

Site Options and Assessment Report

Dormington and Mordiford Neighbourhood Plan

November 2022

Quality information

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Table of Contents

Executive Summary	6
1. Introduction.....	7
2. Methodology	9
Task 1: Identify Sites to be included in the Assessment	9
Task 2: Site Assessment	9
Task 4: Consolidation of results.....	10
Task 5: Indicative housing capacity	10
3. Policy Context.....	12
National Planning Policy Framework (2021)	12
Herefordshire Local Plan Core Strategy (2015)	15
4. Site Assessment.....	18
5. Site Assessment Results	23
Site Assessment Summary	23
6. Conclusions	31
Site Assessment conclusions	31
Next Steps.....	31
Other Considerations	32
Viability	32
Affordable Housing.....	32
Appendix A Site assessment proformas	33

Figures

Figure 1.1 Dormington and Mordiford Group Neighbourhood Area	8
Figure 4.1 Map of all identified sites	19
Figure 4.2 Map of sites in Dormington and Upper Dormington	20
Figure 4.3 Map of sites in Mordiford	21
Figure 4.4 Map of sites in Prior's Frome/Sufton	22
Figure 5.1 Map of site suitability – Dormington and Upper Dormington	28
Figure 5.2 Map of site suitability – Mordiford.....	29
Figure 5.3 Map of site suitability – Prior's Frome/Sufton	30

Tables

Table 2.1 Calculation of site 'developable area' and density	11
Table 4.1 Sites identified for assessment	18
Table 5.1 Site assessment summary.....	24

Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
DLUHC	Department for Levelling-Up, Housing and Communities
DMGPC	Dormington and Mordiford Group Parish Council
dph	Dwellings per hectare
ha	Hectare
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest

Executive Summary

The Dormington and Mordiford Neighbourhood Plan, which will cover the whole of Dormington and Mordiford Parish, is being prepared in the context of the adopted Herefordshire Local Plan. The group parish is located approximately 5 miles east of Hereford, and the neighbourhood area was designated in May 2014.

The neighbourhood area includes the settlements of Dormington, Mordiford, Checkley and Prior's Frome, and has a range of environmental, ecological and heritage constraints, including the Wye Valley Area of Outstanding Natural Beauty (AONB), the River Wye Special Area of Conservation, five Sites of Special Scientific Interest (SSSIs), Ancient Woodland, a Conservation Area, Registered Park and Garden, Scheduled Monuments and listed buildings.

Dormington and Mordiford Group Parish Council (DMGPC) is seeking to identify suitable sites for residential allocation in the Neighbourhood Plan in order to meet the housing requirement provided by Herefordshire Council. Over the Local Plan period (2011 to 2031), Dormington and Mordiford is expected to accommodate 57 new dwellings. As of April 2022, 36 dwellings had either been built or had received planning permission, leaving a residual requirement of 21 dwellings. The Parish Council is also keen to identify opportunities for the delivery of affordable homes and homes for rural workers.

This report assesses eight sites within the neighbourhood area which have been submitted for consideration through the Neighbourhood Plan call for sites; two of which were also submitted to the Local Plan call for sites. All eight sites have been assessed for their suitability for residential development.

The report concludes that four sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. One site has outline planning permission and therefore does not need to be allocated, but an allocation could provide support for development of the site, should the consent not be implemented. The remaining three sites are considered unsuitable for residential development. Of the five suitable and potentially suitable sites, one has the potential to accommodate more than 10 dwellings and therefore, if developed for market housing, would be required to include a proportion of affordable housing.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, DMGPC should engage with Herefordshire Council, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Dormington and Mordiford Neighbourhood Plan on behalf of Dormington and Mordiford Group Parish Council (DMGPC). The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 An indicative housing requirement of 57 homes has been provided by Herefordshire Council for the Local Plan period (2011 to 2031). As of April 2022, 29 homes had been built, and a further seven had planning permission, leaving a residual requirement of 21 homes. The Parish Council is seeking to identify suitable sites for potential allocation in the Neighbourhood Plan to meet this requirement. A 'call for sites' was carried out between April and June 2022 which yielded seven sites. An additional site was submitted for consideration in August 2022.
- 1.4 The Dormington and Mordiford neighbourhood area was designated in May 2014 and is shown in **Figure 1.1**. It covers the two adjacent parishes of Dormington and Mordiford, and includes the settlements of Dormington, Mordiford, Checkley and Prior's Frome. The southern half of the neighbourhood area sits within the Wye Valley Area of Outstanding Natural Beauty (AONB) and there are a range of significant environmental and ecological constraints including the River Wye Special Area of Conservation, five Sites of Special Scientific Interest (SSSIs), areas of Ancient Woodland and priority habitats.
- 1.5 A Conservation Area, designated in 1976, covers the village of Mordiford and the Sufton Court Registered Park and Garden, and there are notable clusters of Grade II listed buildings in Mordiford, Prior's Frome and Dormington. The neighbourhood area also includes two Scheduled Monuments.
- 1.6 Facilities in the neighbourhood area are limited, with the majority of services concentrated in Mordiford, which has a church, primary school and public house. Mordiford and Prior's Frome are served by several buses each day to Hereford, and Dormington has frequent bus services to both Hereford and Ledbury along the A438.

