

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	SITE 1 Part of vacated Colwall school site and adjacent area
Site address:	Walwyn Road
Site area (hectares):	0.2
Existing use:	Vacated school buildings etc and grassland
Previous use (If known):	Part of Village school
Greenfield or Brownfield or both:	Both Brownfield and Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing to N & S, Grazing to E, Protected Open Space to W
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	Partly
Is the site:	
- Within the settlement boundary or built form?	Proposed extension to settlement boundary
- Adjacent to the settlement boundary or built form?	On/adjacent to settlement boundary and built up on 2 sides.
- Open countryside?	See LSCA Report,
(If the site lies in open countryside there is no need to continue further with this form)	Area noted as giving an Important View out of the village in the Colwall VDS.



2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings	<input checked="" type="checkbox"/>	Conversion of commercial buildings	
Intensification	<input type="checkbox"/>	Existing housing allocations in plans	
Redevelopment	<input checked="" type="checkbox"/>	Public Sector land	
Car parks	<input type="checkbox"/>	Vacant not previously developed	
Longstanding Employment site	<input type="checkbox"/>	Other, please state	

3. Greenfield capacity source (Tick appropriate)

Grassland	<input checked="" type="checkbox"/>	Fallow	
Arable	<input type="checkbox"/>	Open space	
Woodland	<input type="checkbox"/>	Agricultural buildings	
	<input type="checkbox"/>	Other, please state	

4. Landscaping

Topography: **Generally flat, rising to East to Malvern Hills.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):

Refer to Landscape Sensitivity and Capacity Report. View out of village noted as worthy in VDS but now largely obscured by planting. Could be re-instated as requirement of development. Refer also to Visual Study Report 2019

5. Other site features

Vegetation (trees and hedgerows) **Adjacent strip of woodland to West not included in area**

Hydrological features (streams, ponds, watercourses) **None known but is a route for surface water from hills in times of severe storms**

Other on site features (particular features, existing buildings etc.) **Concerns about ground water level. A memorial and planting lies in the common land and must be respected.**

Signs of contamination? **None known**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **No**

Does the site have access to an adopted Highway? **Yes, Walwyn Road – but access will require approval from Malvern Hills Conservators for a Right of Way to cross the common land.**

Does the site have access via a private road or ransom strip? **Access required across common land managed by the Malvern Hills Trust.**

Awareness of a restrictive covenant? **None known, other than the common land issue identified above**

7. General area description

Could the site be well integrated with the surrounding area?

Yes, as housing to north and south

Height and character of surrounding buildings?

Low housing to north higher to south

Any other issues nearby? (bad neighbours, odour, noise etc)

Possible ground water issues

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

Historic		Natural	
❖ Archaeological sites	<input type="checkbox"/>	❖ AONB (note whole of parish lies in AONB)	<input checked="" type="checkbox"/>
❖ Scheduled Ancient Monument	<input type="checkbox"/>	❖ Flood Zone	
❖ Listed buildings	<input type="checkbox"/>	Zone 1	<input type="checkbox"/>
❖ Conservation area	<input type="checkbox"/>	Zone 2	<input type="checkbox"/>
		Zone 3a	<input type="checkbox"/>
		Zone 3b	<input type="checkbox"/>
		❖ TPOs	<input type="checkbox"/>
Biodiversity		Sites of national importance	
Sites of international importance		❖ Sites of Special Scientific Interest (SSSIs)	<input type="checkbox"/>
❖ Special Area of Conservation (SAC)	<input type="checkbox"/>		
❖ Special Protection Area (SPA)		❖ Natural Nature Reserves (NNRs)	<input type="checkbox"/>
Ramsar sites			
(March 2007, Herefordshire has no SPA or Ramsar sites)			
Other policy constraints:			
Utility services available:			
Gas	<input checked="" type="checkbox"/>		
Electricity	<input checked="" type="checkbox"/>		
Water	<input checked="" type="checkbox"/>		
Sewerage	<input checked="" type="checkbox"/>		
Additional comments			
Refer to LSCA - capacity rating of site is Brownfield/Medium to High			

9. Site appraisal

Is the site considered appropriate for development? **Yes, site is allocated in proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes, of area shown.**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | | |
|----------------------------|-------------------------------------|---------------|
| 1. Totally inappropriate | <input type="checkbox"/> | |
| 2. Significant constraints | <input type="checkbox"/> | |
| 3. Minor constraints | <input checked="" type="checkbox"/> | Refer to LSCA |
| 4. Unconstrained | <input type="checkbox"/> | |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **14 houses (including vacated school building that lies within the settlement boundary).**

