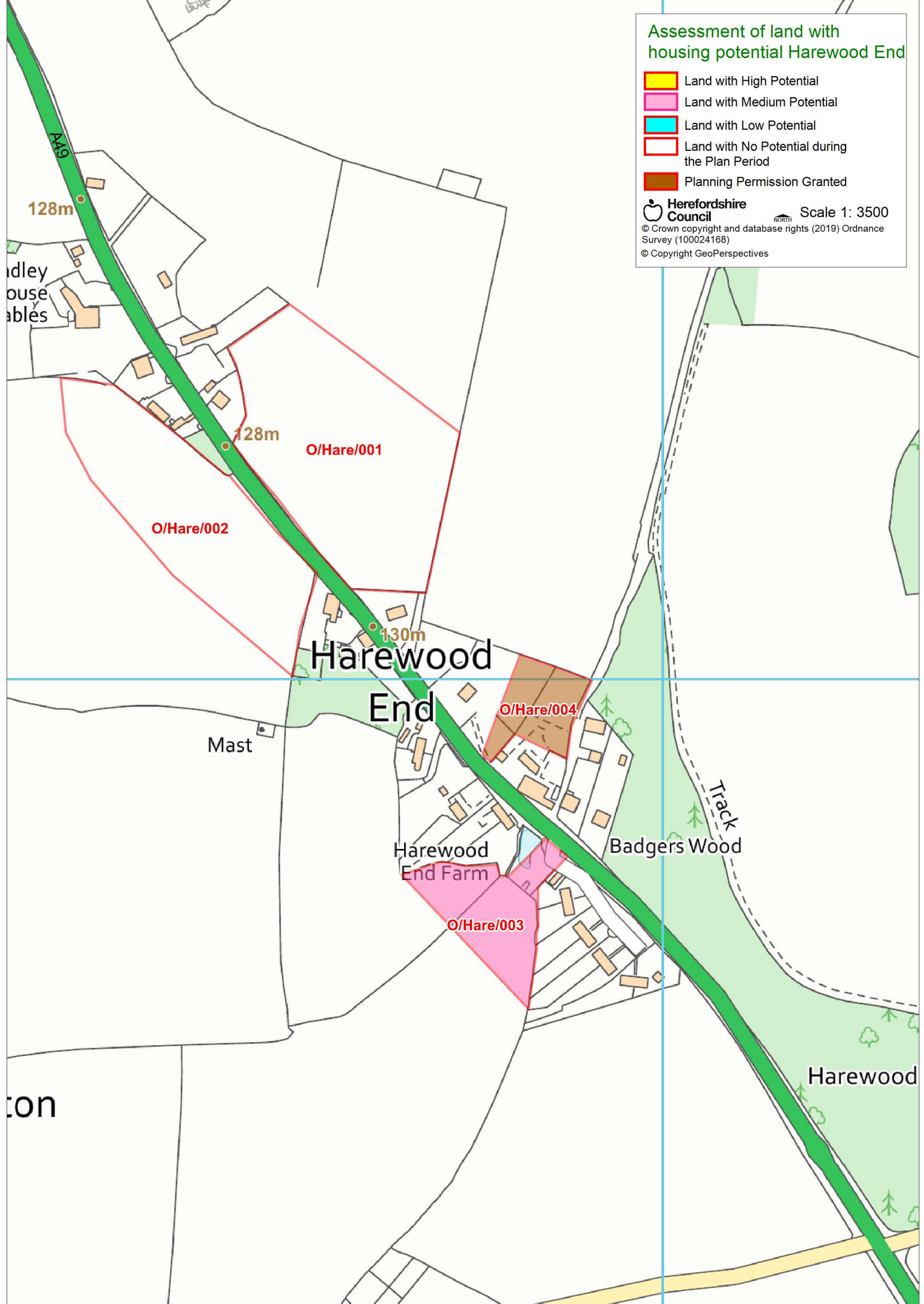


Assessment of land with housing potential Harewood End

- 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: 3500
© Crown copyright and database rights (2019) Ordnance Survey (100024168)
© Copyright GeoPerspectives



idley
ouse
ables

128m

128m

O/Hare/001

O/Hare/002

130m

Harewood
End

O/Hare/004

Mast

Harewood
End Farm

O/Hare/003

Badgers Wood

Track

Harewood

on

Settlement Harewood End

Site Reference O/Hare/001

Site Address Land North of Thisseldo

Post Code HR2 8JT

Basic Information

Source	LA officer identified	Site Area (ha)	2.46	Greenfield/Brownfield?	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> 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

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

Highways Information

Access: Difficult

Connectivity: Reasonable

Access comments: Very busy main road. Forming a new T junction onto the A49 trunk road may present issues.

Other comments: Main road is very busy. HR4 Public Right of Way on site.

Conclusion: There are major issues with this this site.