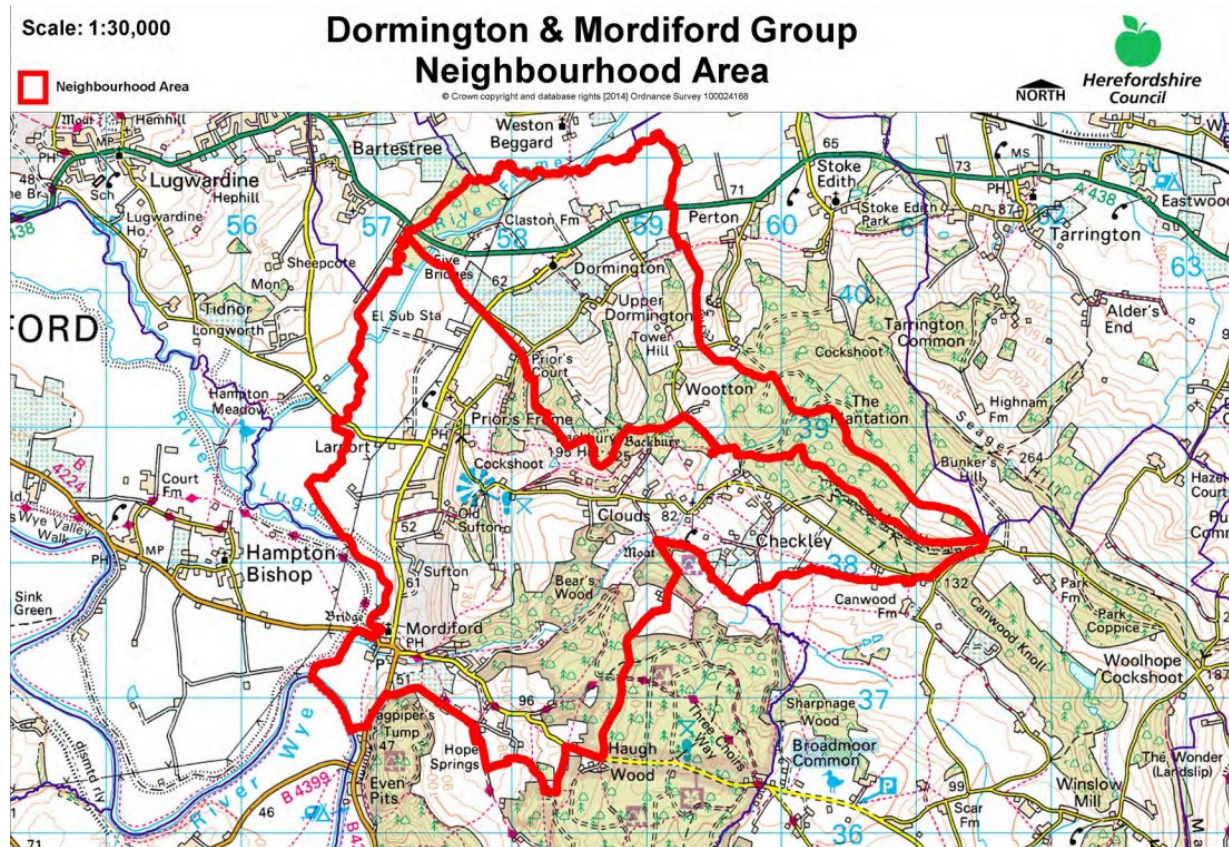


Figure 1.1 Dormington and Mordiford Group Neighbourhood Area (source: Herefordshire Council)

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment¹ and Neighbourhood Planning² as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)³. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task was to identify which sites should be included in the assessment.
- 2.4 For the Dormington and Mordiford Neighbourhood Plan, sites were identified from two sources. First, Dormington and Mordiford Group Parish Council undertook an open 'call for sites' exercise to enable landowners and developers to promote land for development. The call for sites closed on 7 June 2022 and yielded a total of seven sites. An eighth site was subsequently promoted to the Parish Council after the call for sites had closed.
- 2.5 In addition, Herefordshire Council issued a call for sites for the forthcoming Housing and Economic Land Availability Assessment, which will inform the Local Plan. The call for sites closed on 31 July 2022 and yielded two sites within the neighbourhood area. These sites were also submitted to the Neighbourhood Plan call for sites.
- 2.6 Consequently, a total of eight sites within the Neighbourhood Area have been considered in this report. These are discussed further in **Chapter 4**.

Task 2: Site Assessment

- 2.7 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.8 The pro-forma captures a range of both quantitative and qualitative information, including:
- General information (including site reference, address, size and use; site context and planning history)
 - Context (including planning policy)
 - Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.

¹ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Availability of sites for development.
 - Any issues that may affect site delivery/viability
- 2.9 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁴, Natural England's Magic Map Tool⁵ and other sources of evidence.
- 2.10 Following the initial desktop study, a site visit to Dormington and Mordiford was undertaken in September 2022. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study.

Task 4: Consolidation of results

- 2.11 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates 'green' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

Task 5: Indicative housing capacity

- 2.12 The housing capacity figure is the number of homes that can be achieved on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.13 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.14 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity has been put forward by the landowner/promoter, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.
- 2.15 The indicative capacity takes into account the site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the applicable Local Planning Authority and the relevant Local Plan Policies. Policy SS2 of the adopted Core Strategy sets a countywide target net density of between 30 and 50 dwellings per hectare, although this may be less in sensitive areas or where local services are limited.
- 2.16 The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided

⁴ Available at: <https://www.herefordshire.gov.uk/local-plan-1>

⁵ Available at: <https://magic.defra.gov.uk/>

within the site boundary, reducing the area available for residential development.

- 2.17 The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.
- 2.18 **Table 2.1** below shows the developable area and density applied to sites in the assessment to calculate an indicative number of homes.

Table 2.1 Calculation of site 'developable area' and density

Site area (hectares)	Developable area (% of gross site area)	Indicative Density (dwellings per hectare)
Up to 0.4 ha	90%	30-50
0.4 ha to 2 ha	80%	30-50
2 ha to 10 ha	75%	30-50
Over 10 ha	50%	30-50

3. Policy Context

- 3.1 The Site Assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) (2021)⁶ and is supported by PPG⁷. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and any draft development plan and evidence base should also be taken into account so that neighbourhood plan policies are aligned with an emerging Local Plan and not superseded when a new Local Plan is adopted by the local planning authority.
- 3.4 The statutory local authority for Dormington and Mordiford is Herefordshire Council (HC). The key documents for the Herefordshire planning framework include:
- Herefordshire Local Plan Core Strategy 2011-2031 (adopted 2015)⁸.
- 3.5 A new Local Plan is being prepared to cover the period 2021 to 2041. A consultation on policy options for the emerging Local Plan took place between June and July 2022, but this did not provide detail on specific policies which may apply to the neighbourhood area. At the time of writing, no draft policies had been published.
- 3.6 The local and national policies which are of particular relevance to the site assessment are summarised below.
- 3.7 The site assessment also has regard to the findings of the Herefordshire Landscape Character Assessment (LCA), originally published in 2004 and updated in 2009⁹. The LCA identifies distinct landscape areas within Herefordshire and provides an analysis of the character and sensitivity to change.

National Planning Policy Framework (2021)

- 3.8 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change.
- 3.9 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.

