source** Call for sites      **Site Area (ha)** 2.04      **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

Priority Area for Countryside Stewardship Measures to address habitat issues. Priority species identified at this location. No statutory habitats recorded at this location.

### Highways Information

Access: Yes  
Connectivity: Good  
Access comments: This site has highway access on three sides and offers an opportunity to widen Church Rd, or at least provide passing bays. Access is best off C road, not the A465 as it will then feel more connected with village.  
Possible mitigation: Widening of Church Rd or at least passing bay provision and footway.  
Other comments: Access from A465 is not recommended nor necessary.  
Conclusion: There are some issues with this site.

### Landscape Information

Description: Flat triangular parcel of pasture land, bounded by hedgerow. Bounded also by highways on 3 sides; A465, U73419 & U73420. The Northern tip of the site has an existing dwelling. The Landscape Character type is Principal Settled Farmlands.  
Capacity: Medium capacity - Some potential for development, linking with the existing pattern.  
Mitigation: To include development of a landscape buffer along the A465 to filter noise and views from the roadside.

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

**Settlement** Allensmore

**Site Reference** HLAA/074/002

**Site Address** Village Farm, Allensmore, Hereford

**Post Code** HR2 9AB

## 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** 24

## Potential of the site coming forward for development

**Probability** High potential

### Justification

There is potential for some development linking in with the existing pattern in landscape terms, with opportunities for access, albeit with some mitigation required. The best possible access closest to the village centre is preferable to allow for better connection to the village. The entire site does not have capacity to be developed as noise and landscape buffers are required.

**Settlement** Allensmore

**Site Reference** HLAA/074/003

**Site Address** Land East of Church Road

**Post Code** HR2 9AE

## Basic Information

**Source** Call for sites      **Site Area (ha)** 0.55      **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

In a Priority Area for Countryside Stewardship Measures to address habitat issues. Priority species are identified at this location. However, no statutory habitats are recorded at this location.

### Highways Information

Access: Yes  
Connectivity: Reasonable  
Access comments: Church road has good visibility. The junction with the A465 is acceptable. Part of the site frontage is on the truncated A465 (now a service Rd), with the remainder along Church Lane, which may give opportunity to widen.  
Conclusion: There are some issues with this site.

### Landscape Information

Description: Strip of land parallel with Allensmore village road. It forms part of a larger arable field site boundary, in line with existing residential curtilage to the south. The Landscape Character type is Principal Settled Farmlands.  
Capacity: Medium/High Capacity  
Mitigation: Landscape buffer between the existing field pattern and the site.

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

**Settlement** Allensmore

**Site Reference** HLAA/074/003

**Site Address** Land East of Church Road

**Post Code** HR2 9AE

## 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** 15

## Potential of the site coming forward for development

**Probability** Low potential

### Justification

The site has some capacity in landscape terms and there are opportunities for access along Church Road. However, ribbon style development along Church Road is not the optimum choice for the overall development of the village. There may be other sites nearby that can accommodate a more nucleated development.

**Settlement** Allensmore

**Site Reference** HLAA/074/005

**Site Address** Land south of Green Cottages, Church Rd

**Post Code** HR2 9AH

## Basic Information

**Source** Call for sites

**Site Area (ha)** 0.7

**Greenfield/Brownfield?**

Greenfield

Brownfield

**Agricultural Land Classification** 3

## 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

In a Priority Area for Countryside Stewardship Measures to address habitat issues. Priority species are identified at this location. However, no statutory habitats are recorded at this location.

### Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Uses alternative route north to access A465, but the road is still single track.

Other comments: Crossed by PROW AN5 linking minor roads within Allensmore.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Large flat arable field at edge of settlement. Crossed by PROW AN5 linking minor roads within Allensmore. The site is bounded by hedgerow with occasional hedgerow trees. Two standing trees within the larger part of the field. Glimpsed views of the church tower from PROW, the site provides part of its rural setting.

Capacity: Medium to High. There is capacity to continue the existing pattern of development within the village of individual dwellings set within larger plots.

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



**Settlement** Allensmore

**Site Reference** HLAA/074/005

**Site Address** Land south of Green Cottages, Church Rd

**Post Code** HR2 9AH

## 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** 15

## Potential of the site coming forward for development

**Probability** Medium potential

### Justification

The site is slightly further out of the village but does have scope for development. The existing village pattern of dwellings on large plots should be followed through on this site. The adjacent site (HLAA/074/004) has been discounted because of its small size but there could be scope to combine these two sites to achieve one development in this area. A complete development of the site would not be favoured as this would lead to ribbon development leaving the village. The PROW will need to be considered as part of any proposed scheme.

**Settlement** Allensmore

**Site Reference** HLAA/230/004 **Site Address** Tything Barn

**Post Code** HR2 9AD

## Basic Information

**Source** Call for sites **Site Area (ha)** 2.83 **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

In a Priority Area for Countryside Stewardship Measures to address habitat issues. There are also habitats of Principal Importance- Woodpasture & Parkland located adjacent to the southern boundary of the site. Priority species are identified at this location.