Landscape Information

Description: Located within the Wye Valley AONB, forming part of a larger arable field. The site functions as a gap both sides of the road, which has been preserved historically, through which the PROW runs. There are wider views to the east. The Landscape Character type is Sandstone Farmlands.

Capacity: Low. It forms part of an important gap preserved historically, the southern tip of the original field pattern has been nibbled away with residential development. However, further development would mean closing of the gap.

Mitigation: Preservation of open space around the Public Right Of Way.

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

Settlement Harewood End

Site Reference O/Hare/001

Site Address Land North of Thisseldo

Post Code HR2 8JT

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 forms part of an important gap, that has been historically preserved, development would close it. There are also constraints in accessing the busy A49. At present there is no knowledge of the site's availability.

Settlement Harewood End

Site Reference O/Hare/002

Site Address Land South of Galleries

Post Code HR2 8JT

Basic Information

Source	LA officer identified	Site Area (ha)	1.83	Greenfield/Brownfield?	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> 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

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

Highways Information

Access: Maybe

Connectivity: Reasonable

Access comments: Very busy main road. New T junction would be required onto trunk road, which may be difficult to get approval.

Possible mitigation: May need further speed limit reduction, depending on the extent of development.

Other comments: A single access point is preferred. PROW PC2 crosses the site.

Conclusion: There are major issues with this site.

Landscape Information

Description: It relates to site O/Hare/001, as it is located on the opposite side of the A49. It forms part of a larger pasture field which slopes away from the A49 towards open countryside. The Landscape Character type is Sandstone Farmlands. It functions as an important gap between the built form, linking open countryside either side of A49 and to the Wye Valley AONB and the wider footpath network.

Capacity: Low capacity, as development would mean encroachment into the preserved historic gap.

Mitigation: Preservation of open space around the PROW.

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

Settlement Harewood End

Site Reference O/Hare/002

Site Address Land South of Galleries

Post Code HR2 8JT

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

There is a low landscape capacity to accommodate development in this location, as preservation of this gap in the village is historically important. There are major issues with achieving highway access and there is currently no evidence of availability. Therefore the site is wholly unsuitable. At present, there is no knowledge of the site's availability. There is a valid outline application for 2 dwellings on this site P174193/O.

Settlement Harewood End

Site Reference O/Hare/003

Site Address Land at Woodfield

Post Code HR2 8JT

Basic Information

Source LA officer identified **Site Area (ha)** 0.68 **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

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

Highways Information

Access: Maybe

Connectivity: Good

Access comments: Situated on a small, relatively new road with a junction to the main road. However, Bellmount can be blocked by the bus stop and visibility to the south is restricted slightly.

Possible mitigation: May need to reduce the speed limit.

Other comments: Main road is currently quite busy.

Conclusion: There are some issues with this site.

Landscape Information

Description: The site is part scrub land, and part of a larger arable field. There is a watercourse running through with small pond. It features several mature trees, including willow. The Landscape Character type is Sandstone Farmlands.

Capacity: Moderate / High capacity - The site is part of the settlement, with built form on both sides.

Mitigation: There is potential for enhancement through integration of the watercourse, and treatment of the boundary with the field would need to be addressed.

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

Settlement Harewood End

Site Reference O/Hare/003

Site Address Land at Woodfield

Post Code HR2 8JT

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 Medium potential

Justification

Development of the site could integrate, as there is built form on either side. A suitable boundary with the field would be necessary. There are some constraints to overcome to achieve a suitable access, although Highways consider the access issues could be overcome; it is Highways England who are the authority on trunk roads who will need to confirm this. There is no information on whether the site is available.

Settlement Harewood End

Site Reference O/Hare/004

Site Address Land to the rear of The Harewood End
PH

Post Code HR2 8JT

Basic Information

Source LA officer identified **Site Area (ha)** 0.39 **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

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

Highways Information

Access: Difficult

Connectivity: Good

Access comments: Access only through the pub car park, and potential access point onto the main road has poor visibility.

Other comments: Main road is very busy.

Conclusion: There are major issues with this site.

Landscape Information

Description: The site within the Wye Valley AONB. The Landscape Character type is Sandstone Farmlands. It comprises part domestic garden, and part rear of Public House. There is a mature tree belt to the east.

Capacity: Moderate/ High capacity. Mature vegetation provides screening. There is also existing development context adjacent to the site.

Mitigation: Use existing access through pub. Retain mature planting.

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

Settlement Harewood End

Site Reference O/Hare/004

Site Address Land to the rear of The Harewood End
PH

Post Code HR2 8JT

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 difficulties in achieving a safe direct access onto the busy A49, which is a major issue. Part of the site has a new dwelling (163861) on the A49 roadside which blocks a potential access to the rear of the site. Due to the access constraints the site is unsuitable. At present, there is no knowledge of the site's availability.