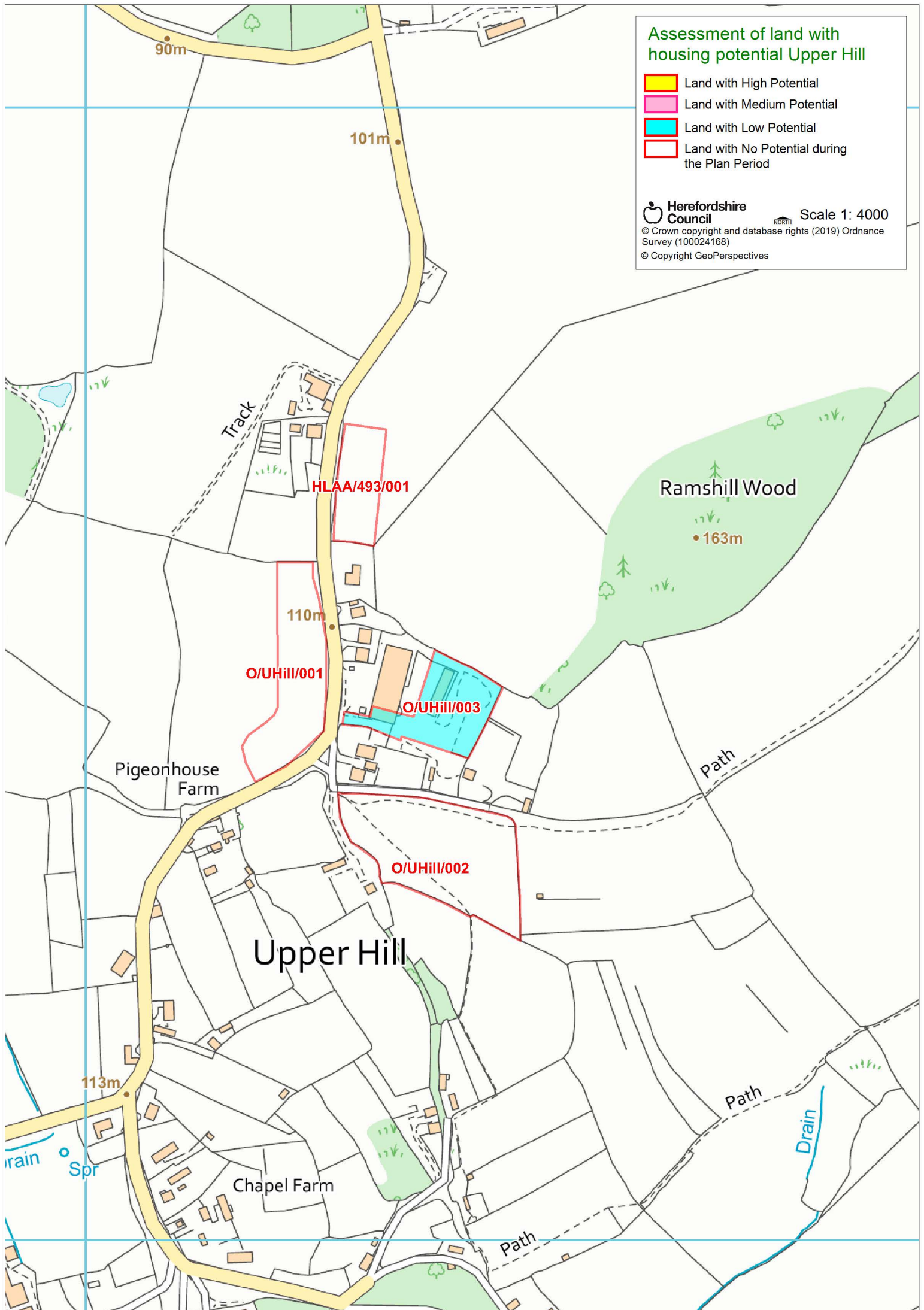


# Assessment of land with housing potential Upper Hill

- 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** Upper Hill

**Site Reference** HLAA/493/001

**Site Address** Land at Upper Hill, Leominster

**Post Code** HR6 0JZ

## Basic Information

**Source** Call for sites      **Site Area (ha)** 0.39      **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 (WS)

Water Supply (WS): Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Wastewater Treatment Works (WwTW): Not known- private sewer

### Biodiversity Information

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

### Highways Information

Access: Difficult

Connectivity: Poor

Access comments: Best access at crest to north of site. May need a service road.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Comprises a grass pasture field gently sloping towards the west. The western boundary parallel and adjacent to the road is several metres above the road level. This western boundary has mature trees in the hedgerow boundary. The Landscape Character Type is Principal Wooded Hills. The site is elevated, with long distance views to the north.