### Highways Information

Access: Yes  
Connectivity: Reasonable  
Access comments: Minor road extremely narrow and quiet. Good access to A465 trunk road with good visibility. Development access is not recommended off the A465 frontage, however the C class road is very narrow.  
Conclusion: There are some issues with this site.

### Landscape Information

Description: Flat irregular shaped hedged field, currently pasture used for grazing purposes. At corner with A465 small rectangle removed for dwelling - no other built form context at this edge of the settlement. Woodland belt to the south provides good screening. The flat nature of the landscape limits visual effects. Landscape Character Type is Principal Settled Farmlands.  
Capacity: is medium for individual dwellings set in large plots as is the current settlement pattern. Mitigation includes a landscape buffer to the west to filter views and the noise from the A465 & Retain hedgerow boundaries.

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

**Settlement** Allensmore

**Site Reference** HLAA/230/004

**Site Address** Tything Barn

**Post Code** HR2 9AD

## 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** Medium potential

### Justification

The site is on higher quality landscape than other sites in the village, with a low/medium capacity. Recommended access is off a narrow road which will have some issues. There is landscape capacity for some individual dwellings set in large plots as is the current settlement pattern. Mitigation should include a landscape buffer to the west to filter views and the noise from the A465 & Retain hedgerow boundaries.

**Settlement** Allensmore

**Site Reference** HLAA/278/002

**Site Address** Site behind New House and Bramley  
Cottage, Church Road

**Post Code** HR2 9AG

## Basic Information

**Source** Call for sites

**Site Area (ha)** 0.38

**Greenfield/Brownfield?**

Greenfield

Brownfield

**Agricultural Land Classification** 3

## 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

In a Priority Area for Countryside Stewardship Measures to address habitat issues. There is a Habitat of Principal Importance- Traditional Orchard located adjacent to the Southern boundary of the site. Priority species are identified at this location.

### Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: To Church Rd off single track private metalled road with no footway/ verge and limited visibility to Church Rd.

Possible mitigation: It may be possible to join with HLAA/074/001 to get better highway connection to Church Rd, but issues on Church Rd remain.

Comment: Access is a major issue and currently visibility cannot be improved without 3rd party private gardens.

Conclusion: There are major issues with this site.

### Landscape Information

Description: Area of scrub land to the rear of a number of dwellings. The Landscape Character type is Principal Settled Farmlands. Linear vegetation along the watercourse.

Capacity: Medium/high capacity for a small cluster of dwellings.

Mitigation: Potential for enhancement. Development should retain a buffer between existing housing and proposed.

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

**Settlement** Allensmore

**Site Reference** HLAA/278/002

**Site Address** Site behind New House and Bramley Cottage, Church Road

**Post Code** HR2 9AG

## 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

Major issues have been highlighted with creating a suitable access to the site if developed on its own. However, the possibility of an access link being provided with the development of HLAA/074/001 has been noted in its technical highways assessment. The site has low potential due to the need for third party land to achieve a suitable access.

**Settlement** Allensmore

**Site Reference** HLAA/494/001 **Site Address** Willow Brook

**Post Code** HR2 9AF

## Basic Information

**Source** Call for sites **Site Area (ha)** 0.47 **Greenfield/Brownfield?**  Greenfield  Brownfield **Agricultural Land Classification** 3

## 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

Priority Area for Countryside Stewardship Measures to address habitat issues. There are Habitats of Principal Importance- Deciduous Woodland and Woodpasture & Parkland adjacent to the south and west boundaries of the site. Priority species are also identified at this location.

### Highways Information

Access: Yes  
Connectivity: Poor  
Access comments: The site is located some distance from A465 along a single track lane with limited passing, although the junction with A465 is acceptable.  
Possible mitigation: Identify locations for passing bays to be formed on 3rd party or highway land.  
Other comments: Existing House on the site may need demolition. PROW AN8 crosses the site. Rear of site may have flood issues.  
Conclusion: There are some issues with this site.

### Landscape Information

Description: Site to the rear of a single storey brick bungalow. Several orchard trees in the northern section, and the southern section of the site is pasture land. There is a mature tree belt which follows the watercourse. PROW AN8 crosses the site. Visual effects are localised as the site is bounded by vegetation. The Landscape Character type is Principal Settled Farmlands. The site has a number of attractive landscape features.  
Capacity: Low to medium. Potential for 1 to 2 dwellings, however development upon the site would represent backfill. The quality of the landscape is higher than other sites in Allensmore, as there are a number of landscape features on site.

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

**Settlement** Allensmore

**Site Reference** HLAA/494/001

**Site Address** Willow Brook

**Post Code** HR2 9AF

## 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

The site is of higher landscape quality than other sites in the village, and access is off a single track road with limited passing. Although this is a relatively large village site, there is potential for just 1 to 2 dwellings as development upon the site would represent backfill which is not cohesive to the general pattern of development in the village in this location. The position of the existing dwelling on the site will need to be considered in any redesign.