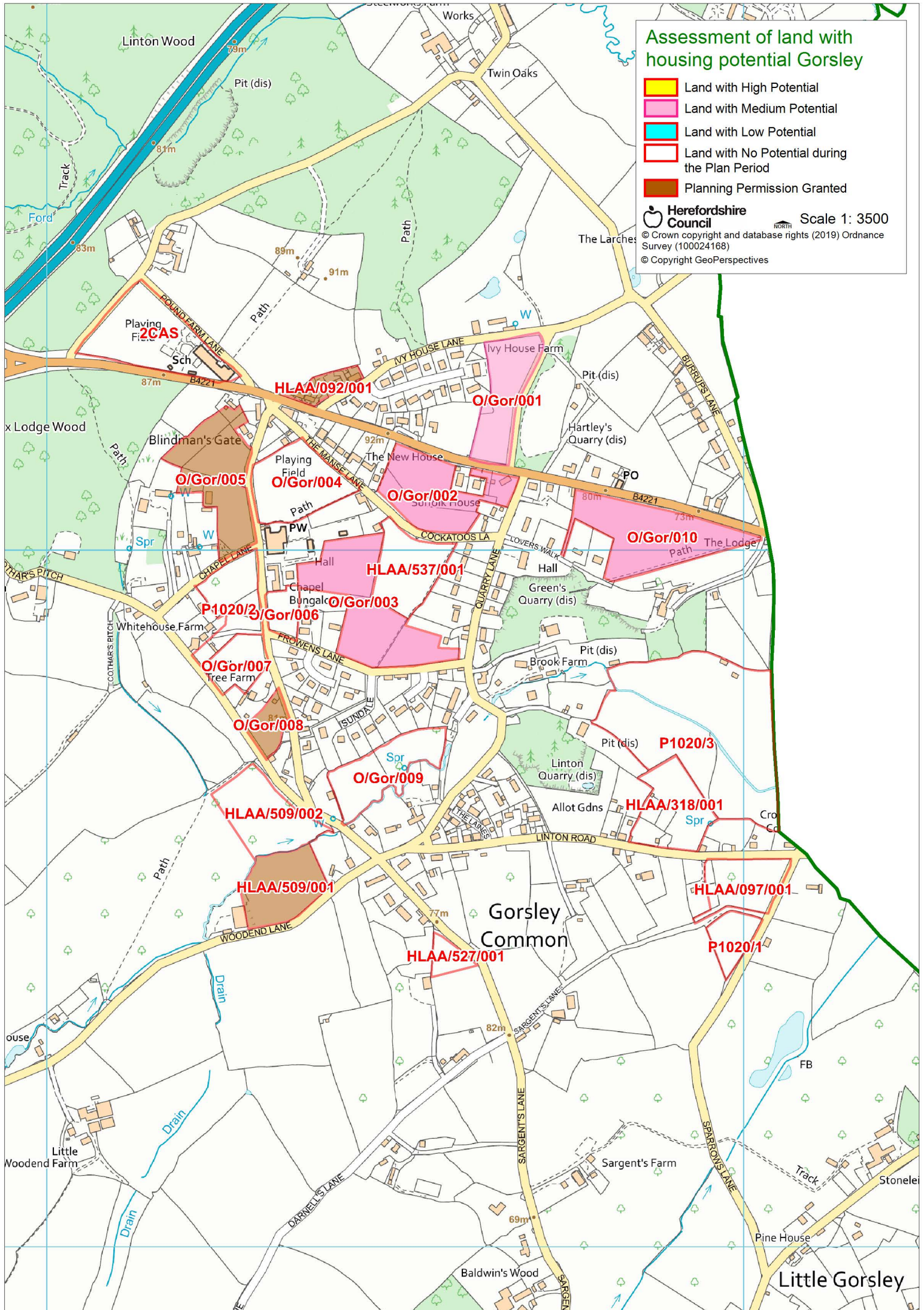


Assessment of land with housing potential Gorsley

- 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



Settlement Gorsley

Site Reference HLAA/509/002 **Site Address** Part of field 1147

Post Code HR9 7SF

Basic Information

Source Call for sites **Site Area (ha)** 1.14 **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); Severn Trent Water (WwTW)
Water supply (WS): No issues
Wastewater Treatment Works (WwTW): Probable issue

Biodiversity Information

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

Highways Information

Access: Maybe
Connectivity: Reasonable
Access comments: The lane leads to the main highway, with some reasonable visibility at the junction.
Conclusion: There are some issues with this site.

Landscape Information

Description: Located in an edge of settlement location. Currently part of a larger cultivated orchard, with a distinct south facing slope. There are visually sensitive views of the site from Linton.
Capacity: Low capacity - The site is prominent in the wider landscape, visual effects are harmful.
Mitigation: Some potential through the retention of the orchard, but limited.

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

Settlement Gorsley

Site Reference HLAA/509/002 **Site Address** Part of field 1147

Post Code HR9 7SF

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 prominent in the wider landscape, and development of it would be harmful.