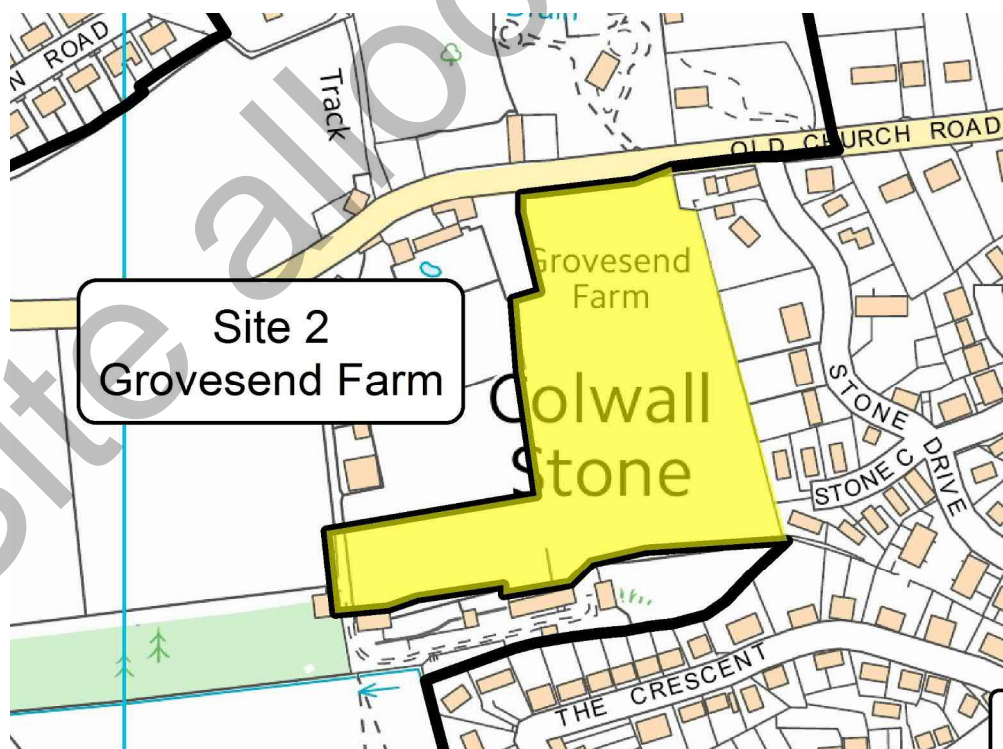
Other Comments **None**

Site allocated in Plan

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	Site 2 LSCA 12A, 12B(10 and 12B(2)
Site address:	Grovesend Farm
Site area (hectares):	Approx 2.9 Ha
Existing use:	Pasture
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing on two sides
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	Yes – Area is entirely within a conservation area
Is the site: - Within the settlement boundary or built form?	Currently outside settlement boundary proposed to be allocated in NDP
Is the site: - Adjacent to the settlement boundary or built form?	Adjacent to settlement boundary
Is the site: - Open countryside? (If the site lies in open countryside there is no need to continue further with this form)	See LSCA Report



2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings		Conversion of commercial buildings	
Intensification		Existing housing allocations in plans	
Redevelopment		Public Sector land	
Car parks		Vacant not previously developed	
Longstanding Employment site		Other, please state	

3. Greenfield capacity source (Tick appropriate)

Grassland	<input checked="" type="checkbox"/>	Fallow	
Arable		Open space	
Woodland		Agricultural buildings	
		Other, please state	

4. Landscaping

Topography: **Generally gentle slopes and flat areas.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

5. Other site features

Vegetation (trees and hedgerows) **Refer to attached extract from Landscape Sensitivity and Capacity Report**

Hydrological features (streams, ponds, watercourses) **None known**

Other on site features (particular features, existing buildings etc.) **None**

Signs of contamination? **None**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **CW30 lies on the western boundary**

Does the site have access to an adopted Highway? **Access available from Old Church Road but lacks pedestrian facilities. Paved route for pedestrians and cyclists required.**

Does the site have access via a private road or ransom strip? **No**

Awareness of a restrictive covenant? **None known**

7. General area description

Could the site be well integrated with the surrounding area?

Yes

Height and character of surrounding buildings?

2 storey housing on one side and bungalow housing on second side

Any other issues nearby? (bad neighbours, odour, noise etc)

No.

