

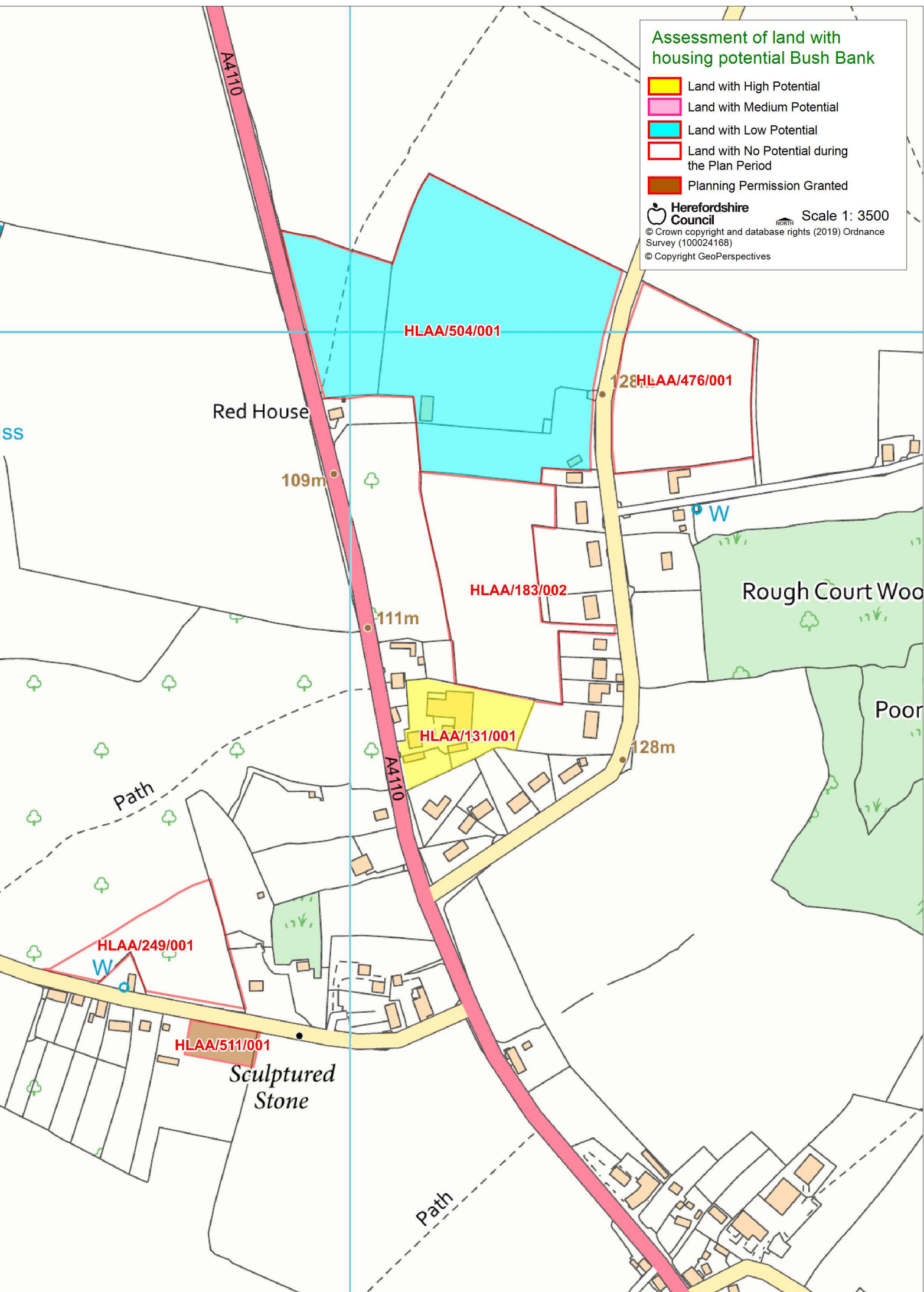
Assessment of land with housing potential Bush Bank

- 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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HLAA/504/001

128 HLAA/476/001

Red House

109m

HLAA/183/002

111m

Rough Court Wood

Poor

HLAA/131/001

128m

HLAA/249/001

HLAA/511/001

Sculptured Stone

Path

Settlement Bush Bank

Site Reference HLAA/476/001

Site Address Parcel 2600, Bush Bank, Herefordshire

Post Code HR4 8EN

Basic Information

Source Call for sites

Site Area (ha) 1.31

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 (WS)

Water Supply (WS): No issues

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

Biodiversity Information

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

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Crest makes road access difficult. Needs access from the north.

Other comments: Visibility at T junction with A4110 not good to north.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is an arable field, with a crop of bilberries sloping towards the west. The Landscape Character type is Principal Wooded Hills. The western boundary of the site has a well maintained hedgerow parallel and adjacent to the road. There is no existing footpath connectivity to the village. From the site there are long distance views towards the west. The site is elevated and so can be seen from Public Right of Way footpaths in the west.

Capacity: Low to Moderate, as the site has a strong rural character and is outside the village settlement area.

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

Settlement Bush Bank

Site Reference HLAA/476/001

Site Address Parcel 2600, Bush Bank, Herefordshire

Post Code HR4 8EN

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

Due to the crest in the road an access to the north of the site would be preferable, but this would further distance the site from what is already a poor location in the village. It is not a well connected site in relation to the main village area.

Settlement Bush Bank

Site Reference HLAA/504/001

Site Address Land adjacent to Cedar House

Post Code HR4 8EN

Basic Information

Source Call for sites **Site Area (ha)** 3.3 **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 (WS)

Water supply (WS): No issues

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

Biodiversity Information

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

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Visibility is good to the A road. Two possible access points to the C road.

Possible mitigation: Could push road through from A road to C road to help connect village. This would give better access to HLAA/183/002.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a grass pasture field gently sloping towards the west. The Landscape Character type is Principal Settled Farmlands. The eastern boundary hedgerow parallel and adjacent to the road is well maintained. The site is open with long distance views to the west. There are views of the site from Public Right of Way footpaths to the west.

Capacity: Low to Moderate. As the existing village is small in size with a linear character, there may be a potential for a small number of houses in a linear form parallel and adjacent to the eastern boundary.

Mitigation: New linear hedgerow with trees on the Western boundary to mitigate views into the site from Public Right of Way in the west.

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

Settlement Bush Bank

Site Reference HLAA/504/001

Site Address Land adjacent to Cedar House

Post Code HR4 8EN

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

Site capacity is limited due to the village's small size and linear character. A small extension to this area of the village would only be acceptable in this location. Access could be achieved along the C road.