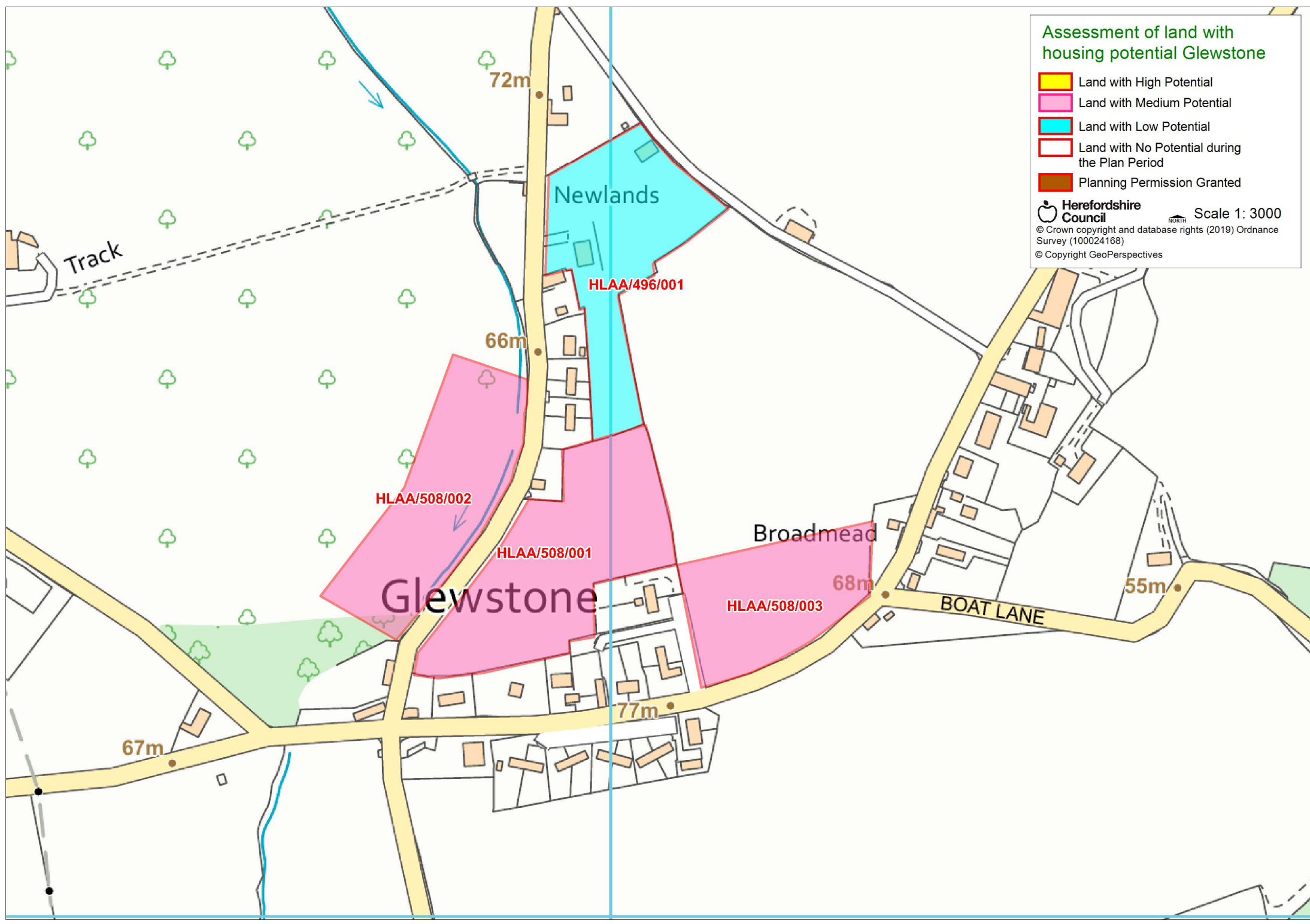


Assessment of land with housing potential Glewstone

- 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: 3000
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Settlement Glewstone

Site Reference HLAA/496/001

Site Address Greenway Bungalow

Post Code HR9 6AW

Basic Information

Source Call for sites	Site Area (ha) 1.1	Greenfield/Brownfield? <input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	Agricultural Land Classification 2
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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 CymruWelsh Water- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

No protected species or statutory habitats recorded at this location.

Highways Information

Access: Maybe

Connectivity: Poor

Access comments: Close proximity to A40 which is a major trunk road. Site access is through the property. A new access could be made onto un-adopted track at the back of the site, but major upgrades would be required.

Other comments: Needs good sustainable transport links to Ross- possible cycle facilities on A40.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is situated in the Wye Valley AONB, forming part of a larger arable field. Bounded by hedgerow with hedgerow trees. Landscape Character type is Principal Settled Farmlands.