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

<p>Historic</p> <ul style="list-style-type: none"> ❖ Archaeological sites <input type="checkbox"/> ❖ Scheduled Ancient Monument <input type="checkbox"/> ❖ Listed buildings <input type="checkbox"/> ❖ Conservation area <input type="checkbox"/> 		<p>Natural</p> <ul style="list-style-type: none"> ❖ AONB (note whole of parish lies in AONB) <input checked="" type="checkbox"/> ❖ Flood Zone 	
		Zone 1 Zone 2 Zone 3a Zone 3b	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<ul style="list-style-type: none"> ❖ TPOs 	
<p>Biodiversity</p> <p>Sites of international importance</p> <ul style="list-style-type: none"> ❖ Special Area of Conservation (SAC) <input type="checkbox"/> ❖ Special Protection Area (SPA) <p>Ramsar sites (March 2007, Herefordshire has no SPA or Ramsar sites)</p> <p>Other policy constraints:</p>		<p>Sites of national importance</p> <ul style="list-style-type: none"> ❖ Sites of Special Scientific Interest (SSSIs) <input type="checkbox"/> ❖ Natural Nature Reserves (NNRs) <input type="checkbox"/> 	
<p>Utility services available:</p> <ul style="list-style-type: none"> Gas <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewerage <input checked="" type="checkbox"/> 			
<p>Additional comments</p> <p style="color: red;">LSCA capacity rating 12A -between Low to Medium and Medium; 12B(1) and 12B(2) - between Low and Low to Medium</p>			

9. Site appraisal

Is the site considered appropriate for development? **Yes, assessed as part of the proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input type="checkbox"/> |
| 3. Minor constraints | <input checked="" type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **The site could support 32 homes with appropriate mitigation. This has been accepted by the Highway Authority subject to provision for pedestrians and cyclists.**

Other Comments

Occupiers of surrounding properties will to object to loss of open views and to the additional traffic on Old Church Road which is narrow and Stone Drive which has significant on road parking. Due to the lack of existing pedestrian and cyclist facilities, the highway authority requires a safe and surfaced (suitable for use all year) pedestrian and cyclist link or links to the amenities and facilities of Colwall Village to be provided.

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	1a
Site address:	Picton's Gardens
Site area (hectares):	0.23
Existing use:	Garden centre (national collection of Michaelmas Daisies)
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Brownfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	No
Is the site:	
- Within the settlement boundary or built form?	Currently outside settlement boundary
- Adjacent to the settlement boundary or built form?	Adjacent to settlement boundary and built up on all sides.
- Open countryside?	See LSCA Report
(If the site lies in open countryside there is no need to continue further with this form)	

2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings		Conversion of commercial buildings	
Intensification		Existing housing allocations in plans	
Redevelopment	✓	Public Sector land	
Car parks		Vacant not previously developed	
Longstanding Employment site		Other, please state	

3. Greenfield capacity source (Tick appropriate)

Grassland		Fallow	
Arable		Open space	
Woodland		Agricultural buildings	
		Other, please state	

4. Landscaping

Topography: **Generally flat.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

5. Other site features

Vegetation (trees and hedgerows) **Refer to Landscape Sensitivity and Capacity Report**

Hydrological features (streams, ponds, watercourses) **None known**

Other on site features (particular features, existing buildings etc.) **None**

Signs of contamination? **None**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **No**

Does the site have access to an adopted Highway? **Adjacent to Walwyn Road and Brockhill Road**

Does the site have access via a private road or ransom strip? **No**

Awareness of a restrictive covenant? **None known**

7. General area description

Could the site be well integrated with the surrounding area?

Yes, for housing

Height and character of surrounding buildings?

Low and 2 storey housing to 3 sides

Any other issues nearby? (bad neighbours, odour, noise etc)

No.

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

Historic		Natural	
❖ Archaeological sites	<input type="checkbox"/>	❖ AONB (note whole of parish lies in AONB)	<input checked="" type="checkbox"/>
❖ Scheduled Ancient Monument	<input type="checkbox"/>	❖ Flood Zone	
❖ Listed buildings	<input type="checkbox"/>	Zone 1	<input type="checkbox"/>
❖ Conservation area	<input type="checkbox"/>	Zone 2	<input type="checkbox"/>
		Zone 3a	<input type="checkbox"/>
		Zone 3b	<input type="checkbox"/>
		❖ TPOs	<input type="checkbox"/>
Biodiversity		Sites of national importance	
Sites of international importance		❖ Sites of Special Scientific Interest (SSSIs)	<input type="checkbox"/>
❖ Special Area of Conservation (SAC)	<input type="checkbox"/>	❖ Natural Nature Reserves (NNRs)	<input type="checkbox"/>
❖ Special Protection Area (SPA)			
Ramsar sites			
(March 2007, Herefordshire has no SPA or Ramsar sites)			
Other policy constraints:			
Utility services available:			
Gas	<input checked="" type="checkbox"/>		
Electricity	<input checked="" type="checkbox"/>		
Water	<input checked="" type="checkbox"/>		
Sewerage	<input checked="" type="checkbox"/>		
Additional comments			
Refer to LSCA - capacity rating of site is Between Medium and Medium to High			

9. Site appraisal

Is the site considered appropriate for development? **Yes, being assessed as part of proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input type="checkbox"/> |
| 3. Minor constraints | <input checked="" type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **5 – 10 depending on type and density**

