




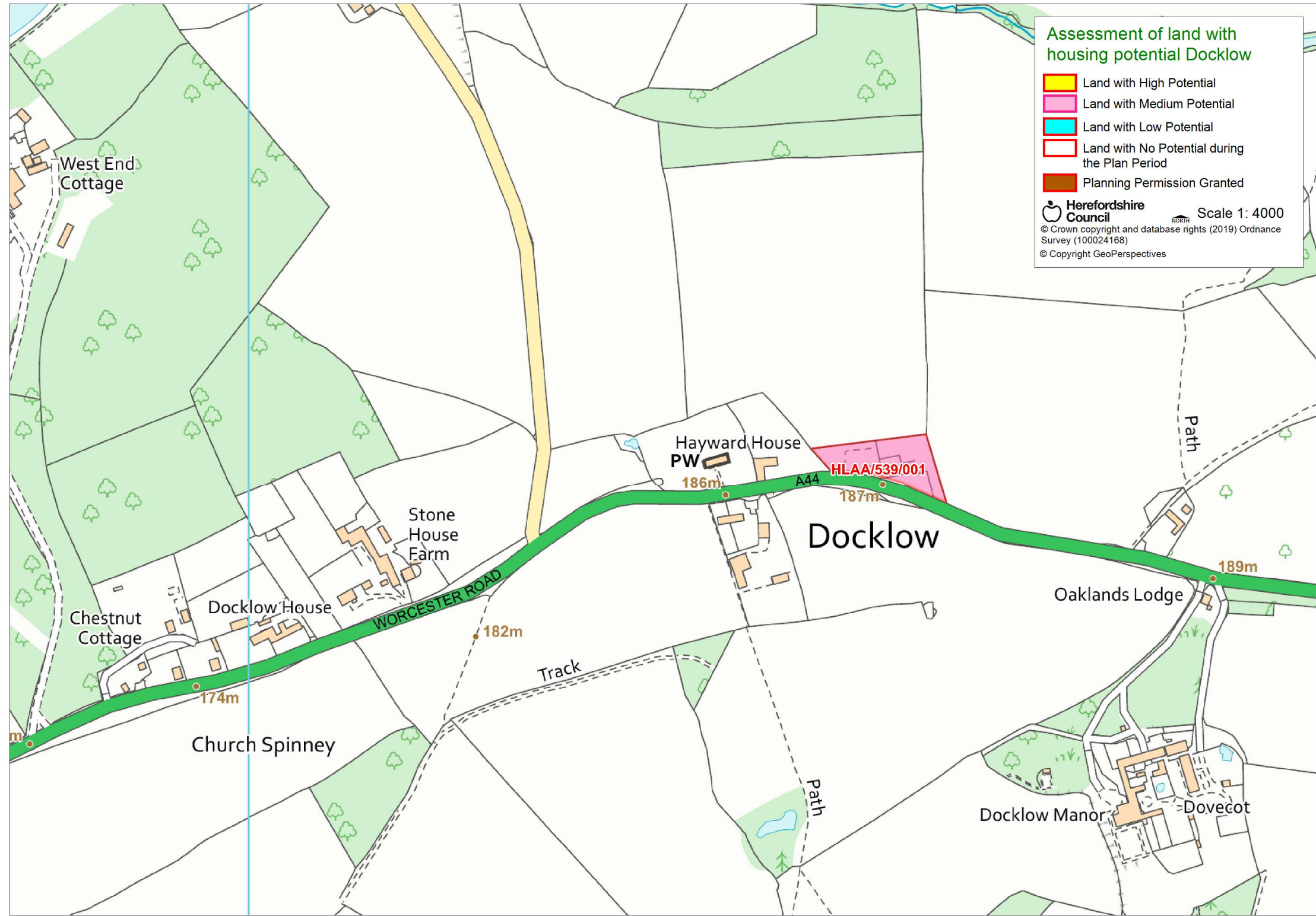


# Assessment of land with housing potential Docklow

-  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: 4000  
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**Settlement** Docklow

**Site Reference** HLAA/539/001 **Site Address** The Kings Head

**Post Code** HR6 0RX

## Basic Information

**Source** Call for sites **Site Area (ha)** 0.35 **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: 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. Priority habitat of deciduous woodland exists across the road.

### Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Visibility from the mid-point is okay, however is on a fairly fast road.

Possible mitigation: May be able to accommodate 2/3 houses and retain pub/ shop.

Other comments: There is a Public Right of Way footpath DH1 through the site in a north east – south west direction.

Conclusion: There are no significant issues with this site.

### Landscape Information

Description: The site is a brownfield site with existing buildings (Public House) and a car parking area. The site is elevated and flat, with existing mature vegetation on the western boundary. The Landscape Character type is Plateau Estate Farmlands. 80m approx. to the west is the Church of St Bartholomew, a Listed Building. From the north there are long distance views of the site from the open and undulating countryside and Three Rivers Ride Walk.

Capacity: The site has a high capacity for development. Discussions need to take place with the Conservation Office on any impact on the setting of the Church.

Mitigation: Hedgerow planting and native trees on the Northern boundary. Some native trees on the eastern boundary adjacent to the footpath. Further native tree planting on the western boundary and where appropriate a new hedgerow with native trees on the southern boundary adjacent to the road.

[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** 11

## Potential of the site coming forward for development

**Probability** Medium potential

### Justification

There is potential for a small scale development on this site. Heritage considerations are necessary with regard to impacts on the nearby church setting. There is approval for 6 dwellings (P171806/O) on the adjacent site to the eastern side.