⁶ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁸ Available at: https://www.herefordshire.gov.uk/downloads/download/123/adopted_core_strategy

⁹ Available at: <https://www.herefordshire.gov.uk/directory-record/5944/landscape-character-assessment-2004-updated-2009->

- 3.10 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.11 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.12 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.13 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (no larger than one hectare) suitable for housing in their area.
- 3.14 **Paragraph 80** emphasises that isolated homes in the countryside should be avoided unless:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.
- 3.15 **Paragraph 81** states that significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and opportunities for development.
- 3.16 **Paragraph 84** sets out conditions to enable a prosperous rural economy including:
- The growth and expansion of all businesses in rural areas through conversion of existing buildings and well-designed new buildings;
 - Development and diversification of agricultural businesses;
 - Retention and development of accessible local services and community facilities.
- 3.17 **Paragraph 86** stresses the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

- 3.18 **Paragraph 88** states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.
- 3.19 **Paragraph 106** supports a mix of uses across an area and within larger scale sites to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 3.20 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.21 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.22 **Paragraph 161** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.
- 3.23 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.24 **Paragraph 175** states that plans should distinguish between the hierarchy of international, national and locally designated sites allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.25 **Paragraph 182** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 3.26 **Paragraph 199** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.27 **Paragraph 201** goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can

be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Herefordshire Local Plan Core Strategy (2015)

- 3.28 **Policy SS2 – Delivering New Homes** sets the overall housing requirement for the county at 16,500 new homes over the plan period (2011 to 2031), with 5,300 homes to be delivered in rural settlements. The policy sets a target density across the county of between 30 and 50 dwellings per hectare, although it recognises that densities may be lower in sensitive areas, and will be determined by local character and good design. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.
- 3.29 **Policy SS6 – Environmental quality and local distinctiveness** states that development proposals should conserve and enhance those environmental assets that contribute towards the country's distinctiveness, in particular the settlement pattern, landscape, biodiversity and heritage assets.
- 3.30 **Policy RA1 – Rural housing distribution** distributes the rural housing need identified in **Policy SS2** across seven rural Housing Market Areas (HMAs) and sets indicative growth targets for each HMA. Dormington and Mordiford lie in the Hereford HMA, which is expected to deliver approximately 1870 new dwellings over the plan period, representing growth of 18%. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of Neighbourhood Development Plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.
- 3.31 **Policy RA2 – Housing in settlements outside Hereford and the market towns** identifies those rural settlements which should be the principal focus of proportionate housing development in order to bolster service provision, improve facilities and infrastructure and meet community needs, as well as other settlements where proportionate housing is appropriate. Mordiford is identified as one of the principal settlements, while Dormington and Prior's Frome are in the second tier. Housing proposals will be permitted where the following criteria are met:
- Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area;
 - Their locations make best and full use of suitable brownfield sites wherever possible;
 - They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
 - They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

In addition, paragraph 4.8.21 states that ‘in parishes which have more than one settlement listed in Figure 4.14 and 4.15, the relevant Neighbourhood Development Plan will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors’. Mordiford is listed in Figure 4.14 of the Core Strategy, whilst Dormington and Prior’s Frome are listed in Figure 4.15.

3.32 Policy RA3 – Herefordshire’s countryside sets out that residential development outside settlements will be limited to proposals which satisfy one or more of the following criteria:

- meets an agricultural or forestry need for a worker to live at or near their place of work;
- accompanies or is necessary to the establishment or growth of a rural enterprise;
- involves the replacement of an existing dwelling at a comparable size and scale;
- would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
- is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the NPPF; or
- is a rural exception site (as per policy H2)
- is a site providing for the needs of gypsies or other travellers

3.33 Policy RA4 – Agricultural, forestry and rural enterprise dwellings states that proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation.

3.34 Policy RA5 – Re-use of rural buildings states that the sustainable re-use of redundant or disused buildings which will make a positive contribution to rural business or which contributes to residential development will be permitted where it meets the design, ecological, environmental and landscape criteria set out in the policy.

3.35 Policy H2 – Rural exception sites states that proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

- The proposal could assist in meeting a proven local need for affordable housing; and
- The affordable housing provided is made available to, and retained in perpetuity for local people in need for affordable housing; and

- The site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in **Policy RA2**.

In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is required for the successful delivery of affordable housing.

3.36 **Policy LD1 – Landscape and townscape** states that development proposals should be positively influenced by the character of the local landscape and townscape, and should conserve and enhance natural and historic features. Tree cover should be provided through the retention of important trees and the re-provision of trees lost through development.

3.37 **Policy LD2 – Biodiversity and geodiversity** outlines ways in which development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire.

3.38 **Policy LD4 – Historic environment and heritage assets** states that development proposals should protect, conserve and, where possible, enhance heritage assets and their settings. They should contribute to character and local distinctiveness, particularly within Conservation Areas.

4. Site Assessment

- 4.1 In total, eight sites were identified for assessment, comprising seven sites promoted through the Neighbourhood Plan Call for Sites. Two of these sites were also promoted to the Herefordshire Council Call for Sites. **Table 4.1** below lists all identified sites. An overview of the sites is shown in the map at **Figure 4.1**, with more detailed maps by settlement presented in **Figures 4.2 to 4.4**.
- 4.2 Proformas were prepared for seven of the sites in line with Task 2 of the methodology set out in **Chapter 2** of this report. As site DMNP3 (Church Field) has outline planning permission, no proforma was completed for this site because its suitability has been established through the development management process.

Table 4.1 Sites identified for assessment

Site Ref.	Site Name	Site Area (Ha)	Source	Relevant Planning History
DMNP1	The Stables, Upper Dormington, HR1 4ED	0.15	NP Call for Sites	P213187/F: Proposed replacement barn on site of former barn/storage building to provide agricultural and light industrial usage as original purposes (part retrospective) – application validated October 2022.
DMNP2	Backbury Hill Farm Orchard, Upper Dormington, HR1 4ED	1.20	NP Call for Sites	N/A
DMNP3	Church Field	0.26	NP Call for Sites / HC Call for Sites	184473/O: Residential development comprising a pair of semi-detached houses and a bungalow – outline permission granted August 2019. P221940/RM: Reserved matters application following outline approval – application received June 2022.
DMNP4	Land South of East Pentaloe Close	4.13	NP Call for Sites	DCC061227/O: Site for a single dwelling – refused June 2006.
DMNP5	Sufton Cottage, Sufton Lane, Mordiford	0.65	NP Call for Sites	N/A
DMNP6	The Lime Kiln, Hope Springs, Mordiford	0.20	NP Call for Sites / HC Call for Sites	N/A
DMNP7	Fort House, Upper Dormington, HR1 4ED	0.51	NP Call for Sites	N/A
DMNP8	The Barn, Upper Dormington, HR1 4ED	2.52	NP Call for Sites	N/A