Other Comments

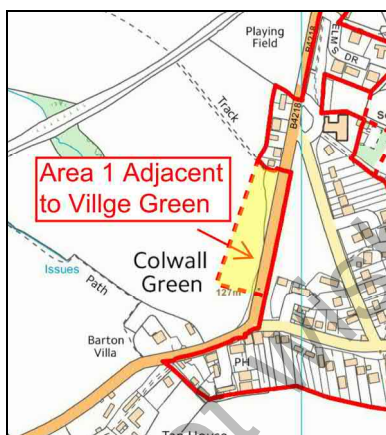
Owner initially interested in redevelopment but subsequently withdrawn. Not achievable in the life of the Plan

Owner not wish to develop in Plan period

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	Area 1 (Identified as 7A and 7B in LSCA)
Site address:	Walwyn Road Village Green
Site area (hectares):	0.58
Existing use:	Arable
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Agricultural, Village Green and housing
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	No
Is the site:	
- Within the settlement boundary or built form?	Within proposed extension to settlement boundary
- Adjacent to the settlement boundary or built form?	
- Open countryside?	See LSCA Report
(If the site lies in open countryside there is no need to continue further with this form)	



2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings		Conversion of commercial buildings	
Intensification		Existing housing allocations in plans	
Redevelopment		Public Sector land	
Car parks		Vacant not previously developed	
Longstanding Employment site		Other, please state	

3. Greenfield capacity source (Tick appropriate)

Grassland		Fallow	
Arable	✓	Open space	
Woodland		Agricultural buildings	
		Other, please state	

4. Landscaping

Topography: **Generally flat.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):

Refer to Landscape Sensitivity and Capacity Report and Visual Study

5. Other site features

Vegetation (trees and hedgerows) **Refer to attached extract from Landscape Sensitivity and Capacity Report**

Hydrological features (streams, ponds, watercourses) **None known**

Other on site features (particular features, existing buildings etc.) **None**

Signs of contamination? **None**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **Yes, at northern end crosses NW/SE.**

Does the site have access to an adopted Highway? **Access available from Walwyn Road. Multiple accesses would be beneficial to present a 'village' environment and act as traffic calming. Would be beneficial as speed issue exists.**

Does the site have access via a private road or ransom strip? **No, though 'verge' is registered common land managed by Malvern Hills Conservators. Access across is normally granted but needs permission.**

Awareness of a restrictive covenant? **Access issue noted above.**

7. General area description

Could the site be well integrated with the surrounding area?
 Yes, for housing, it would be used to 'complete' the village green and create a more enclosed space to enhance its use and feeling.

Height and character of surrounding buildings? 2 storey housing as on other side of village green

Any other issues nearby? (bad neighbours, odour, noise etc) No.

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

Historic		Natural	
❖ Archaeological sites	<input type="checkbox"/>	❖ AONB (note whole of parish lies in AONB)	<input checked="" type="checkbox"/>
❖ Scheduled Ancient Monument	<input type="checkbox"/>	❖ Flood Zone	
❖ Listed buildings	<input type="checkbox"/>	Zone 1	<input type="checkbox"/>
❖ Conservation area	<input type="checkbox"/>	Zone 2	<input type="checkbox"/>
		Zone 3a	<input type="checkbox"/>
		Zone 3b	<input type="checkbox"/>
		❖ TPOs	<input type="checkbox"/>
Biodiversity			
Sites of international importance		Sites of national importance	
❖ Special Area of Conservation (SAC)	<input type="checkbox"/>	❖ Sites of Special Scientific Interest (SSSIs)	<input type="checkbox"/>
❖ Special Protection Area (SPA)			
Ramsar sites		❖ Natural Nature Reserves (NNRs)	<input type="checkbox"/>
(March 2007, Herefordshire has no SPA or Ramsar sites)			
Other policy constraints:			
Utility services available:			
Gas	<input checked="" type="checkbox"/>		
Electricity	<input checked="" type="checkbox"/>		
Water	<input checked="" type="checkbox"/>		
Sewerage	<input checked="" type="checkbox"/>		
Additional comments			
Refer to LSCA - capacity rating of site is 7A - Medium 7B – between Low to Medium and Medium			

9. Site appraisal

Is the site considered appropriate for development? **Yes, being assessed as part of proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input type="checkbox"/> |
| 3. Minor constraints | <input checked="" type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **Support 12 houses**

Owner not wish to develop in life time of the Plan

Owner not wish to develop in Plan period

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	9a Mill Lane, behind village hall
Site address:	Mill Lane
Site area (hectares):	0.49
Existing use:	Arable farm land
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing to SE, otherwise open
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	No
Is the site:	
- Within the settlement boundary or built form?	Currently outside settlement boundary
- Adjacent to the settlement boundary or built form?	Adjacent to settlement boundary
- Open countryside? (If the site lies in open countryside there is no need to continue further with this form)	See LSCA Report

