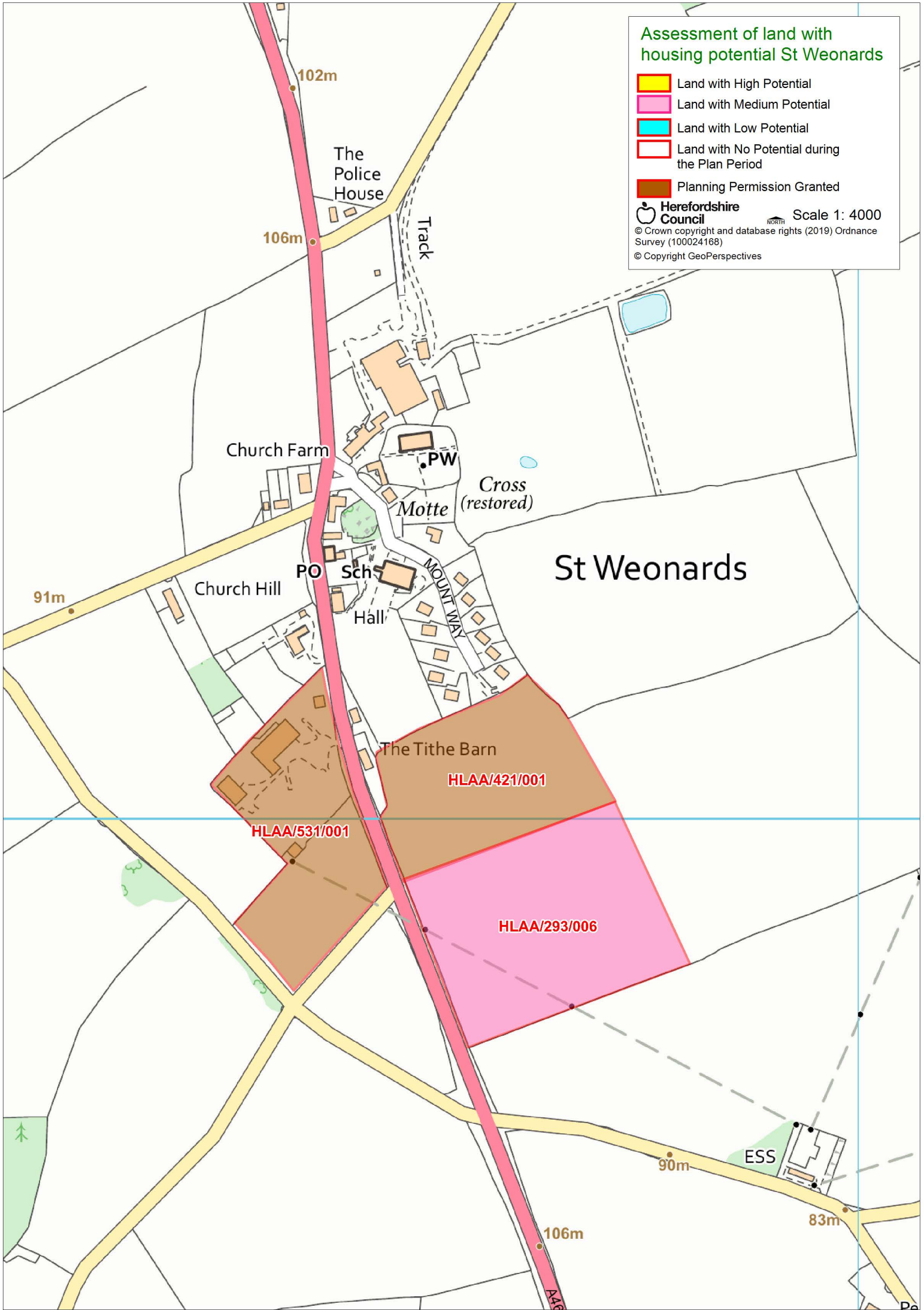


Assessment of land with housing potential St Weonards

- 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: 4000
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Settlement St Weonards

Site Reference HLAA/293/006

Site Address Land to west of A466, St Weonards

Post Code HR2 8NT

Basic Information

Source Call for sites **Site Area (ha)** 2.7 **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

Operator(s): Dwr Cymru Welsh Water

Water Supply (WS): No issues

Wastewater Treatment Works (WwTW): St Weonards- Available headroom at present

Biodiversity Information

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

Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Connectivity is good, potential access could be extended through permissioned site HLAA/421/001. Access is poor if onto the main road. Its critical to have a link through cul-de-sac.

Conclusion: There are no significant issues with this site.

Landscape Information

Description: Parcel forming part of a larger arable field, with open views and an east facing slope. The Landscape Character type is Sandstone Farmlands. It forms a gateway to the village from the A466.

Capacity: The adjacent site (HLAA/421/001) has the potential to enhance the existing settlement edge. Capacity is limited, given the nature of the site.

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

Settlement St Weonards

Site Reference HLAA/293/006

Site Address Land to west of A466, St Weonards

Post Code HR2 8NT

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 30

Potential of the site coming forward for development

Probability Medium potential

Justification

The site has the potential to enhance the existing edge of the settlement. However, it is dependent on the adjacent site (HLAA/421/001) coming forward first, as this is where the recommended access should be and not via the main road. This will be subject to third party approval.