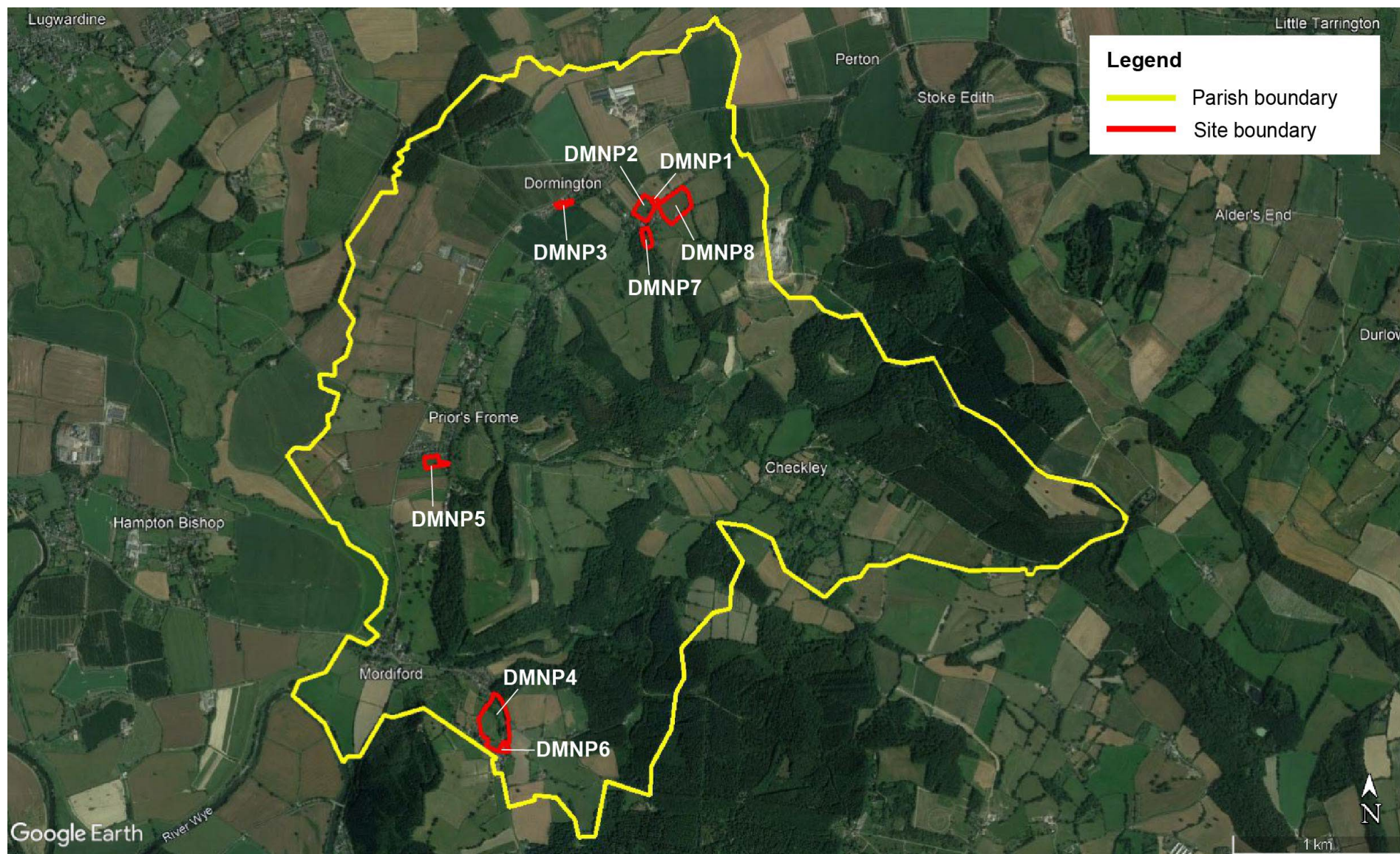


Figure 4.1 Map of all identified sites (source: AECOM)