2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings		Conversion of commercial buildings	
Intensification		Existing housing allocations in plans	
Redevelopment		Public Sector land	
Car parks		Vacant not previously developed	
Longstanding Employment site		Other, please state	

3. Greenfield capacity source (Tick appropriate)

Grassland		Fallow	
Arable	✓	Open space	
Woodland		Agricultural buildings	
		Other, please state	

4. Landscaping

Topography: **Generally flat.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to attached extract from Landscape Sensitivity and Capacity Report

Views out of the site (church spires etc):

Refer to attached extract from Landscape Sensitivity and Capacity Report

5. Other site features

Vegetation (trees and hedgerows) **No vegetation on the site, except on boundaries**

Hydrological features (streams, ponds, watercourses) **None known minor ditch on north boundary**

Other on site features (particular features, existing buildings etc.) **None**

Signs of contamination? **None**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **Footpath CW29 east boundary.**

Does the site have access to an adopted Highway? **Mill Lane to south but identified site would need to be increased to have boundary with highway. (issues being queried with Carly Tinkler).**

Does the site have access via a private road or ransom strip? **No, but see above**

Awareness of a restrictive covenant? **None known**

7. General area description

Could the site be well integrated with the surrounding area?

Yes, see LSCA

Height and character of surrounding buildings?

Housing to south east and village hall to south

Any other issues nearby? (bad neighbours, odour, noise etc)

The development would need to be designed to minimise the possible noise impact from the village hall and car park. Part of the site may need to be used for noise mitigation. It is not intended the village hall should be constrained by the development. Need for additional car parking for village hall may also need to be considered.

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

<p>Historic</p> <ul style="list-style-type: none"> ❖ Archaeological sites <input type="checkbox"/> ❖ Scheduled Ancient Monument <input type="checkbox"/> ❖ Listed buildings <input type="checkbox"/> ❖ Conservation area <input type="checkbox"/> 	<p>Natural</p> <ul style="list-style-type: none"> ❖ AONB (note whole of parish lies in AONB) <input checked="" type="checkbox"/> ❖ Flood Zone <table border="0" style="margin-left: 20px;"> <tr><td>Zone 1</td><td><input type="checkbox"/></td></tr> <tr><td>Zone 2</td><td><input type="checkbox"/></td></tr> <tr><td>Zone 3a</td><td><input type="checkbox"/></td></tr> <tr><td>Zone 3b</td><td><input type="checkbox"/></td></tr> </table> ❖ TPOs <input type="checkbox"/> 	Zone 1	<input type="checkbox"/>	Zone 2	<input type="checkbox"/>	Zone 3a	<input type="checkbox"/>	Zone 3b	<input type="checkbox"/>
Zone 1	<input type="checkbox"/>								
Zone 2	<input type="checkbox"/>								
Zone 3a	<input type="checkbox"/>								
Zone 3b	<input type="checkbox"/>								
<p>Biodiversity</p> <p>Sites of international importance</p> <ul style="list-style-type: none"> ❖ Special Area of Conservation (SAC) <input type="checkbox"/> ❖ Special Protection Area (SPA) <input type="checkbox"/> <p>Ramsar sites (March 2007, Herefordshire has no SPA or Ramsar sites)</p> <p>Other policy constraints:</p>	<p>Sites of national importance</p> <ul style="list-style-type: none"> ❖ Sites of Special Scientific Interest (SSSIs) <input type="checkbox"/> ❖ Natural Nature Reserves (NNRs) <input type="checkbox"/> 								
<p>Utility services available:</p> <ul style="list-style-type: none"> Gas <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewerage <input checked="" type="checkbox"/> 									
<p>Additional comments</p> <p>LSCA capacity rating is Medium to High</p>									

9. Site appraisal

Is the site considered appropriate for development? **Yes, being assessed as part of proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes, of area shown**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input type="checkbox"/> |
| 3. Minor constraints | <input checked="" type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **21**

Other Comments

Access to site needs to be resolved

Now built-up with new primary school

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	LSCA Area 19
Site address:	Cowl Barn Lane
Site area (hectares):	0.74
Existing use:	Disused orchard, grassland, mature trees
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing to 2 sides, school playing field to west
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	N/A
Is the site:	
- Within the settlement boundary or built form?	Currently outside settlement boundary
- Adjacent to the settlement boundary or built form?	Adjacent to settlement boundary
- Open countryside?	See LSCA Report
(If the site lies in open countryside there is no need to continue further with this form)	

2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings		Conversion of commercial buildings	
Intensification		Existing housing allocations in plans	
Redevelopment		Public Sector land	
Car parks		Vacant not previously developed	
Longstanding Employment site		Other, please state	

3. Greenfield capacity source (Tick appropriate)

Grassland	✓	Fallow	
Arable		Open space	
Woodland		Agricultural buildings	
		Other, please state Orchard	✓

