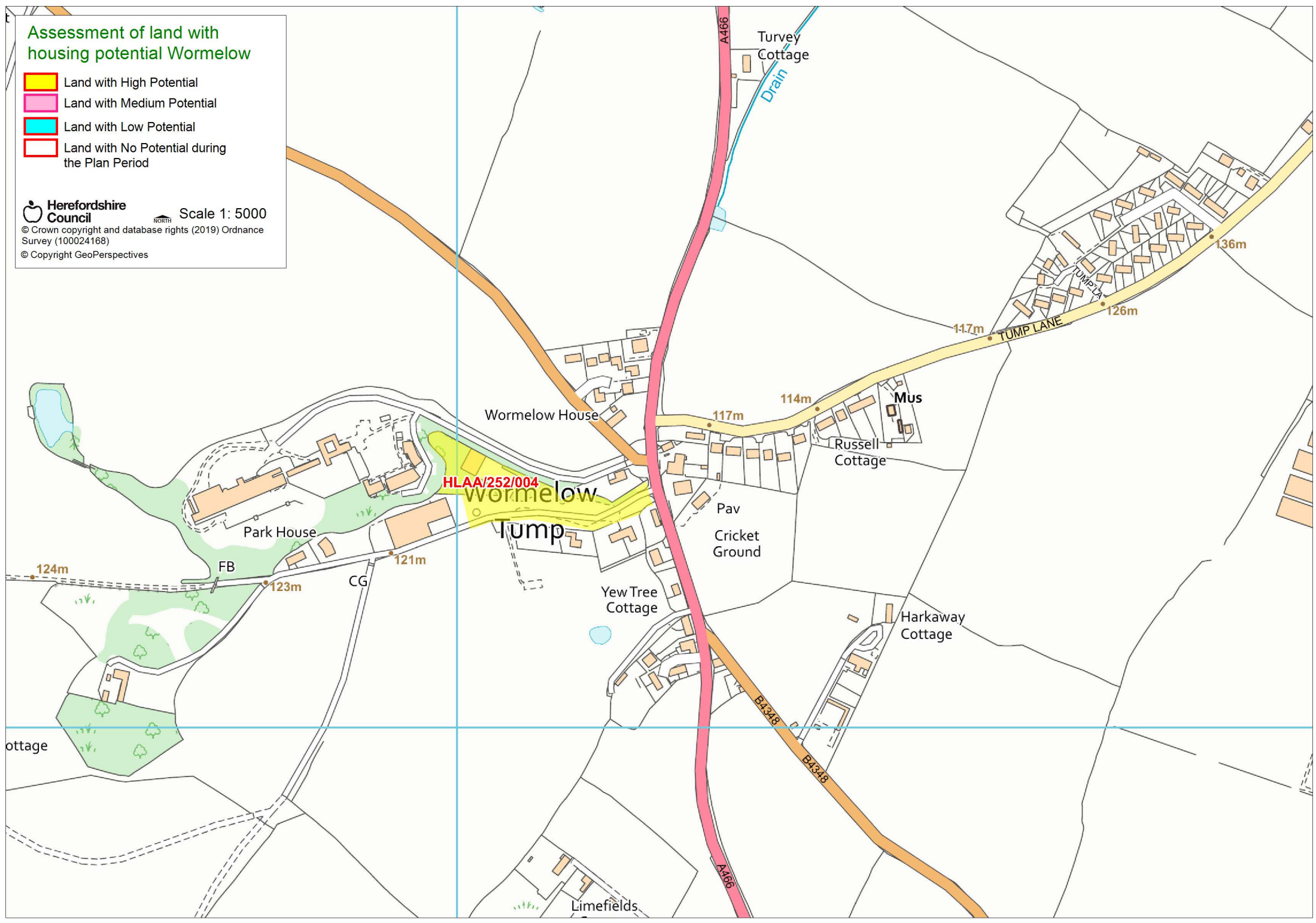


# Assessment of land with housing potential Wormelow

- 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** Wormelow

**Site Reference** HLAA/252/004 **Site Address** Former Park Hall ballroom

**Post Code** HR2 8JN

## Basic Information

**Source** Call for sites **Site Area (ha)** 1.8 **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

Water Supply (WS): No issues

Wastewater Treatment Works (WwTW): Much Dewchurch- Available headroom at present

### Biodiversity Information

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

### Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Current access is via a garden centre, which is okay.

Possible mitigation: Access to other sites.

Other comments: Good location if access for the others sites can be arranged.

Conclusion: There are some issues with this site.

### Landscape Information

Description: Comprises a brownfield site with a large expanse of tarmac, and a derelict building. There is also some scrub land, as well as a number of specimen trees. The Landscape Character type is Principal Settled Farmlands. The southern boundary relates to open countryside.

Capacity: The capacity for development is high, as there is potential for enhancement.

Mitigation: Retention of the specimen trees, as well as addressing the transition between the site and countryside by means of a landscape buffer.

[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** 10

## Potential of the site coming forward for development

**Probability** High potential

### Justification

Development of the site has potential to enhance the setting. Current access is via the garden centre, which is acceptable.