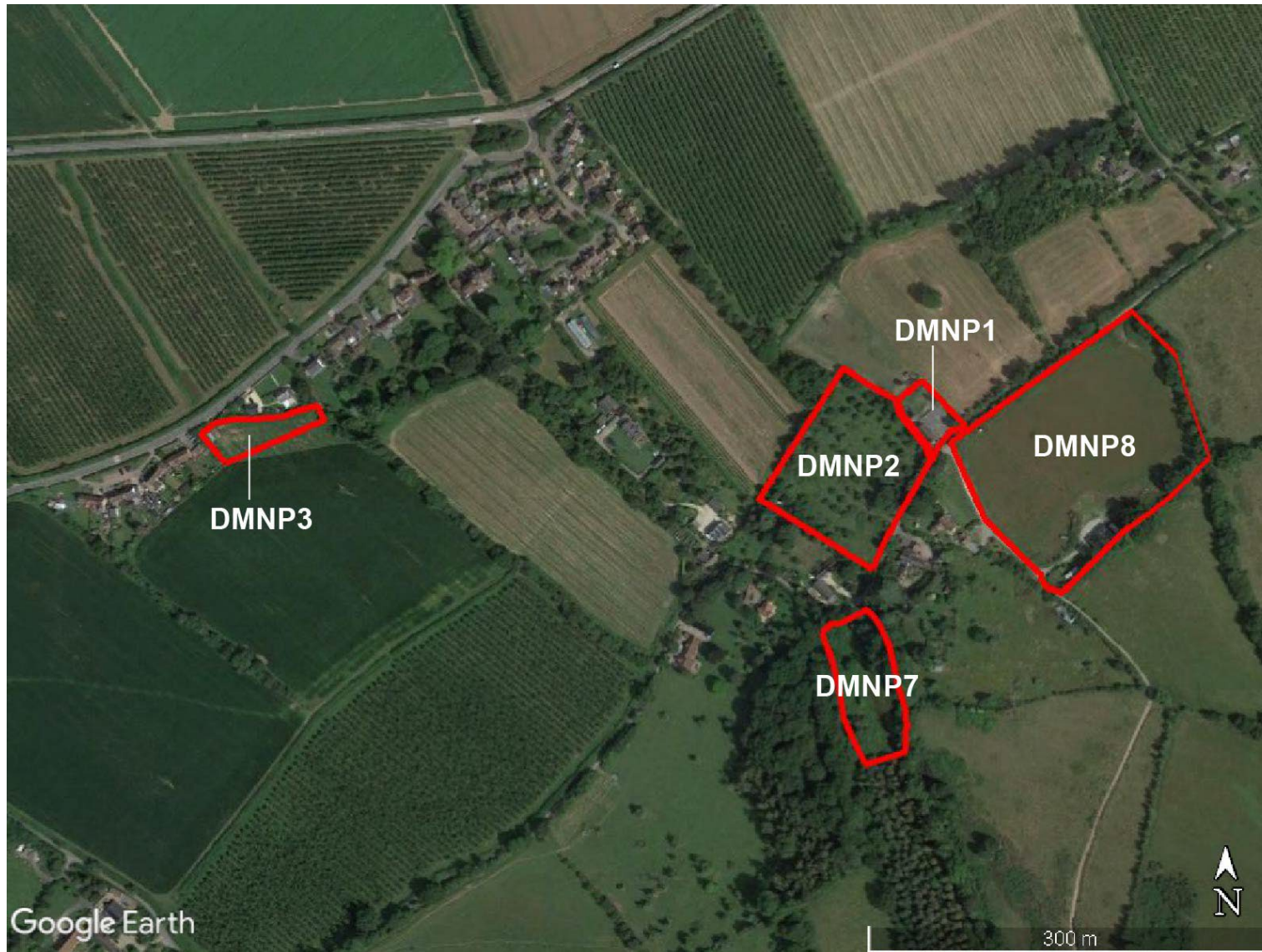


Figure 4.2 Map of sites in Dormington and Upper Dormington (source: AECOM)

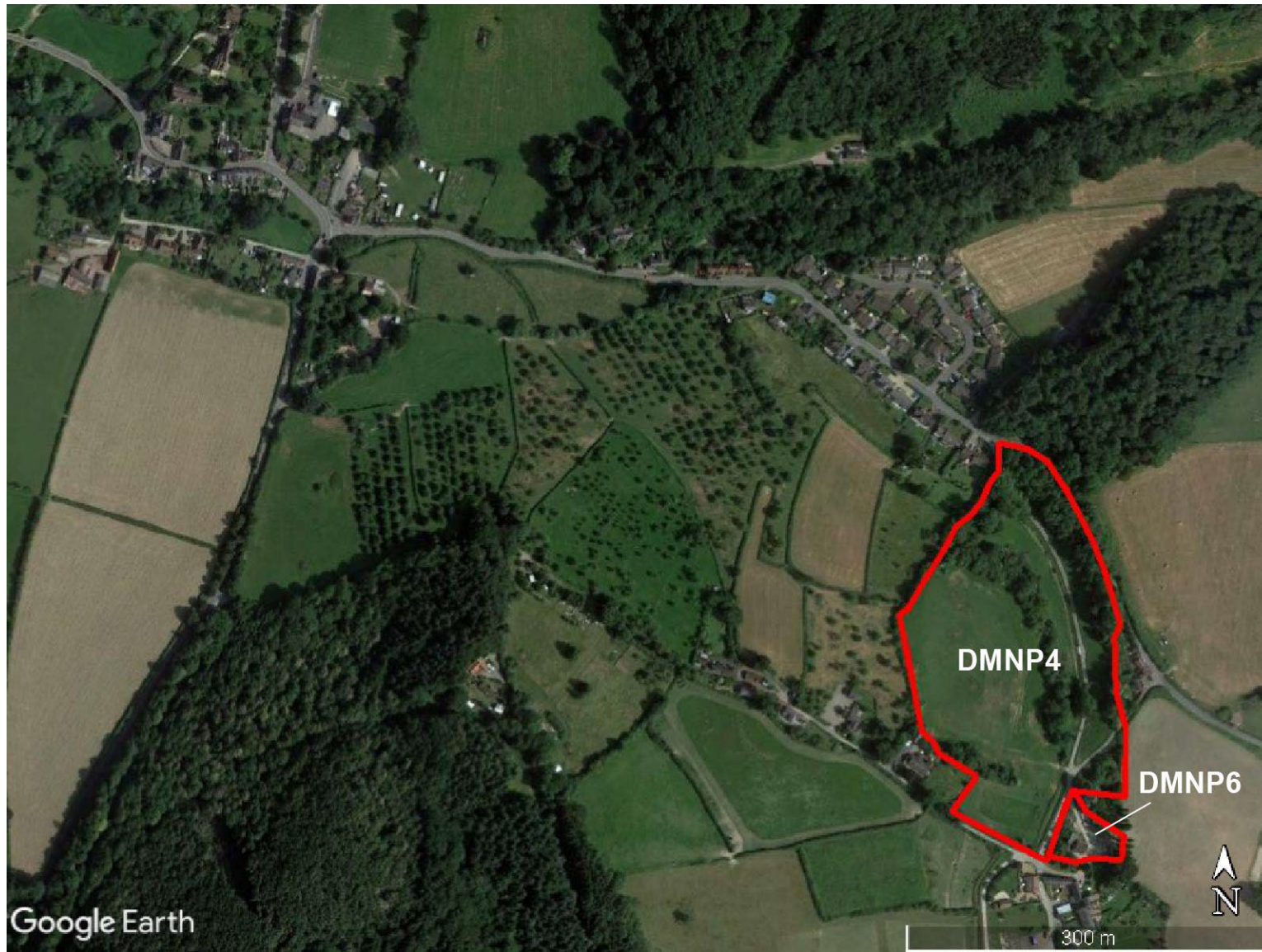


Figure 4.3 Map of sites in Mordiford (source: AECOM)

