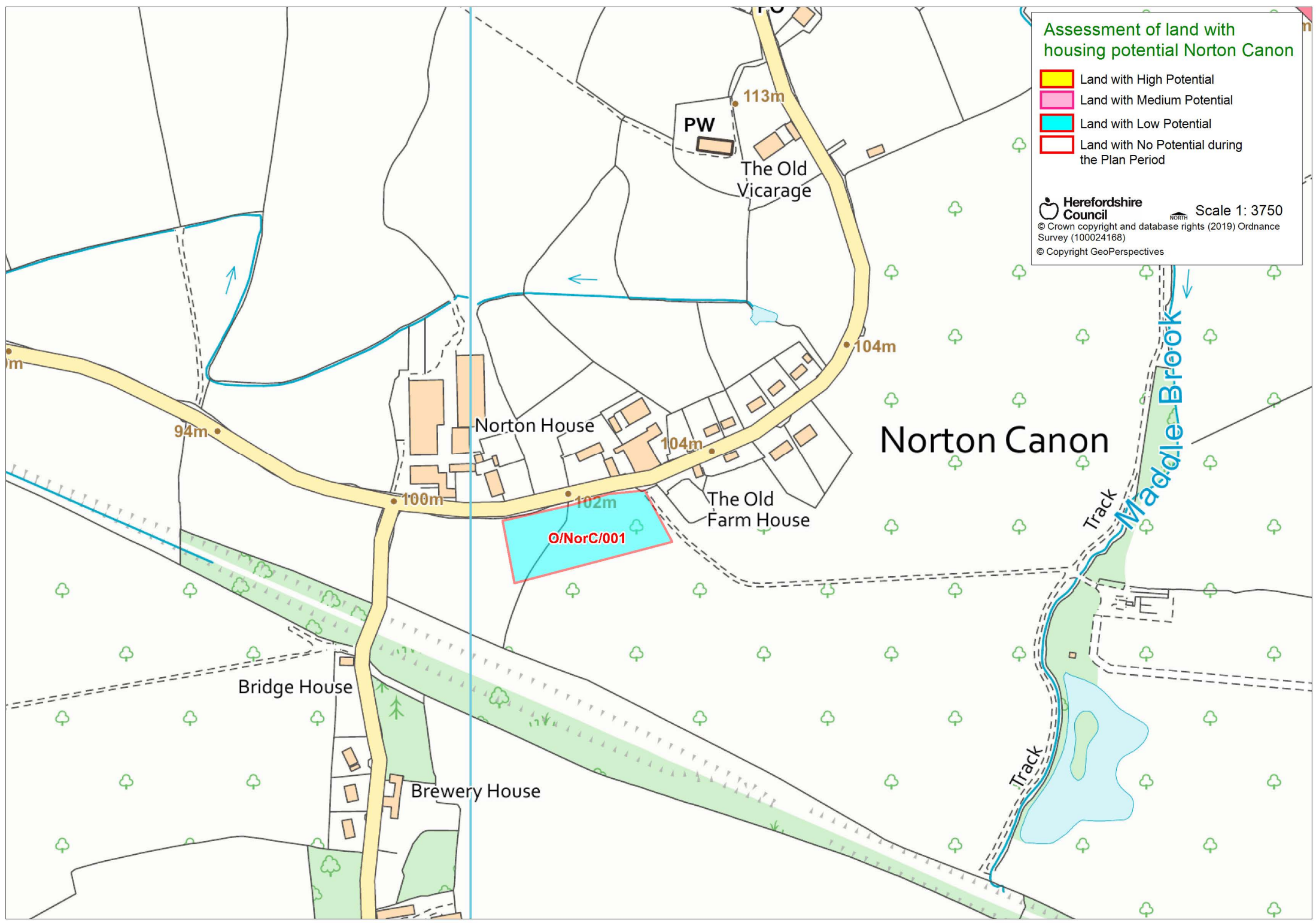


# Assessment of land with housing potential Norton Canon

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

Herefordshire Council  
Scale 1: 3750  
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**Settlement** Norton Canon

**Site Reference** O/NorC/001

**Site Address** Land opposite Norton House

**Post Code** HR4 7BQ

## Basic Information

**Source** LA officer identified      **Site Area (ha)** 0.67      **Greenfield/Brownfield?**  Greenfield  Brownfield      **Agricultural Land Classification** 3

## 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: No issues

Wastewater Treatment Works: Not known- private sewer

### Biodiversity Information

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

### Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Good visibility.

Other comments: Site fits in well with the village, however it is not necessarily suitable from a transport perspective.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Comprises a flat grass pasture field, with Bush Orchard on the eastern section of the site. The site is elevated above the adjacent road level on the northern boundary. It features mature hedgerows on the northern and western boundaries. The Landscape Character type is Principal Settled Farmlands. The site is enclosed, but with views from the PRow footpath through the Orchard.

Capacity: Low to medium capacity. There is potential for one property on the western section of the site.

Mitigation: Restoration and enhancement of existing hedgerows. Proposed new hedgerow through the centre of the site in a north-south direction.

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

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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** 1

## Potential of the site coming forward for development

**Probability** Low potential

### Justification

Due to the poor connectivity with regard to public transport services, the site has low potential. There is limited scope for one property on the western side of the site. At present, there is no knowledge of it's availability.