4. Landscaping

Topography: **Generally flat.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)
Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):
Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

5. Other site features

Vegetation (trees and hedgerows) **Refer to Landscape Sensitivity and Capacity Report**

Hydrological features (streams, ponds, watercourses) **Stream on south side**

Other on site features (particular features, existing buildings etc.) **Old orchard trees**

Signs of contamination? **None known**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **Yes, a Byway open to all traffic**

Does the site have access to an adopted Highway? **Not directly. Access required via Cowl Barn Lane which is a Byway, is not adopted and narrow. Currently serves 10 properties and additional numbers will be limited by the access. Historically the local highway authority has rejected it as SHLAA site because of the access and junction with Old Church Road.**

Does the site have access via a private road or ransom strip? **No**

Awareness of a restrictive covenant? **None known**

7. General area description

Could the site be well integrated with the surrounding area?

Yes, for housing

Height and character of surrounding buildings?

2 storey housing to 2 sides

Any other issues nearby? (bad neighbours, odour, noise etc)

No.

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

Historic		Natural	
❖ Archaeological sites	<input type="checkbox"/>	❖ AONB (note whole of parish lies in AONB)	<input checked="" type="checkbox"/>
❖ Scheduled Ancient Monument	<input type="checkbox"/>	❖ Flood Zone	
❖ Listed buildings	<input type="checkbox"/>	Zone 1	<input type="checkbox"/>
❖ Conservation area	<input type="checkbox"/>	Zone 2	<input type="checkbox"/>
		Zone 3a	<input type="checkbox"/>
		Zone 3b	<input type="checkbox"/>
		❖ TPOs	<input type="checkbox"/>
Biodiversity			
Sites of international importance		Sites of national importance	
❖ Special Area of Conservation (SAC)	<input type="checkbox"/>	❖ Sites of Special Scientific Interest (SSSIs)	<input type="checkbox"/>
❖ Special Protection Area (SPA)			
Ramsar sites		❖ Natural Nature Reserves (NNRs)	<input type="checkbox"/>
(March 2007, Herefordshire has no SPA or Ramsar sites)			
Other policy constraints:			
Utility services available:			
Gas	<input checked="" type="checkbox"/>		
Electricity	<input checked="" type="checkbox"/>		
Water	<input checked="" type="checkbox"/>		
Sewerage	<input checked="" type="checkbox"/>		
Additional comments			
Refer to LSCA - capacity rating of site is between Medium and Medium to High			

9. Site appraisal

Is the site considered appropriate for development? **No**

Can the entire site be developed? **No, limited by mature trees. Also depends on capacity of access.**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input checked="" type="checkbox"/> |
| 3. Minor constraints | <input type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **The site development is limited by the access issues. Even if these can be overcome it is unlikely the development would generate sufficient funds to construct the long access to adoptable standards as required by the highway authority. It is therefore concluded the development is not achievable.**

Other Comments

Owner known to be interested in redevelopment.

Site not achievable

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	16a1
Site address:	Redland Drive
Site area (hectares):	0.09
Existing use:	Grazing
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing to E, S & W, grazing to N
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	No
Is the site:	
- Within the settlement boundary or built form?	Currently outside settlement boundary
- Adjacent to the settlement boundary or built form?	Adjacent to settlement boundary and built up on 3 sides.
- Open countryside?	See LSCA Report
(If the site lies in open countryside there is no need to continue further with this form)	

2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings	<input type="checkbox"/>	Conversion of commercial buildings	<input type="checkbox"/>
Intensification	<input type="checkbox"/>	Existing housing allocations in plans	<input type="checkbox"/>
Redevelopment	<input type="checkbox"/>	Public Sector land	<input type="checkbox"/>
Car parks	<input type="checkbox"/>	Vacant not previously developed	<input type="checkbox"/>
Longstanding Employment site	<input type="checkbox"/>	Other, please state	<input type="checkbox"/>

3. Greenfield capacity source (Tick appropriate)

Grassland	<input checked="" type="checkbox"/>	Fallow	<input type="checkbox"/>
Arable	<input type="checkbox"/>	Open space	<input type="checkbox"/>
Woodland	<input type="checkbox"/>	Agricultural buildings	<input type="checkbox"/>
	<input type="checkbox"/>	Other, please state	<input type="checkbox"/>

4. Landscaping

Topography: **Generally flat.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

5. Other site features

Vegetation (trees and hedgerows) **Refer to attached extract from Landscape Sensitivity and Capacity Report**

Hydrological features (streams, ponds, watercourses) **None known**

Other on site features (particular features, existing buildings etc.) **None**

Signs of contamination? **None**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **No**

Does the site have access to an adopted Highway? **Redland Drive.**

Does the site have access via a private road or ransom strip? **No**

Awareness of a restrictive covenant? **None known**

7. General area description

Could the site be well integrated with the surrounding area?