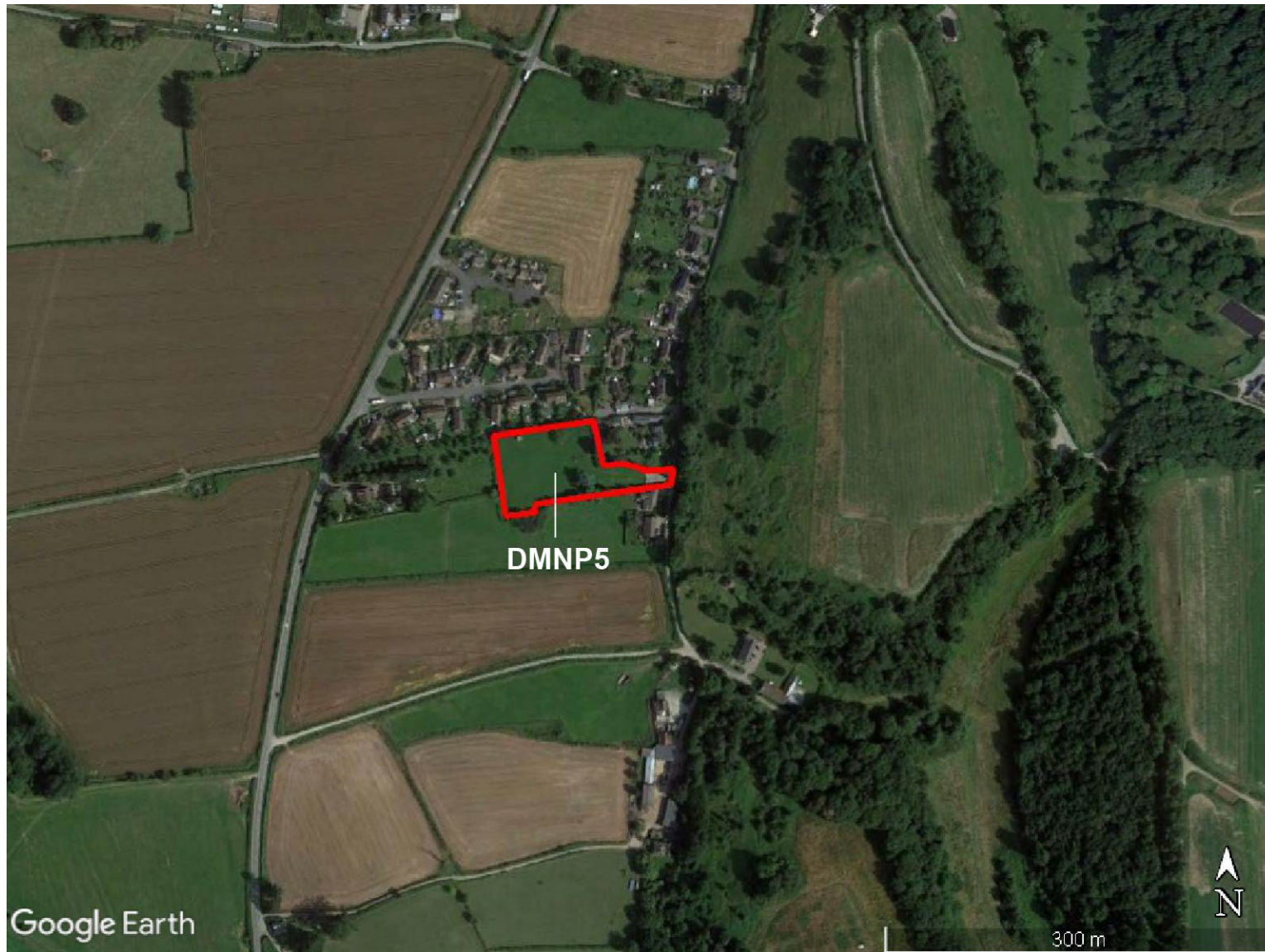


Figure 4.4 Map of sites in Prior's Frome/Sufton (source: AECOM)

5. Site Assessment Results

Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the Dormington and Mordiford neighbourhood area. The table shows ‘traffic light’ ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 5.2 In summary, the assessment found that of the eight sites assessed, one is suitable for residential allocation, and a further four are potentially suitable subject to mitigation of identified constraints. The remaining three are not appropriate for allocation. The results of the site assessment are shown in the map in **Figures 5.1 to 5.3**. Site proformas for all sites, with the exception of DMNP3 (Church Field), are contained in **Appendix A**.
- 5.3 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in Chapter 2 of this report (Paragraphs 2.12 to 2.16). Where the site is considered unsuitable for allocation for housing, no capacity is given.

Table 5.1 Site assessment summary

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁰	Justification
DMNP1	The Stables, Upper Dormington, HR1 4ED	0.15	N/A		<p>The site is unsuitable for allocation.</p> <p>It is in open countryside, and residential development would generally not be supported under national or local policy, unless it met one the criteria set out in Core Strategy policy RA3 (Herefordshire's countryside). It is poorly located for local services and is accessed via a narrow single-track road with no pedestrian provision.</p> <p>There is a recently constructed barn on the site for which retrospective planning permission is being sought for agricultural and light industrial use. The landowner intends to develop the site further to provide a rural worker's dwelling associated with the proposed light industrial use.</p> <p>Should retrospective permission be granted for the barn and the light industrial use, then the site would be potentially suitable for a rural worker's dwelling in line with policies RA3 and RA4 of the Core Strategy.</p>
DMNP2	Backbury Hill Farm Orchard, Upper Dormington, HR1 4ED	1.20	N/A		<p>The site is unsuitable for allocation.</p> <p>The entire site is a Priority Habitat Traditional Orchard, and development of the site, including the creation of a new access, is likely to lead to adverse effects on this habitat and is unlikely to be compliant with Policy LD2 (Biodiversity and Geodiversity) of the Local Plan which seeks to ensure that habitats, including traditional orchards, are retained and preserved.</p> <p>Access to the site is via a narrow single-track road with no pedestrian provision. Development may result in the loss of the Best and Most Valuable agricultural land as the entire site is Grade 2 land, although it is not in active agricultural use.</p>

¹⁰ Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if certain issues can be resolved or constraints mitigated.

