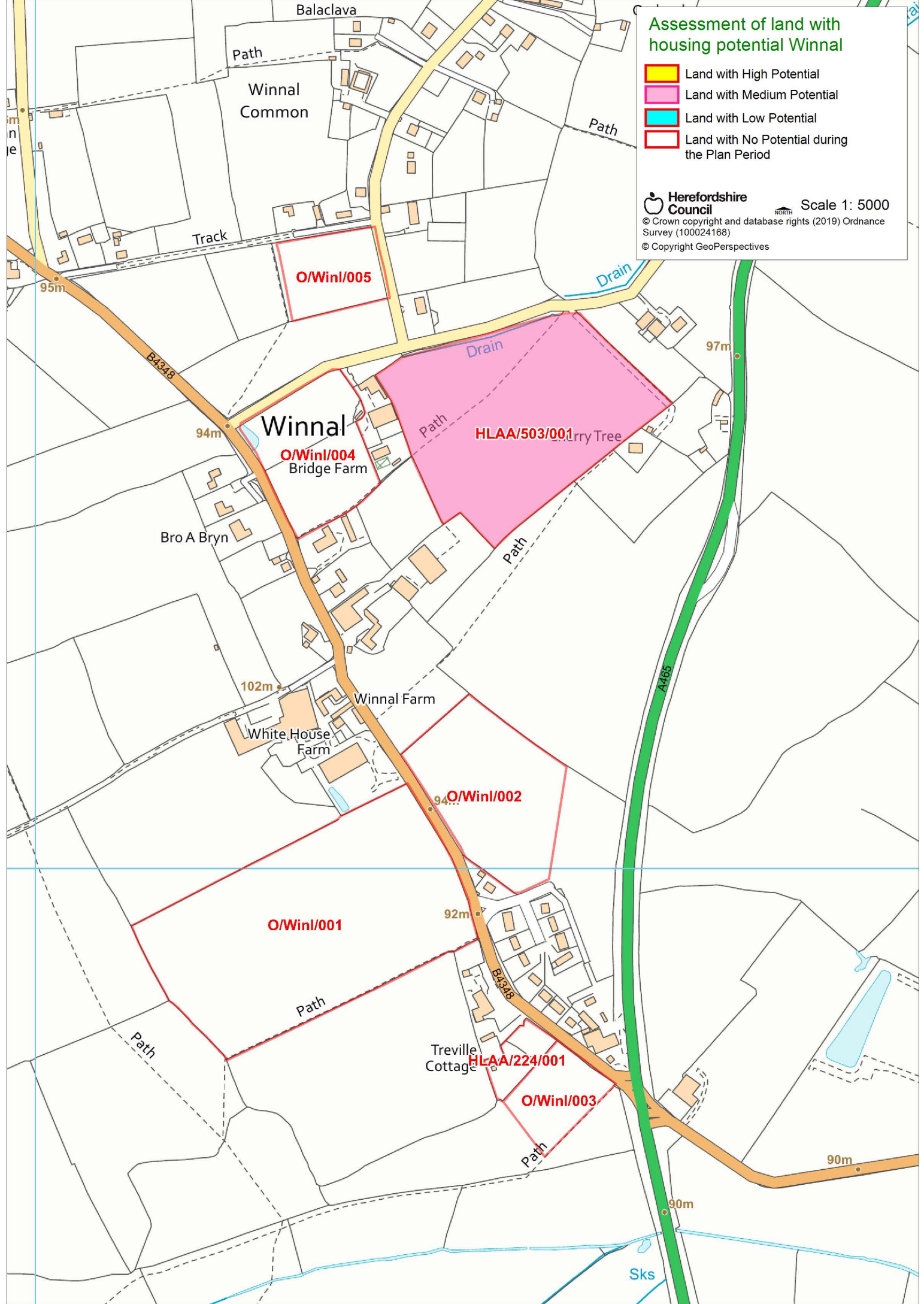


Assessment of land with housing potential Winnal

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

Herefordshire Council
Scale 1: 5000
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Settlement Winnal

Site Reference HLAA/503/001 **Site Address** Winnal Farm (2)

Post Code HR2 9AR

Basic Information

Source Call for sites **Site Area (ha)** 4.74 **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

Highways Information

Access: Yes

Connectivity: Poor

Access comments: Narrow lane to frontage but easy access to the main road.

Conclusion: There are some issues with this site.

Landscape Information

Description: A large flat arable field, bounded by hedgerow. An open site located between farmsteads/scattered individual dwellings. Landscape Character type is Principal Settled Farmlands. Current access off the drive to Cherry Tree.

Capacity: Medium. Currently there is a dispersed pattern of individual dwellings set in large plots.

Mitigation: Reinstatement of hedgerow to original pattern, as well as woodland blocks as shown on historic maps.

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

Settlement Winnal

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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 5

Potential of the site coming forward for development

Probability Medium potential

Justification

The site has a medium landscape capacity, and access to main road is achievable albeit with some issues. Due to the poor connectivity with regard to public transport services for Winnal, the site would not be able to come forward in full and would be more suited to a modest sized scheme.