Yes, for housing

Height and character of surrounding buildings?

Low and 2 storey housing to 3 sides

Any other issues nearby? (bad neighbours, odour, noise etc)

No.

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

Historic		Natural	
❖ Archaeological sites	<input type="checkbox"/>	❖ AONB (note whole of parish lies in AONB)	<input checked="" type="checkbox"/>
❖ Scheduled Ancient Monument	<input type="checkbox"/>	❖ Flood Zone	
❖ Listed buildings	<input type="checkbox"/>	Zone 1	<input type="checkbox"/>
❖ Conservation area	<input type="checkbox"/>	Zone 2	<input type="checkbox"/>
		Zone 3a	<input type="checkbox"/>
		Zone 3b	<input type="checkbox"/>
		❖ TPOs	<input type="checkbox"/>
Biodiversity			
Sites of international importance		Sites of national importance	
❖ Special Area of Conservation (SAC)	<input type="checkbox"/>	❖ Sites of Special Scientific Interest (SSSIs)	<input type="checkbox"/>
❖ Special Protection Area (SPA)			
Ramsar sites		❖ Natural Nature Reserves (NNRs)	<input type="checkbox"/>
(March 2007, Herefordshire has no SPA or Ramsar sites)			
Other policy constraints:			
Utility services available:			
Gas	<input checked="" type="checkbox"/>		
Electricity	<input checked="" type="checkbox"/>		
Water	<input checked="" type="checkbox"/>		
Sewerage	<input checked="" type="checkbox"/>		
Additional comments			
Refer to LSCA - capacity rating of site is Medium to High			

9. Site appraisal

Is the site considered appropriate for development? **Yes, being assessed as part of proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input type="checkbox"/> |
| 3. Minor constraints | <input checked="" type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **2 dwellings.**

Other Comments

Owner not wish to develop in life of Plan

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	16A2
Site address:	Redland Drive
Site area (hectares):	0.03
Existing use:	Grazing
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing to E, S & W, grazing to N
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	No
Is the site:	
- Within the settlement boundary or built form?	Currently outside settlement boundary
- Adjacent to the settlement boundary or built form?	Adjacent to settlement boundary and built up on 3 sides.
- Open countryside?	See LSCA Report
(If the site lies in open countryside there is no need to continue further with this form)	

2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings	<input type="checkbox"/>	Conversion of commercial buildings	<input type="checkbox"/>
Intensification	<input type="checkbox"/>	Existing housing allocations in plans	<input type="checkbox"/>
Redevelopment	<input type="checkbox"/>	Public Sector land	<input type="checkbox"/>
Car parks	<input type="checkbox"/>	Vacant not previously developed	<input type="checkbox"/>
Longstanding Employment site	<input type="checkbox"/>	Other, please state	<input type="checkbox"/>

3. Greenfield capacity source (Tick appropriate)

Grassland	<input checked="" type="checkbox"/>	Fallow	<input type="checkbox"/>
Arable	<input type="checkbox"/>	Open space	<input type="checkbox"/>
Woodland	<input type="checkbox"/>	Agricultural buildings	<input type="checkbox"/>
	<input type="checkbox"/>	Other, please state	<input type="checkbox"/>

4. Landscaping

Topography: **Generally flat.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

5. Other site features

Vegetation (trees and hedgerows) **Refer to attached extract from Landscape Sensitivity and Capacity Report**

Hydrological features (streams, ponds, watercourses) **None known**

Other on site features (particular features, existing buildings etc.) **None**

Signs of contamination? **None**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **No**

Does the site have access to an adopted Highway? **No boundary with Redland Drive, access would rely on land from neighbour**

Does the site have access via a private road or ransom strip? **Yes, see above**

Awareness of a restrictive covenant? **None known**

7. General area description

Could the site be well integrated with the surrounding area?

Yes, for housing

Height and character of surrounding buildings?

Low and 2 storey housing to 3 sides but at some distance

Any other issues nearby? (bad neighbours, odour, noise etc)

No.