Settlement Gorsley

Site Reference HLAA/537/001

Site Address Land to the South of Cockatoos Lane/The Manse Lane

Post Code HR9 7SJ

Basic Information

Source Call for sites **Site Area (ha)** 0.96 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 3
 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); Severn Trent Water (WwTW)
Water Supply: No issues
Wastewater Treatment Works: Probable issues

Biodiversity Information

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

Highways Information

Access: Yes
Connectivity: Reasonable
Access comments: Lanes not far from major highway, though the junction of Manse Lane at the west end is very poor. The southern boundary comprises PROW LTR18.
Possible mitigation: Make the Manse Lane one way west to east, as visibility emerging at the western end is very poor.
Conclusion: There are some issues with this site.

Landscape Information

Description: The site is a small pasture field. The Landscape Character type is Forest Smallholding. It features an east facing slope. The site retains open space between the existing built form, typical of its type. The existing built form to the east is single storey. However, its uniform layout is still prominent.
Capacity: Low capacity, as the site has a function to preserve open space between the built form, and provide a pedestrian link across the village. The site is prominent within the wider landscape, with potential for harmful visual effects.

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

Settlement Gorsley

Site Reference HLAA/537/001

Site Address Land to the South of Cockatoos Lane/The Manse Lane

Post Code HR9 7SJ

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

This is a prominent site within the wider landscape, therefore there is potential for harmful visual effects. It also acts as an area of open space between the built form. Therefore the site is not suitable.

Settlement Gorsley

Site Reference O/Gor/002

Site Address Land at Glencarn

Post Code HR9 7SN

Basic Information

Source Call for sites **Site Area (ha)** 1.48 **Greenfield/Brownfield?** Greenfield **Agricultural Land Classification** 3
 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); Severn Trent Water (WwTW)
Water Supply: No issues
Wastewater Treatment Works: Probable issues

Biodiversity Information

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

Highways Information

Access: Yes
Connectivity: Good
Access comments: Best access points are off Manse Lane, but this will need passing places added and/or widening on the frontage. Lanes to the main road and junction are good. Possible access could be achieved direct to the main road, but this is not advised due to speed. Manse Lane junction at the west end is very poor. Public Right of Way LTR17 along western boundary.
Possible mitigation: limited
Conclusion: There are some issues with this site, but they are considered to be minor.

Landscape Information

Description: Rough pasture land, subdivided by post and rail fencing. The Landscape Character type is Forest smallholding. There is a robust tree and hedgerow boundary along the west and east boundary, to be retained.
Capacity: Prominent site, due to its rising landform. However, it does relate to the settlement well, therefore it has a moderate capacity.
Mitigation: Avoid a uniform layout, and keep the ridge heights low. Intersperse this with substantial landscaping. There is potential for enhancement of the existing PROW route.

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

Settlement Gorsley

Site Reference O/Gor/002

Site Address Land at Glencarn

Post Code HR9 7SN

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 6

Potential of the site coming forward for development

Probability Medium potential

Justification

The site relates to the settlement well, and good access is achievable with improvements to Manse Lane, such as passing places. Due to the poor junction with main road, however, the capacity of the site may be limited. Attention must be paid to the layout and landscaping in the proposals of any new development.

Settlement Gorsley

Site Reference O/Gor/010

Site Address Land to the South of B4221 and North of Lovers Walk, Gorsley

Post Code HR9 7FL

Basic Information

Source Call for sites

Site Area (ha) 1.74

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); Severn Trent Water (WwTW)

Water Supply: No issues

Wastewater Treatment Works: Probable issues

Biodiversity Information

Habitat of Principal Importance: Traditional Orchard located adjacent to the Southern boundary of the site.

Highways Information

Access: Maybe

Connectivity: Reasonable

Access comments: Only reasonable access would be to the B4221, as access via Lovers Lane is too narrow. PROW LTR18 crosses the site.

Conclusion: There are some issues with this site.

Landscape Information

Description: Triangular pasture field at the edge of the settlement, and edge of the county. There is an extensive hedgerow buffer along the roadside. Landscape Character type is Forest Smallholdings.

Capacity: Moderate capacity - Potential for development as it relates to the settlement, but not of the scale which will harm the Landscape Character type. It should be noted that an appeal on the site was previously dismissed, with one of the main issues relating to impact on the character and appearance of the surrounding area.

Mitigation: Retain landscape buffers.

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

Settlement Gorsley

Site Reference O/Gor/010

Site Address Land to the South of B4221 and North of Lovers Walk, Gorsley

Post Code HR9 7FL

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 as it relates to the settlement, but it would need to be of an appropriate scale and require landscape buffers, and access from the B4221. A previous appeal for 26 units (153661) was dismissed as there were concerns regarding highway safety, character and drainage implications. Therefore a smaller scale of development would be more appropriate here. There is a valid outline application for 9 dwellings on this site P181908/O.