

Settlement Name Mordiford

Site Ref O/Mord/001

Post Code HR1 4LN

Site Address Land adjacent to Garlands Farm

Information Source LA officer identified

Site Area (ha) 2.02	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 3 (Most of site)- Exception Test would be required

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening will be required. UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjacent to North boundary of

Highways information

Comments: Site landlocked. Access may be possible via farm buildings. Track on plan not evident. Access via unadopted track has two access points to 'B' road. Northern link narrow between houses and restricted visibility to 'B' road. Eastern leg narrow & needs footway but visibility satisfactory.

Conclusion: There are major issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/001

Post Code HR1 4LN

Site Address Land adjacent to Garlands Farm

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a flat grassland field with sheep. There are mature trees on the Northern boundary, and mature Willow trees along the river embankment. There are medium distance views to the South West.

Site probability

No potential

Justification

Majority of site in flood zone 3, adjacent to River Wye a designated SSSI and SAC. Adjacent to Mordiford bridge a SAM. Heavily constrained site and wholly unsuitable.

Settlement Name Mordiford

Site Ref O/Mord/002

Post Code HR1 4LN

Site Address Land adjacent to the Mews House

Information Source LA officer identified

Site Area (ha) 0.38	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 3 (W strip)- Exception Test would be required

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility good but road derestricted. School causes parking issues which will affect visibility.

Conclusion: There are some issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/002

Post Code HR1 4LN

Site Address Land adjacent to the Mews House

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site comprises an enclosed garden with cut lawn. It has mature native hedgerow on the Eastern boundary parallel and adjacent to the road. There are partial medium and long distance views to the West.

Site probability

No potential

Justification

Proximity to the River Wye (SSSI and SAC) and high flood risk makes this an unsuitable site for development. The site is open with long distance views to the west which is a gateway approach to Mordiford.

Settlement Name Mordiford

Site Ref O/Mord/003

Post Code HR1 4LW

Site Address Land to the north of Mordiford Primary School

Information Source LA officer identified

Site Area (ha) 2.63	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 4
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. UK BAP Priority Habitat (Habitat of Principal Importance)- Woodpasture & Parkland covering most of site.

Highways information

Comments: Visibility good but site frontage derestricted. If school stays there are parking issues.

Conclusion: There are some issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/003

Post Code HR1 4LW

Site Address Land to the north of Mordiford Primary School

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a parkland landscape with mature parkland trees, gently sloping towards the South. This excellent Parkland landscape requires full protection.

Site probability

No potential

Justification

This is the school playing field and Registered Park Sufton Court as well as a woodland pasture parkland BAP site. Site is unsuitable for development.

Settlement Name Mordiford

Site Ref O/Mord/004

Post Code HR1 4LW

Site Address Land to the rear of Wallflower Row

Information Source LA officer identified

Site Area (ha) 0.39	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 3 (Most of site)- Exception test would be required

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening will be required. UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjoining Western corner of

Highways information

Comments: Visibility to north east frontage limited, very busy road with junctions, not recommended. Visibility from unadopted track satisfactory providing visibility to left can be maintained over site.

Conclusion: There are some issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/004

Post Code HR1 4LW

Site Address Land to the rear of Wallflower Row

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site comprises a village centre green, with high amenity value. Pentaloe brook runs through the centre of the site. Mature trees lie on the Western side.

Site probability

No potential

Justification

This is the village centre green which has high amenity value within the conservation area . Flood zone 3 risk at centre of site making the site very difficult to develop due to its smaller size. Development of this site is wholly inappropriate.

Settlement Name Mordiford

Site Ref O/Mord/005

Post Code HR1 4

Site Address Land opposite Mordiford cemetery

Information Source LA officer identified

Site Area (ha) 1.59	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 4
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 3 (N section)- Exception test would be required

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening will be required. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access to 'C' road visibility alters along frontage, would need to remove site hedge (subject to hedgerow regulations). Bridge to brook required. Access to 'B' road possible towards south west end, but not recommended.

Conclusion: There are some issues with this site

Settlement Name Mordiford

Site Ref O/Mord/005

Post Code HR1 4

Site Address Land opposite Mordiford cemetery

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field gently sloping towards the North. A brook is situated on the Northern boundary. It has a strong rural character on the village edge.

Site probability

No potential

Justification

This is an open site with strong rural character. Pentoloe Brook is a designated special wildlife site therefore the site is wholly unsuitable for development.

