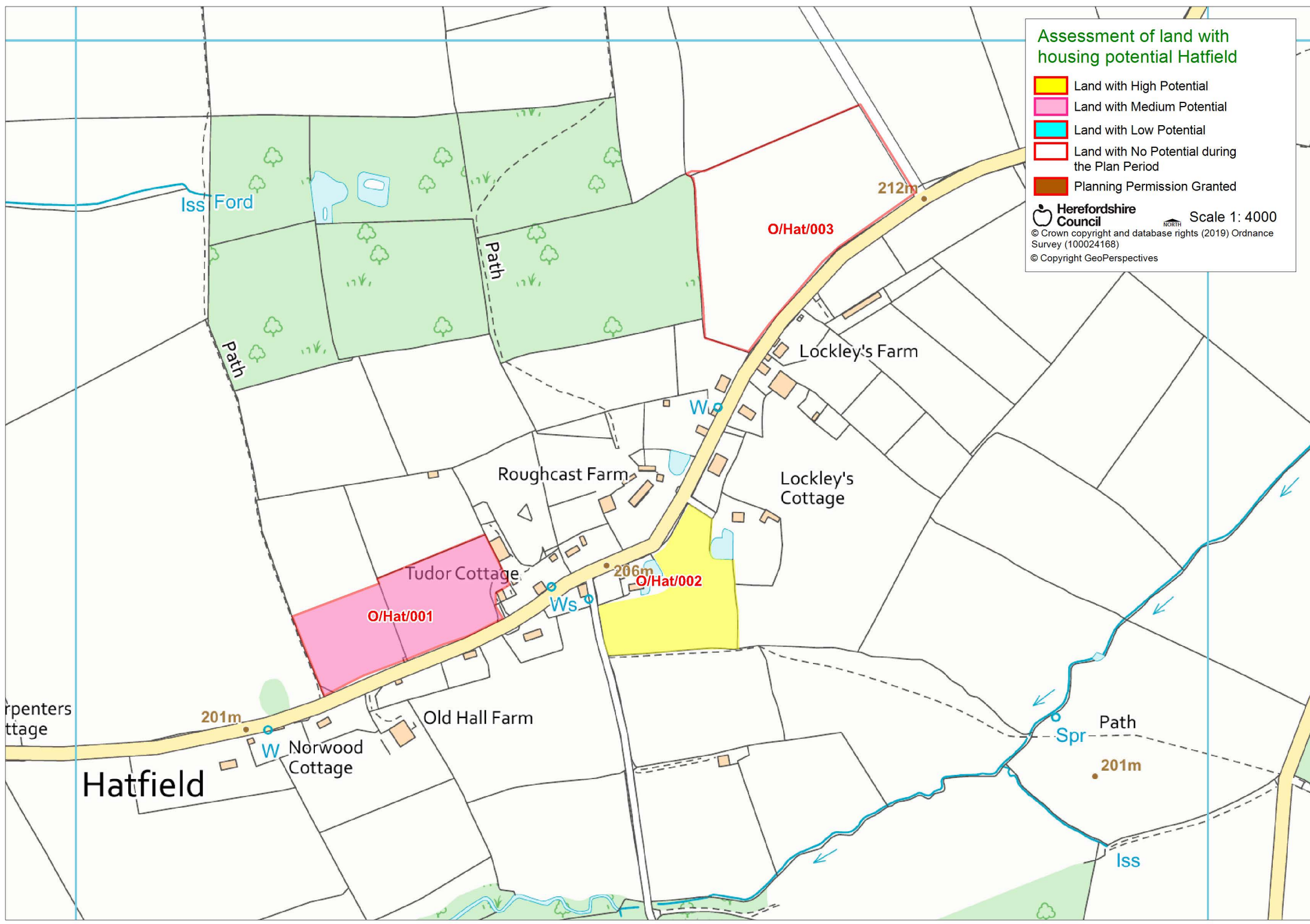


Assessment of land with housing potential Hatfield

- 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 Hatfield

Site Reference O/Hat/001

Site Address Land opposite Yew Tree Cottage

Post Code HR6 0SF

Basic Information

Source LA officer identified **Site Area (ha)** 1.35 **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.

