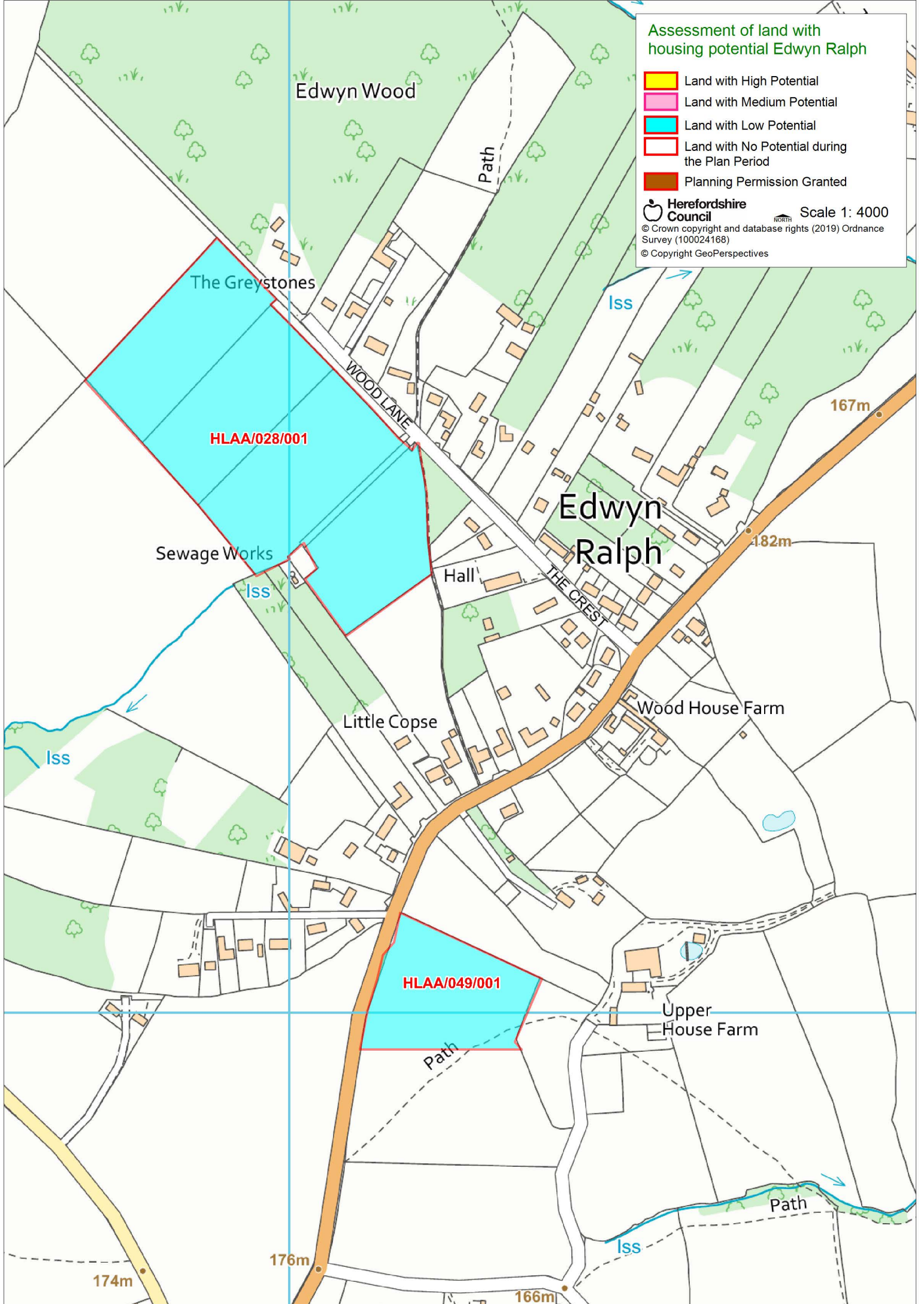


Assessment of land with housing potential Edwyn Ralph

- 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 Edwyn Ralph

Site Reference HLAA/028/001

Site Address Land off Wood Lane

Post Code HR7 4LY

Basic Information

Source Call for sites **Site Area (ha)** 5.26 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 3
 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

Habitats of Principal Importance: Deciduous Woodland/Ancient & Semi-natural Woodland adjacent to the South Eastern and South Western boundary sections of the site. The same land is a Local Wildlife Site known as Edwyn Wood.

Highways Information

Access: Maybe

Connectivity: Good

Access comments: Access is via a single un-adopted track.

Possible mitigation: Access to a gated utility is present on the site.

Other comments: Adjacent to the north east boundary, there is a Public Right of Way footpath ER5 the Herefordshire Trail.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a wet grass pasture field on the south east side, and a grass pasture field with sheep on the north west side. The land falls gently to the south west. There is an Ancient and Semi Ancient woodland on the south east boundary. On the north east boundary, hedgerow screens the site from nearby properties. The Landscape Character type is Timbered Plateau Farmlands. There are long distance views from the south west into the site, and with short distance views from the Herefordshire Trail footpath.

Capacity: The site has a low to moderate capacity. If the site was developed, the main issue would be the visual impact when seen from the adjacent Herefordshire Trail footpath. The footpath would have no rural context in this area if developed.

Mitigation: If developed, a small number of houses in a linear pattern adjacent to the existing road would require restoration and enhancement of the existing hedgerow on the north east boundary, and new hedgerow on the south east and the south west boundary with appropriate native trees.

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

Settlement Edwyn Ralph

Site Reference HLAA/028/001

Site Address Land off Wood Lane

Post Code HR7 4LY

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 Low potential

Justification

The site has low to moderate capacity to accommodate new development. Its proximity to the PROW is a factor in the site's capacity as a large development would detract from the footpath's rural setting. 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. There is potential for a small number of houses in a linear pattern, adjacent to the existing road. This would require landscape mitigation measures in the form of hedgerow restoration/planting.

Settlement Edwyn Ralph

Site Reference HLAA/049/001

Site Address Land at Edwyn Ralph

Post Code HR7 4LX

Basic Information

Source Call for sites **Site Area (ha)** 1.62 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 3
 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: Yes

Connectivity: Reasonable

Access comments: Hedge may need removing as access is on slight bend and outside the 30mph speed limit.

Other comments: A Public Right of Way footpath ER26 crosses the site in a north east – south west direction.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a grass pasture field sloping towards the east. It is an open and elevated site when seen from the east. There is an existing gate entrance to the field from the adjacent road on the western boundary. Hedgerows are well maintained on the western and southern boundaries. The Landscape Character type is Timbered Plateau Farmlands. There is a Listed Building, The Manor, approx 60m to the north east. There is a Scheduled Ancient Monument - Motte and Bailey Castle, approx 490m to the south east. There will be high visual impact when seen from Public Right of Way, which crosses the site. There will also be views of development from the Bromyard Downs. There appears to be no visual connectivity with the Listed Building - The Manor.

Capacity: The site has a low to moderate capacity, due to the visual impact when seen from the footpath crossing the site and from the distant Bromyard Downs.

Footpath connectivity to the main village may also be an issue.

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

Settlement Edwyn Ralph

Site Reference HLAA/049/001

Site Address Land at Edwyn Ralph

Post Code HR7 4LX

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 Low potential

Justification

The site is visually prominent, and development of it would have a significant impact on the landscape. There is also potential for impacts on the setting of nearby heritage assets. 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. Careful mitigation of the site would be necessary, and a small number of houses would be more suitable within this sensitive landscape setting.