Settlement Name Mordiford

Site Ref O/Mord/006

Post Code HR1 4LW

Site Address Land to the east of the Moon Inn

Information Source LA officer identified

Site Area (ha) 0.29	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 4
Potential Housing Capacity 5	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. UK BAP Priority Habitat (Habitat of Principal Importance)- woodpasture and parkland to northern boundary.

Highways information

Comments: Good visibility with footway to front. High bank to access.

Conclusion: There are no or minor issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/006

Post Code HR1 4LW

Site Address Land to the east of the Moon Inn

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Moderate - Low

Sensitivity & Capacity Analysis: The site is being presently used as a caravan site. It is a level grassland field screened by trees on the South and West boundaries. It is open to the North into Sufton Parkland.

Site probability

Medium potential

Justification

The site has access to an adopted highway. The site could be well integrated, and it could blend in well but some leveling may be required due to its more elevated position than surrounding residential area. Screening on northern boundary would be necessary to protect parkland views.

Settlement Name Mordiford

Site Ref O/Mord/007

Post Code HR1 4LR

Site Address Land to the rear of Mordiford Cemetery

Information Source LA officer identified

Site Area (ha) 0.37	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 4
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 3 (S strip)- Exception Test would be required

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. UK BAP Priority Habitat (Habitat of Principal Importance)- Woodpasture & Parkland-Sufton Park.

Highways information

Comments: Access via track visibility just about satisfactory, better at site frontage midpoint but high retaining wall to site.

Conclusion: There are some issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/007

Post Code HR1 4LR

Site Address Land to the rear of Mordiford Cemetery

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field gently sloping towards the South. It has a parkland landscape. There are medium long distance views to the North further into Sufton Parkland.

Site probability

No potential

Justification

Whole site is a BAP site therefore unsuitable for development.

Settlement Name Mordiford

Site Ref O/Mord/008

Post Code HR1 4

Site Address Land to the rear of Pentaloe Close

Information Source LA officer identified

Site Area (ha) 0.98	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 4
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 3 (NW corner)- Exception Test would be required

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjoining most of Southern boundary of site.

Highways information

Comments: Site can only access 'C' road via track. Track has no visibility to 'C' road either left or right.

Conclusion: There are major issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/008

Post Code HR1 4

Site Address Land to the rear of Pentalo Close

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field sloping gently to the North. It is enclosed by mature woodland on the North East & Southern boundaries. There is existing residential development to the Western boundary. It has an enclosed character.

Site probability

No potential

Justification

This site is on the very edge of Mordiford and although it is adjacent to the built form the site is very rural in character in highly sensitive landscape. There is an adjoining deciduous woodland BAP on the southern boundary therefore development in this location would be inappropriate.

Settlement Name Mordiford

Site Ref O/Mord/009

Post Code HR1 4LR

Site Address Land to the south of Green cottages

Information Source LA officer identified

Site Area (ha) 0.53	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 4
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening will be required. UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard covering entire site.

Highways information

Comments: Visibility satisfactory. Needs footway to 'C' class road in missing section just west of site.

Conclusion: There are some issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/009

Post Code HR1 4LR

Site Address Land to the south of Green cottages

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field with a working orchard. An electric pylon cable crosses the site in a North-South direction.

Site probability

No potential

Justification

The site is open and rural in nature within the AONB, it is a traditional orchard BAP and is therefore inappropriate for new development.

Settlement Name Mordiford

Site Ref O/Mord/010

Post Code HR1 4LN

Site Address Land to the south of Bell House

Information Source LA officer identified

Site Area (ha) 3.55	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 2 (SW corner)- The sequential test is necessary to demonstrate that development is appropriate. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. A feasibility study is required to identify whether improvements to infrastructure are required to accommodate development.

Biodiversity information

SSSI Zone of Impact. Consultation with Natural England is necessary and screening will be required. No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access to unadopted track. Visibility satisfactory (providing view to left can remain open) and 30mph but track needs widening. Access to 'B' road, speed limit 60mph, needs reducing, visibility satisfactory if on slight bend towards north east corner.

Conclusion: There are some issues with this site.