Highways Information

Access: Yes

Connectivity: Poor

Access comments: Access was considered acceptable.

Conclusion: There may be some issues with this site.

Landscape Information

Description: The site is a grass pasture field, and is enclosed by hedgerows. The hedgerow running parallel and adjacent to the road on the south east boundary is approx 2m high. The Landscape Character type is Timbered Plateau Farmlands. There is a PRow bridleway on the western boundary, but views of the site are screened by an existing hedgerow on this boundary. There are open medium views of the site from the north.

Capacity: The site has a moderate capacity. There is an opportunity for a linear development along the south east boundary adjacent to the road.

Mitigation: The loss of hedgerow on the south east boundary for visibility splay requirements would require appropriate compensation. Mitigation should also include the need for a new hedgerow with native trees through the site in a north east – south west direction. The existing hedgerow on the south west boundary should be allowed to grow higher.

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

Settlement Hatfield

Site Reference O/Hat/001

Site Address Land opposite Yew Tree Cottage

Post Code HR6 0SF

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

There is potential for development along the South East boundary, adjacent to the road. 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. At present, there is no knowledge of the site's availability.

Settlement Hatfield

Site Reference O/Hat/002

Site Address Land adjacent to Lockley's Cottage

Post Code HR6 0SF

Basic Information

Source LA officer identified **Site Area (ha)** 0.94 **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

Barn owl identified on the site. No statutory habitats are recorded at this location.

Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: No access via the track near Gables Cottage. Good access off gate onto the main road by the bend in the road.

Other comments: Site wraps around ponds. The woodland would need protection.

Conclusion: There are no significant issues with this site.

Landscape Information

Description: The site is a flat grass pasture field, very gently sloping towards the south. The land is enclosed by vegetation on the north, east and western boundaries. To the south there are long distance views. The Landscape Character type is Timbered Plateau Farmlands. There are filtered views from the Herefordshire Trail footpath of the site.

Capacity: The site has a moderate capacity for a small number of houses adjacent to the road.

Mitigation: New tree planting on the southern boundary, and any hedgerow lost for visibility requirements on the northern boundary should be appropriately compensated.

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

Settlement Hatfield

Site Reference O/Hat/002

Site Address Land adjacent to Lockley's Cottage

Post Code HR6 0SF

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 3

Potential of the site coming forward for development

Probability High potential

Justification

There is potential for a small development in the area, adjacent to the road as long as hedgerow compensation is identified. 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 a pond on the eastern and western boundary of the site therefore there is potential for ecological value. At present, there is no knowledge of whether the site is available.

Settlement Hatfield

Site Reference O/Hat/003

Site Address Land North of Curates Cottage

Post Code WR15 8PY

Basic Information

Source LA officer identified **Site Area (ha)** 2.34 **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 recorded at this location.

Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Good visibility, ditch full of water and blocked by gate, drainage issues would have to be resolved.

Possibility: Being a narrow lane into the village, formal passing points may be needed.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a grass pasture field, visually distinctively outside the village settlement area, surrounded by hedgerows on all sides. The Landscape Character type is Timbered Plateau Farmlands. Netherwood Unregistered Park and Garden is approx 800m to the east. There may be a visual impact on Netherwood. There is a footpath on the southern boundary. The site is open to the north east with long distance views. The site is enclosed by woodland on the western boundary.

Capacity: The site has a Low to Moderate Capacity. The site is visually and physically disconnected from the village. There may be a visual impact on the Neatherwood Unregistered Park and Garden. The site is not recommended for development.

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

Settlement Hatfield

Site Reference O/Hat/003

Site Address Land North of Curates Cottage

Post Code WR15 8PY

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 visually and physically disconnected from the village, and therefore not recommended for development. At present, there is no knowledge of whether the site is available.