

Neighbourhood Planning Site Assessment

This assessment has been undertaken on 6 November 2019 by members of the Orcop NDP Steering Group in lieu of site details being missed from original AECOM instruction and using only information which would have been available to AECOM.

Site Detail	Assessment
Site Reference / Name	Birch View (West)
<div data-bbox="231 660 1252 1960"> <p>Land Registry Index map plan</p> <p>Ordnance Survey map reference SO4828SW Scale 1:1250 enlarged from 1:2500 Plan prepared on 14/12/2015 at 00:00:01</p> <p><small>© Crown copyright and database rights 2015 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.</small></p> <p>This plan should be read in conjunction with result Z48CSLB.</p> <p>This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> </div>	



Existing entrance off Birch View
Looking NW over site



Looking SW over site

Site Detail	Assessment
Site Address / Location	Birch View, Orcop Hill
Gross Site Area (Hectares)	0.11 Hectare
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Wasteland, ex-pastoral
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	3 houses
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Housing, pastoral field, village lane and Green Lane.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) <p>Yes/ No/ Unknown</p> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Unknown</p>	<p>Yes – R Wye SAC</p> <p>No – Natural England to be consulted regarding site being within R Wye SAC.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <ul style="list-style-type: none"> Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other <p>Yes/ No/ Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	<p>Unknown - No</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown</p>	<p>No – there are no environmental designations on the site</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Flat - gently sloping from north to south
Is there existing vehicle access to the site? Yes / No / Unknown	Yes
Is there existing pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Yes Yes
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes within, 6 x 12m tall fir trees No No
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Yes - PTP for adjacent Birch View houses
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	<400m
Bus /Tram Stop	<400m 400-800m >800m	<400m Catch Corner
Train station	<400m 400-1200m >1200m	>1200m Hereford, 14 km
Primary School	<400m 400-1200m >1200m	>1200m St Weonards 2.8 km
Secondary School	<1600m 1600-3900m >3900m	>1200m Steiner Academy (age 3-16) 3.5 km. Hereford Academy (16-18) 14 km
Open Space / recreation facilities	<400m 400-800m >800m	>1200m The nearest recreational facilities in Ross/Hereford 14 km
Cycle Route	<400m 400-800m >800m	N/A

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p> <p>Site is currently wasteland adjacent, on its eastern border, to an existing development of 6 semidetached houses, its southern border is shielded by a 2.4m high hedge against a village lane C1235 and its western border by a 2m hedge and 6 x 12m tall fir trees. The northern border is fenced from a pastoral field.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Medium</p> <p>The site is screened by high hedgerows and trees and adjacent to existing similar lane-side development. The site does support moderate views to the north.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	No
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	No

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt? Yes / No / Unknown</p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No (adjacent to HLAA/020/001)
<p>Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	Greenfield

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>Adjacent to and connected to the existing built up area.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>Adjacent to and connected to the existing built up area (settlement boundary).</p>
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development? Yes / No / Unknown.</p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.</p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>0-5 years</p>

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.</p> <p>What evidence is available to support this judgement?</p>	<p>No</p> <p>Utilities available alongside existing development (water, electrical, telephone, broadband).</p>

Conclusions

Conclusions	Assessment
Summary of key development constraints affecting the site	
What is the estimated development capacity of the site?	3 houses (30/Hectare net housing density)
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0 to 5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Amber
Summary of justification for rating	<ul style="list-style-type: none"> • Subject to acceptance of 'adjacent' location by Herefordshire Council. • The developer built the similar existing 6 houses alongside this site which have provided a sustainable (part affordable) development in Orcop Hill. • If necessary affordable properties can be included in the new development. • The site is currently unused wasteland consisting of heathy/acid grassland overgrown with brambles and would not therefore involve any loss of valuable agricultural land. • There is good existing roadway access. • The site would not overlook or be overlooked.