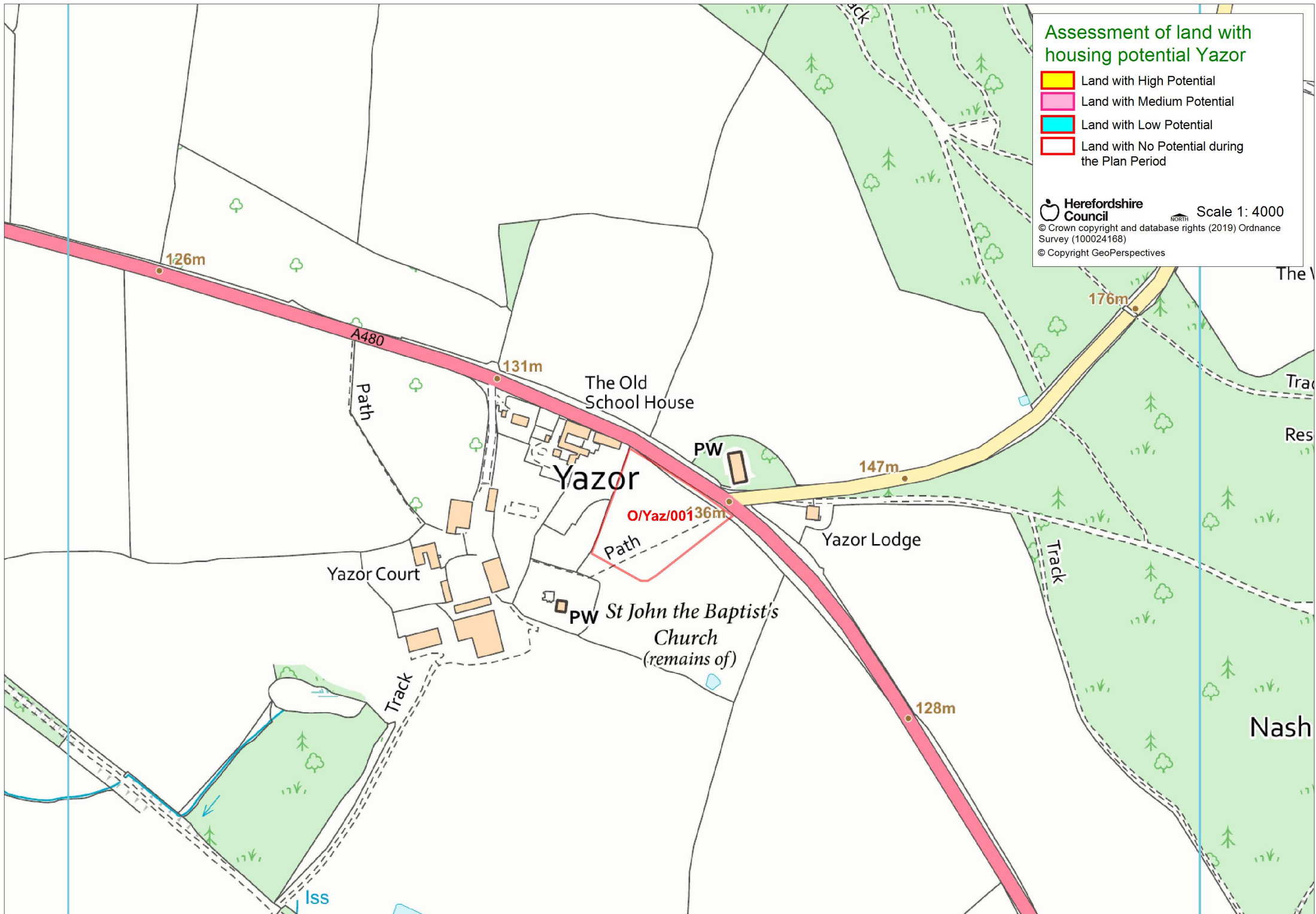


# Assessment of land with housing potential Yazor

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

Herefordshire Council  
Scale 1: 4000  
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**Settlement** Yazor

**Site Reference** O/Yaz/001

**Site Address** Land adjacent to The Old Vicarage

**Post Code** HR4 7BA

## Basic Information

**Source** LA officer identified      **Site Area (ha)** 0.77      **Greenfield/Brownfield?**  Greenfield  Brownfield      **Agricultural Land Classification** 1

## 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: Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Wastewater Treatment Works: 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: From the west end, visibility is poor to the east. Conversley, at the east end, visibility is poor to the west. On a main road that is very fast moving.

Conclusion: There are major issues with this site.

### Landscape Information

Description: Comprises an arable field gently sloping towards the south. It features a well maintained hedgerow on the north east boundary, parallel and adjacent to the A480 road. The Landscape Character type is Principal Settled Farmlands. The Grade II Church of St Mary is approx 30m to the north east of the site. The Grade II remains of the Old Church is approx 100m to the south west. Foxley Grade II\* Registered Park and Garden entrance is approx 20m to the east of the site. The site has an open character, with long distance views to the south. There are views of the site from the entrance of the Registered Park and Garden.

Capacity: Low

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

**Settlement** Yazor

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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

The site is open, with potential adverse impacts on views and the Registered Park and Garden. Access also presents major issues due to poor visibility. At present, there is no evidence of availability.