Capacity: Moderate capacity - Potential for roadside development on the lower contours of the site, but not on the higher contours of the land.

Mitigation: Retention of hedgerow, and additional hedgerow tree planting.

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

Settlement Glewstone

Site Reference HLAA/496/001

Site Address Greenway Bungalow

Post Code HR9 6AW

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 Low potential

Justification

The site is situated within the Wye Valley AONB therefore new development is recommended in the lower ground of the site as roadside development. There is a bungalow within the site so a layout incorporating this would be necessary. Highways have identified the unadopted track as being a potential access, but major work would be needed here and this may not be acceptable in landscape terms. The existing bungalow access has potential, but clarification on how many dwellings would be acceptable would need to be sought.

Settlement Glewstone

Site Reference HLAA/508/001

Site Address Land adjoining Glewstone

Post Code HR9 6AW

Basic Information

Source Call for sites **Site Area (ha)** 1.4 **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 recorded at this location.

Highways Information

Access: Maybe

Connectivity: Reasonable

Access comments: Close proximity to the A40 which is a major trunk road. Access to the adopted lane is steep, however, and may need grading out.

Other comments: Needs good sustainable transport links to Ross- possible Cycle Facilities along A40.

Conclusion: There are some issues with this site.

Landscape Information

Description: Within the Wye Valley AONB. Rising landform. Former orchard, remnants of which are in the roadside hedgerow. The Landscape Character Type is Principal Settled Farmlands. The lower contours of the site are well contained. There is an existing roadside pattern of built form. The higher contours are prominent in the wider landscape to the east.

Capacity: Moderate - Potential for roadside development on the lower contours of the site.

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

Settlement Glewstone

Site Reference HLAA/508/001

Site Address Land adjoining Glewstone

Post Code HR9 6AW

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 8

Potential of the site coming forward for development

Probability Medium potential

Justification

Due to the site's location within the Wye Valley AONB, the landscape here is contoured therefore new housing would be more suitable along the roadside, where the ground is lower. The access to the site is along a steep narrow rural road and work may be require to make this acceptable. This may affect the site's viability in coming forward. There is currently a valid outline application on this site for 9 dwellings P172076/O.

Settlement Glewstone

Site Reference HLAA/508/002 **Site Address** Land West of Glewstone

Post Code HR9 6AW

Basic Information

Source Call for sites **Site Area (ha)** 1.2 **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- will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Biodiversity Information

Habitat of Principal Importance: Deciduous Woodland covering the South Eastern corner of the site.

Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Good access to the A40, which is a major trunk road.

Other comments: River/stream running through the plot. Needs good sustainable transport links to Ross- possible cycle facilities along A40.

Conclusion: There are some issues with this site.

Landscape Information

Description: Within the Wye Valley AONB. The Landscape Character type is Principal Settled Farmlands. Bounded by watercourse to the east, with mature trees along the grass verge. There is an extensive tree belt to the west.

Capacity: Moderate capacity for roadside development along lower contours.

Mitigation: Retention of the brook and existing trees, use of the existing access.

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

Settlement Glewstone

Site Reference HLAA/508/002

Site Address Land West of Glewstone

Post Code HR9 6AW

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 10

Potential of the site coming forward for development

Probability Medium potential

Justification

There is potential for roadside development along the lower contours of the site. Highways comments regarding the road access (similar to HLAA/496/001) also need to be taken into account. It would be essential to retain the brook and existing trees therefore a rear access would be more desirable.

Settlement Glewstone

Site Reference HLAA/508/003

Site Address Land East of Glewstone

Post Code HR9 6AW

Basic Information

Source Call for sites **Site Area (ha)** 0.89 **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: Good

Access comments: Good access to A40, which is a major trunk road.

Other comments: PROW MO15 runs along the western boundary. Needs good sustainable transport links to Ross- possible cycle facilities on A40.

Conclusion: There are some issues with this site.

Landscape Information

Description: Within the Wye Valley AONB. The Landscape Character type is Principal Settled Farmlands. The site comprises rising land, forming part of a larger arable field. There are views to the east to the wider landscape. It also features a row of mature silver birch.

Capacity: Low - Moderate capacity for roadside dwellings of single storey along existing access road.

Mitigation: Mitigation needed along the eastern edge of domestic curtilage.

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

Settlement Glewstone

Site Reference HLAA/508/003

Site Address Land East of Glewstone

Post Code HR9 6AW

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 6

Potential of the site coming forward for development

Probability Medium potential

Justification

Due to the site's location within the Wye Valley AONB, the landscape here is rising land. There is a some capacity for a small roadside development of single storey height, with landscape mitigation measures.