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁰	Justification
DMNP3	Church Field	0.26	3		<p>The site is suitable for allocation.</p> <p>It has outline permission for a pair of semi-detached houses and bungalow, with a reserved matters application currently being determined (reference: P221940/RM). The principle of residential development has therefore been established through the planning system and the site has not been subject to further assessment.</p> <p>It is not necessary to allocate sites with planning permission in the Neighbourhood Plan, although doing so could demonstrate support for development in this location.</p>
DMNP4	Land South of East Pentaloe Close	4.13	N/A		<p>The site is unsuitable for allocation.</p> <p>It is in open countryside and unconnected to the built up area, being separated from the development at Pentaloe Close by a band of woodland. Residential development would generally not be supported under national or local policy, unless it met one of the criteria set out in Core Strategy policy RA3 (Herefordshire's countryside).</p> <p>It is entirely within the Wye Valley AONB and is open to views from the surrounding countryside. Development is likely to have significant adverse landscape and visual amenity impacts, and may constitute major development in an AONB.</p> <p>The site includes part of the Scutterdine Quarry SSSI and the entire site is within the impact risk zone associated with the SSSI, requiring consultation with Natural England for all planning applications.</p> <p>Access is via a single track private road in the same ownership which is unlikely to be suitable to serve additional dwellings without significant upgrade.</p>
DMNP5	Suften Cottage, Suften Lane, Mordiford	0.65	10		<p>The site is potentially suitable for allocation.</p> <p>It consists of a large field adjacent to residential development on Suften Rise and Suften Lane. There are no local services, but there are nearby bus stops providing several daily services to Hereford. There is existing vehicular access from Suften Lane, but there is no footway along this lane. It may be possible to establish pedestrian access from the footpath which runs south-east from the eastern end of Suften Rise.</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁰	Justification
					<p>There is a significant tree in the north-eastern corner of the site that is likely to require retention, and development should therefore be concentrated on the open area to the west of the site (approx. 0.4ha) at a density similar to that of Sufton Rise (30 dph).</p> <p>The site is Grade 2 agricultural land and therefore development may lead to the loss of the Best and Most Versatile agricultural land, although it is currently used for equestrian grazing.</p>
DMNP6	The Lime Kiln, Hope Springs, Mordiford	0.20	5		<p>The site is potentially suitable for allocation.</p> <p>It is previously developed land in open countryside with existing services (sewerage, water and power) currently in use as a builder's store and previously used as a digestate processing plant. The site has historic unimplemented permission for holiday accommodation. Residential redevelopment of the site is likely to be supported under national and local policy, including Core Strategy policy RA3 (Herefordshire's countryside).</p> <p>Due to the previous industrial use of the site, remediation may be required which, along with the need for demolition, has the potential to increase the costs of development.</p> <p>The site is adjacent to the Scutterdine Quarry SSSI, and within the Impact Risk Zone for the SSSI. Consultation with Natural England is required for all planning applications.</p> <p>Access to the site is via a single track private road which is in third party ownership and which serves a number of nearby residential properties including those at the adjacent Hope Springs Farm. Access rights may need to be negotiated with the landowner.</p>
DMNP7	Fort House, Upper Dormington, HR1 4ED	1.44	1		<p>The site is potentially suitable for allocation.</p> <p>It consists of a large field surrounded by woodland, occupied by a small agricultural building/shed. There is residential development adjacent to and opposite the site, consisting of individual roadside dwellings, and a similar single-dwelling development would be in keeping with the existing settlement character and likely to be in conformity with Core Strategy Policy RA2 (Housing Outside Hereford and the Market Towns) which permits proportionate housing development within the built-up area of Dormington.</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁰	Justification
					<p>The adjacent woodland is a Priority Habitat, and an ecological assessment may be required prior to development.</p> <p>Access to services is limited, although there are bus stops on the A438, approximately 10 minutes' walk away, offering regular services to Hereford and Ledbury.</p> <p>There are access rights over the land for a timber company which operates in the plantation south of the site. There is potential for vehicle movements across the site to have adverse impacts for future residents of the site, but it is likely to be possible to realign the access away from any development.</p>
DMNP8	The Barn, Upper Dormington, HR1 4ED	2.52	1		<p>The site is potentially suitable for allocation for a single rural worker's dwelling.</p> <p>It is a large, open site on a reasonably steep slope which is more level towards the southern boundary. Development of the whole site would be visually intrusive with significant adverse landscape impacts. There is an agricultural building on the southern boundary which operates as a juice/cider press, along with an older barn and a mobile home which has permission for use for seasonal worker accommodation (6 months of the year). A single storey eco-home is proposed on this part of the site to provide accommodation associated with the cider press. While residential development in the open countryside would generally not be permitted under Core Strategy policy RA3, there are exceptions for dwellings associated with agricultural use or rural enterprises (Policy RA4).</p> <p>Partial screening is provided close to the barn by a bund and recent planting which, when mature, would limit the visual impact of development if contained on this part of the site (shown with a white boundary in Figure 5.1).</p> <p>The site is accessed from the road via a private drive, the lower part of which is in third-party ownership. There are access rights for the fruit pressing business, and it should be verified that these rights would be retained for future residents.</p>