Capacity: Low

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

**Settlement** Upper Hill

**Site Reference** HLAA/493/001

**Site Address** Land at Upper Hill, Leominster

**Post Code** HR6 0JZ

## 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 elevated from the road, and is open with long distance views making it an unsuitable site in landscape terms. Such an elevated site from the road would also make access difficult.

**Settlement** Upper Hill

**Site Reference** O/Uhill/001

**Site Address** Land opposite existing properties

**Post Code** HR6 0JZ

## Basic Information

**Source** LA officer identified      **Site Area (ha)** 0.79      **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 (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

Access comments: Potential access point only good in one spot, otherwise the entire hedge will need to be removed.

Other comments: Probably the best site in Upper Hill with regard to highway access.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Comprises a grass pasture field with sheep, sloping downwards to the south and west. The eastern boundary, parallel and adjacent to the road, has a well maintained hedgerow. There is a tall hedgerow on the northern boundary. The Landscape Character type is Principal Settled Farmlands. There are several footpaths. There is a Grade II Listed Building, the War Memorial, adjacent to the south east corner of the site. There are views of the site from both footpaths on the northern and western boundaries. From the west, there are long distance views of the site.

Capacity: Low

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

**Settlement** Upper Hill

**Site Reference** O/Uhill/001

**Site Address** Land opposite existing properties

**Post Code** HR6 0JZ

## 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 has a low capacity for development in landscape terms. At present, there is no knowledge of it's availability.

**Settlement** Upper Hill

**Site Reference** O/Uhill/002

**Site Address** Land South of Chanda

**Post Code** HR6 0JZ

## Basic Information

<b>Source</b>	LA officer identified	<b>Site Area (ha)</b>	1.27	<b>Greenfield/Brownfield?</b>	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<b>Agricultural Land Classification</b>	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 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

This is a priority habitat for deciduous woodland. Special Wildlife Site on the South West boundary.

### Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: Access squeezed between Lion Cottage and The Oaks onto un-adopted track.

Other comments: Site may be okay for one property but that is all.

Conclusion: There are major issues with this site.

### Landscape Information

Description: A grass pasture field gently sloping towards the West. It has an enclosed character. There are mature trees on the Northern boundary. The Landscape Character type is Principal Settled Farmlands. There are PRoW footpaths on the Western and Northern boundaries.

Capacity: Moderate to High capacity. The site is visually enclosed but does have some constraints.

Mitigation: Mitigation will require native tree planting on the Eastern boundary and appropriate treatment for the PRoW footpath.

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

**Settlement** Upper Hill

**Site Reference** O/Uhill/002

**Site Address** Land South of Chanda

**Post Code** HR6 0JZ

## 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 a priority habitat for deciduous woodland, and therefore is unsuitable for development. The site has major issues with access, as there are various tracks and paths leading to it, and there is likely to be third party ownership. It is also constrained in landscape terms. At present, there is no knowledge of it's availability.

**Settlement** Upper Hill

**Site Reference** O/Uhill/003

**Site Address** Land to the rear of Wind & Sun

**Post Code** HR6 0JZ

## Basic Information

<b>Source</b> LA officer identified	<b>Site Area (ha)</b> 0.58	<b>Greenfield/Brownfield?</b> <input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<b>Agricultural Land Classification</b> 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 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: Reasonable

Access comments: An access route would be shared with Wind & Sun, which uses it for HGV deliveries and collections.

Other comments: Need to understand potential conflict with Wind and Sun – otherwise this is a reasonable site.

Conclusion: There are no significant issues with this site.

### Landscape Information

Description: The site is a brownfield site with existing buildings. It has an enclosed character. There is a hedgerow and trees on the eastern boundary. The Landscape Character type is Principal Wooded Hills.

Capacity: High

Mitigation: Native hedgerow and trees on the northern and eastern boundaries, and elsewhere where appropriate.

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



**Settlement** Upper Hill

**Site Reference** O/Uhill/003

**Site Address** Land to the rear of Wind & Sun

**Post Code** HR6 0JZ

## 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** Low potential

### Justification

The site is well contained and brownfield, with a high landscape capacity for development. Access is reasonable, subject to coexistence with Wind and Sun. Deliverability depends on the current use of the site, as it may be a service area for the renewable energy business next door. If it was being considered, there would need to be appropriate marketing of the site (for employment purposes) without success would have to be demonstrated in accordance with Core Strategy E2 in the event of an application. At present, there is no evidence of availability.