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

<p>Historic</p> <ul style="list-style-type: none"> ❖ Archaeological sites <input type="checkbox"/> ❖ Scheduled Ancient Monument <input type="checkbox"/> ❖ Listed buildings <input type="checkbox"/> ❖ Conservation area <input type="checkbox"/> 		<p>Natural</p> <ul style="list-style-type: none"> ❖ AONB (note whole of parish lies in AONB) <input checked="" type="checkbox"/> ❖ Flood Zone <input type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b <input type="checkbox"/> ❖ TPOs <input type="checkbox"/> 	
<p>Biodiversity</p> <p>Sites of international importance</p> <ul style="list-style-type: none"> ❖ Special Area of Conservation (SAC) <input type="checkbox"/> ❖ Special Protection Area (SPA) <input type="checkbox"/> <p>Ramsar sites (March 2007, Herefordshire has no SPA or Ramsar sites)</p>		<p>Sites of national importance</p> <ul style="list-style-type: none"> ❖ Sites of Special Scientific Interest (SSSIs) <input type="checkbox"/> ❖ Natural Nature Reserves (NNRs) <input type="checkbox"/> 	
<p>Other policy constraints:</p>			
<p>Utility services available:</p> <ul style="list-style-type: none"> Gas <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewerage <input checked="" type="checkbox"/> 			
<p>Additional comments</p> <p>LSCA capacity rating is Medium to High Not considered achievable</p>			

9. Site appraisal

Is the site considered appropriate for development? **Yes, being assessed as part of proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input type="checkbox"/> |
| 3. Minor constraints | <input checked="" type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **1 dwellings.**

Other Comments

Access an issue

SITE ASSESSMENT FORM

1. Site information

Settlement:	Colwall Main Village
Site name:	LSCA Area 21A
Site address:	Walwyn Road adj to Thai restaurant
Site area (hectares):	0.12
Existing use:	Arable farm land
Previous use (If known):	Not applicable
Greenfield or Brownfield or both:	Greenfield
Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural)	Housing to SE, otherwise open
Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	No
Is the site:	
- Within the settlement boundary or built form?	Currently outside settlement boundary
- Adjacent to the settlement boundary or built form?	Adjacent to settlement boundary
- Open countryside? (If the site lies in open countryside there is no need to continue further with this form)	See LSCA Report

2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings	<input type="checkbox"/>	Conversion of commercial buildings	<input type="checkbox"/>
Intensification	<input type="checkbox"/>	Existing housing allocations in plans	<input type="checkbox"/>
Redevelopment	<input type="checkbox"/>	Public Sector land	<input type="checkbox"/>
Car parks	<input type="checkbox"/>	Vacant not previously developed	<input type="checkbox"/>
Longstanding Employment site	<input type="checkbox"/>	Other, please state	<input type="checkbox"/>

3. Greenfield capacity source (Tick appropriate)

Grassland	<input type="checkbox"/>	Fallow	<input type="checkbox"/>
Arable	<input checked="" type="checkbox"/>	Open space	<input type="checkbox"/>
Woodland	<input type="checkbox"/>	Agricultural buildings	<input type="checkbox"/>
		Other, please state	<input type="checkbox"/>

4. Landscaping

Topography: **Generally flat.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

Views out of the site (church spires etc):

Refer to Landscape Sensitivity and Capacity Report and Visual Study Report

5. Other site features

Vegetation (trees and hedgerows) **No vegetation on the site, except on boundaries**

Hydrological features (streams, ponds, watercourses) **None known significant brook course on north east boundary**

Other on site features (particular features, existing buildings etc.) **None**

Signs of contamination? **None**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **Footpath CW29 east boundary.**

Does the site have access to an adopted Highway? **Mill Lane to south but identified site would need to be increased to have boundary with highway. (issues being queried with Carly Tinkler).**

Does the site have access via a private road or ransom strip? **No, but see above**

Awareness of a restrictive covenant? **None known**

7. General area description

Could the site be well integrated with the surrounding area?

Yes, see LSCA

Height and character of surrounding buildings?

Thai Rama restaurant to south corner

Any other issues nearby? (bad neighbours, odour, noise etc)

None

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

Historic

- ❖ Archaeological sites
- ❖ Scheduled Ancient Monument
- ❖ Listed buildings
- ❖ Conservation area

Natural

- ❖ AONB (note whole of parish lies in AONB)

- ❖ Flood Zone

Zone 1

Zone 2

Zone 3a

Zone 3b

- ❖ TPOs

Biodiversity

Sites of international importance

- ❖ Special Area of Conservation (SAC)
- ❖ Special Protection Area (SPA)

Sites of national importance

- ❖ Sites of Special Scientific Interest (SSSIs)

Ramsar sites

(March 2007, Herefordshire has no SPA or Ramsar sites)

- ❖ Natural Nature Reserves (NNRs)

Other policy constraints:

Utility services available:

Gas

Electricity

Water

Sewerage

Additional comments

Refer to LSCA - capacity rating of site is between Medium and Medium to High

9. Site appraisal

Is the site considered appropriate for development? **Yes, being assessed as part of proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes, of area shown**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | |
|----------------------------|-------------------------------------|
| 1. Totally inappropriate | <input type="checkbox"/> |
| 2. Significant constraints | <input type="checkbox"/> |
| 3. Minor constraints | <input checked="" type="checkbox"/> |
| 4. Unconstrained | <input type="checkbox"/> |

Availability.

In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **16**

Other Comments

Now developed with 9 homes