

Frithwood

Fire Plantat

Assessment of land with housing potential Stapleton

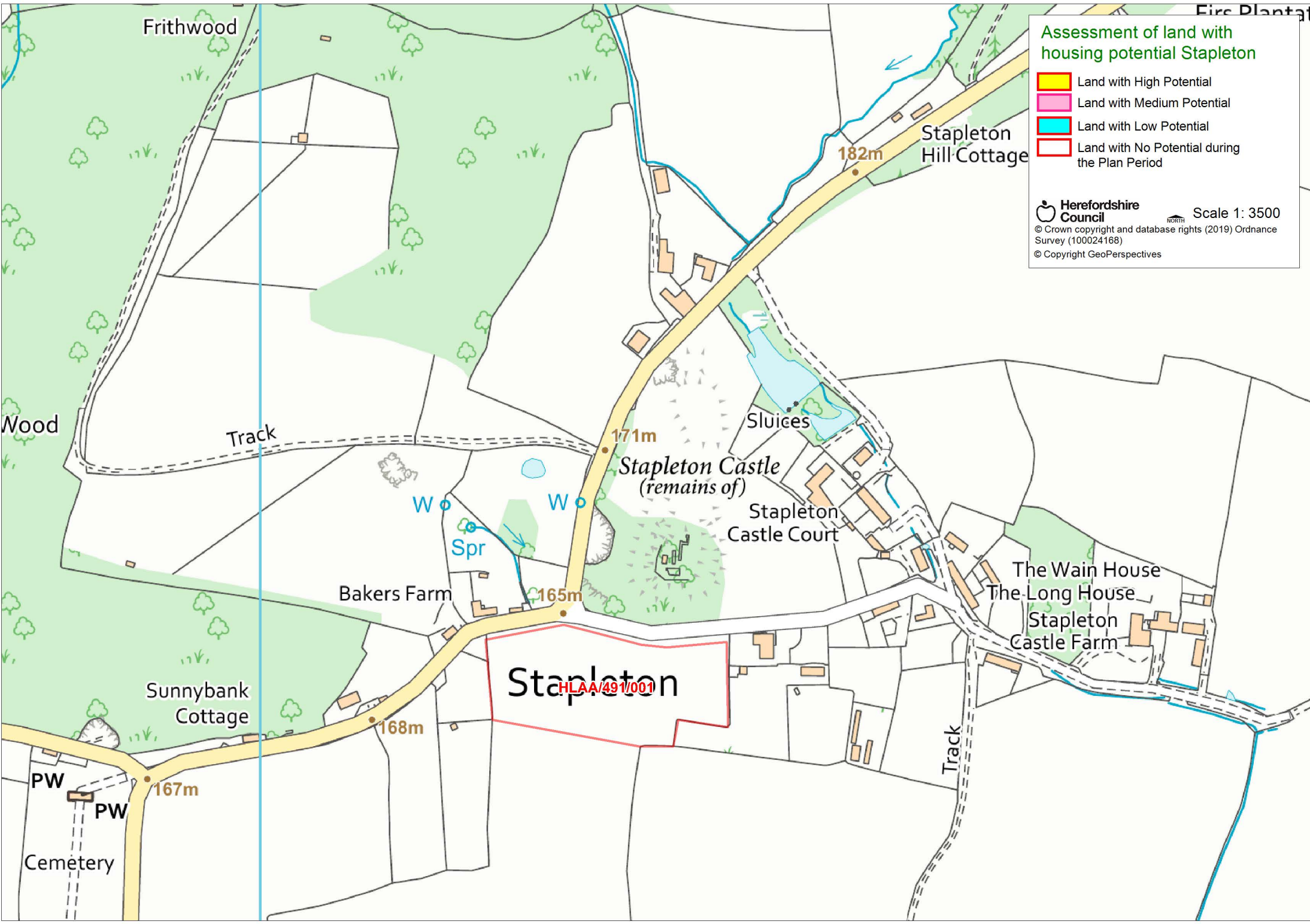
- Land with High Potential
- Land with Medium Potential
- Land with Low Potential
- Land with No Potential during the Plan Period

 Herefordshire Council

Scale 1: 3500

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Wood

Track

Stapleton Hill Cottage

Sluices

Stapleton Castle (remains of)

Stapleton Castle Court

Bakers Farm

The Wain House

The Long House

Stapleton Castle Farm

Sunnybank Cottage

Stapleton
HLAA/491/001

Track

PW
PW

Cemetery

Settlement Stapleton

Site Reference HLAA/491/001

Site Address Land adjacent to Stapleton Croft

Post Code LD8 2LS

Basic Information

Source Call for sites **Site Area (ha)** 1.43 **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 (WS)

Water Supply (WS): Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Wastewater Treatment Works (WwTW): Not known- private sewer

Biodiversity Information

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

Highways Information

Access: Yes

Connectivity: Poor

Access comments: The field access point has very poor visibility, on a slight bend.

Possible mitigation: Restrictions on through roads.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a flat arable field, with a strong rural character. There is a well maintained hedgerow on the northern boundary. The site is screened by trees on the western boundary. To the south and east the site is open to the surrounding countryside. The Landscape Character type is Principal Settled Farmlands. To the north approx 20m is Stapleton Castle, a Scheduled Ancient Monument. Development at this location would do substantial harm to the SAM. There are views of the site from a PRoW footpath to the east of the site.

Capacity: Low to Moderate capacity. The main issue is the substantial adverse impact on Stapleton Castle SAM.

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

Settlement Stapleton

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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 0

Potential of the site coming forward for development

Probability No potential

Justification

Development of the site would have significant adverse effects on the setting of Stapleton Castle SAM, therefore development in this location would be unacceptable.