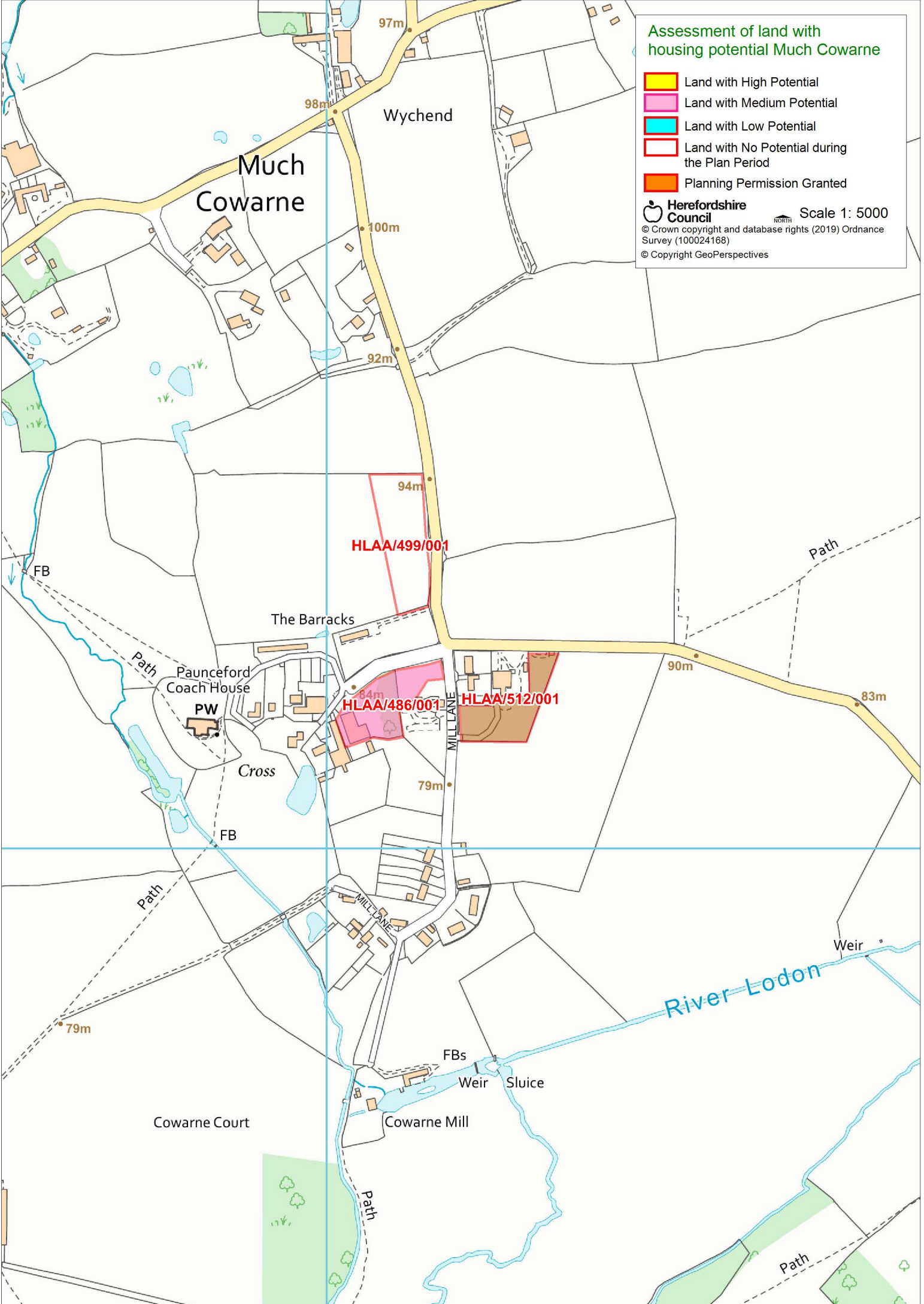


Assessment of land with housing potential Much Cowarne

- 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: 5000
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Settlement Much Cowarne

Site Reference HLAA/486/001

Site Address The Rickyard, Paunceford Court

Post Code HR7 4JQ

Basic Information

Source Call for sites **Site Area (ha)** 5 **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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Very quiet road. Good visibility.

Possible mitigation: Cut back vegetation and trees.

Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a mature native woodland, which covers 80% of the site. The other 20% of the site comprises existing agricultural buildings. The Landscape Character type is Principal Timbered Farmlands. The site is visually enclosed.

Capacity: The woodland has low capacity. The 20% developed part of the site has high capacity.

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

Settlement Much Cowarne

Site Reference HLAA/486/001

Site Address The Rickyard, Paunceford Court

Post Code HR7 4JQ

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 4

Potential of the site coming forward for development

Probability Medium potential

Justification

Creating an access would require some vegetation removal, the visibility is good but the road is narrow. Due to the poor connectivity with regard to public transport services, the site would not be able to come forward in full and would be more suited to a modest sized scheme. The area of the site with existing buildings would be the preferred area of development. Previous refusal (P162823/O) for 5 dwellings due to problems with scale and character detracting.

Settlement Much Cowarne

Site Reference HLAA/499/001

Site Address Part of Church Meadow

Post Code HR7 4JQ

Basic Information

Source Call for sites **Site Area (ha)** 0.95 **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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

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

Highways Information

Access: Yes
Connectivity: Poor
Access comments: Possible visibility issues, very quiet road. Long way to a major highway. There is also a 90 degree bend at the centre of the village, which is blind.
Possible mitigation: Improve visibility. Remove the hedge along the frontage.
Conclusion: There are some issues with this site.

Landscape Information

Description: Comprises a grass pasture field sloping towards the south. There are well maintained hedgerows on eastern and southern boundary. It is an elevated site, physically and visually separated from the village. The Landscape Character type is Principal Timbered Farmlands. There is a High Pressure Gas pipeline running through the centre of the site. There are views from footpaths to this open elevated site.
Capacity: Low

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

Settlement Much Cowarne

Site Reference HLAA/499/001

Site Address Part of Church Meadow

Post Code HR7 4JQ

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 open and elevated, and there are issues in achieving a safe access. It is also physically and visually separated from the village therefore wholly unsuitable.