Settlement Name Mordiford

Site Ref O/Mord/010

Post Code HR1 4LN

Site Address Land to the south of Bell House

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low

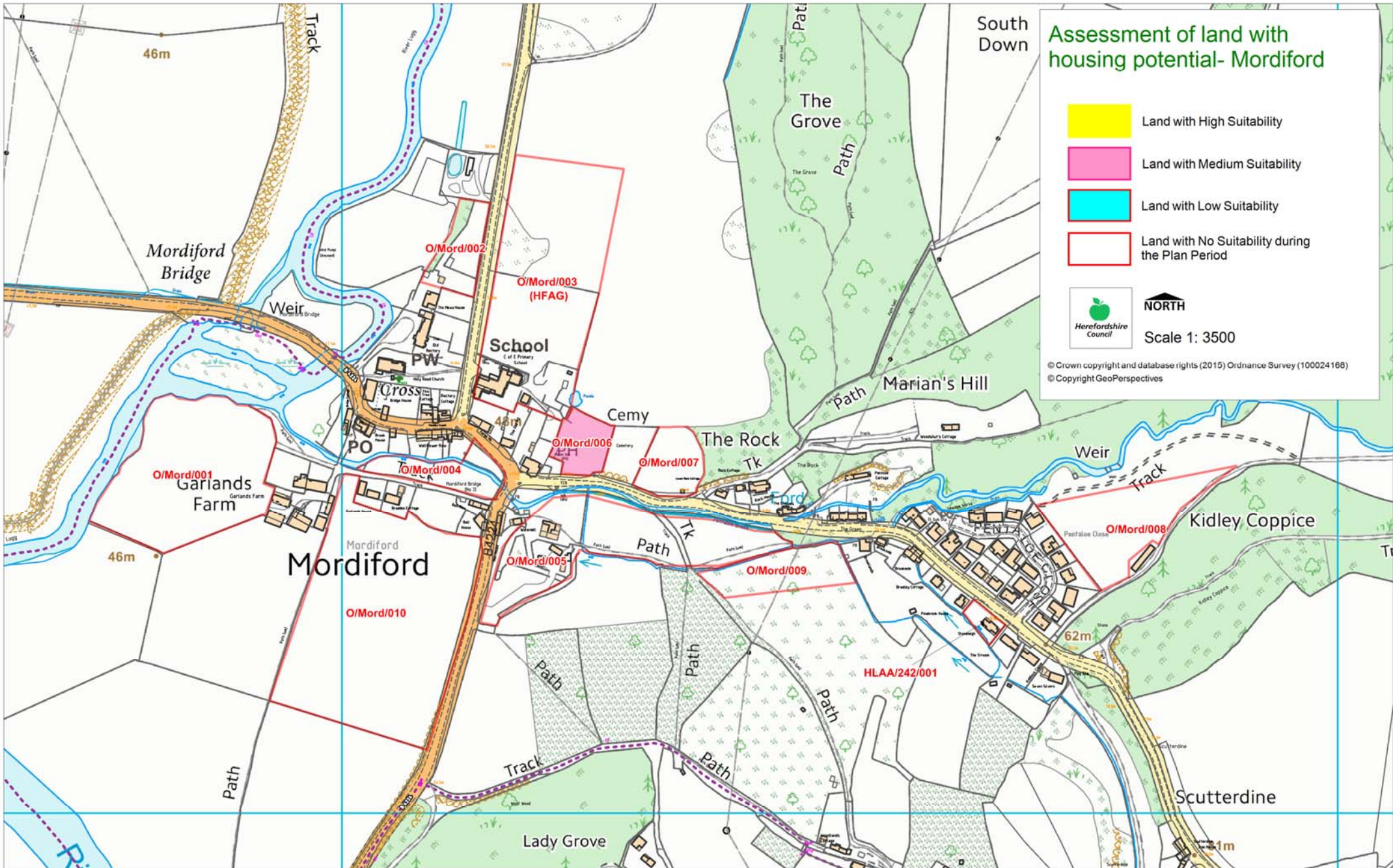
Sensitivity & Capacity Analysis: The site is a flat grassland field with sheep. Native hedgerow boundaries are well maintained. There are long distance views to the South and to the East towards the hilly wooded AONB.

Site probability

No potential

Justification

This is an open site with strong rural character adjacent to the conservation area. Development of this site would detract from the gateway character of the village.



46m

Mordiford Bridge

Weir

O/Mord/002

O/Mord/003 (HFAG)

School

PO

O/Mord/004

O/Mord/001
Garlands Farm

Cemy

O/Mord/006

O/Mord/007

The Rock

Marian's Hill

Weir

O/Mord/008

Kidley Coppice

Mordiford

O/Mord/010

O/Mord/005

O/Mord/009

HLAA/242/001

62m

Scutterdine

Lady Grove

31m