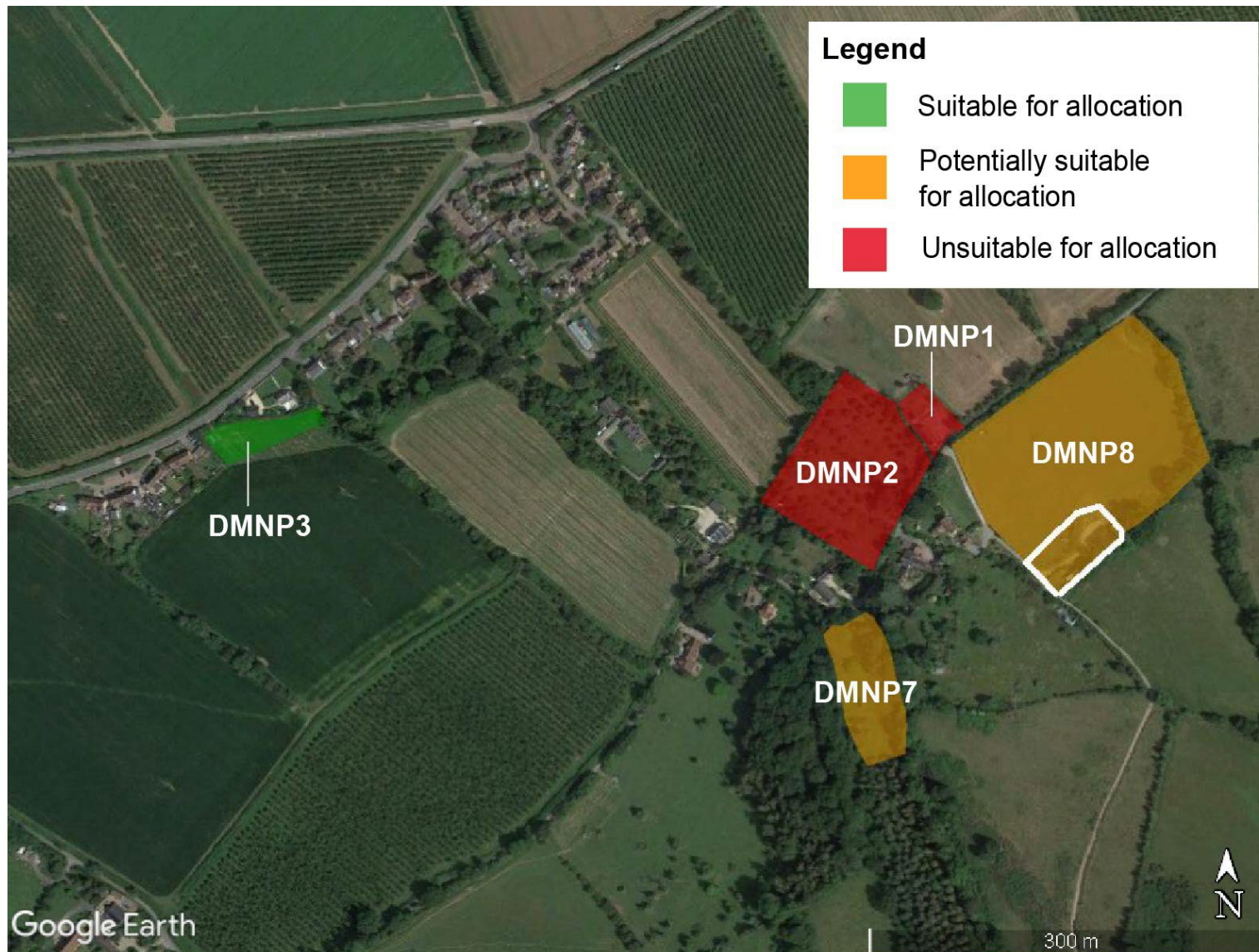


Figure 5.1 Map of site suitability – Dormington and Upper Dormington (source: AECOM)

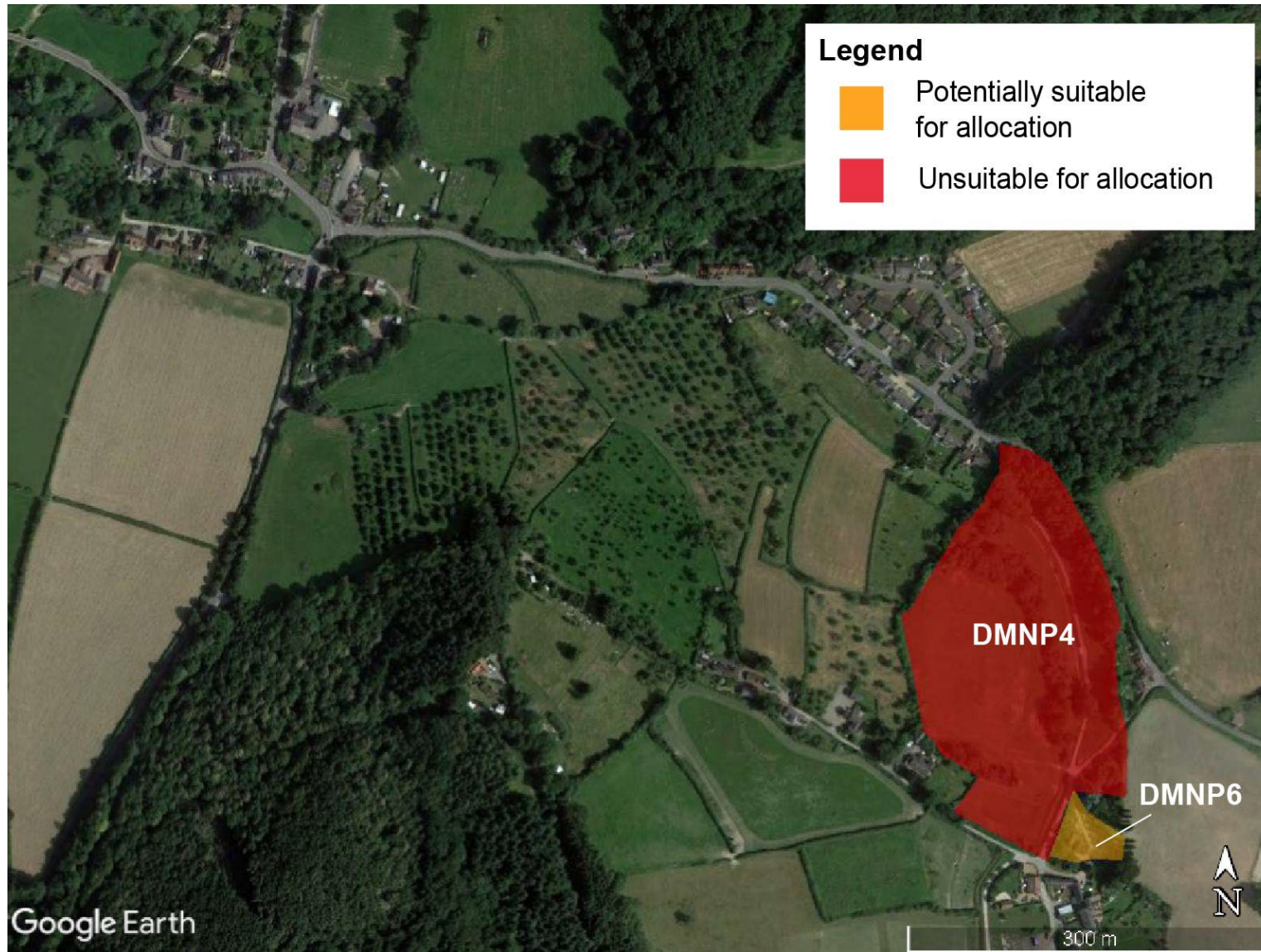


Figure 5.2 Map of site suitability – Mordiford (source: AECOM)

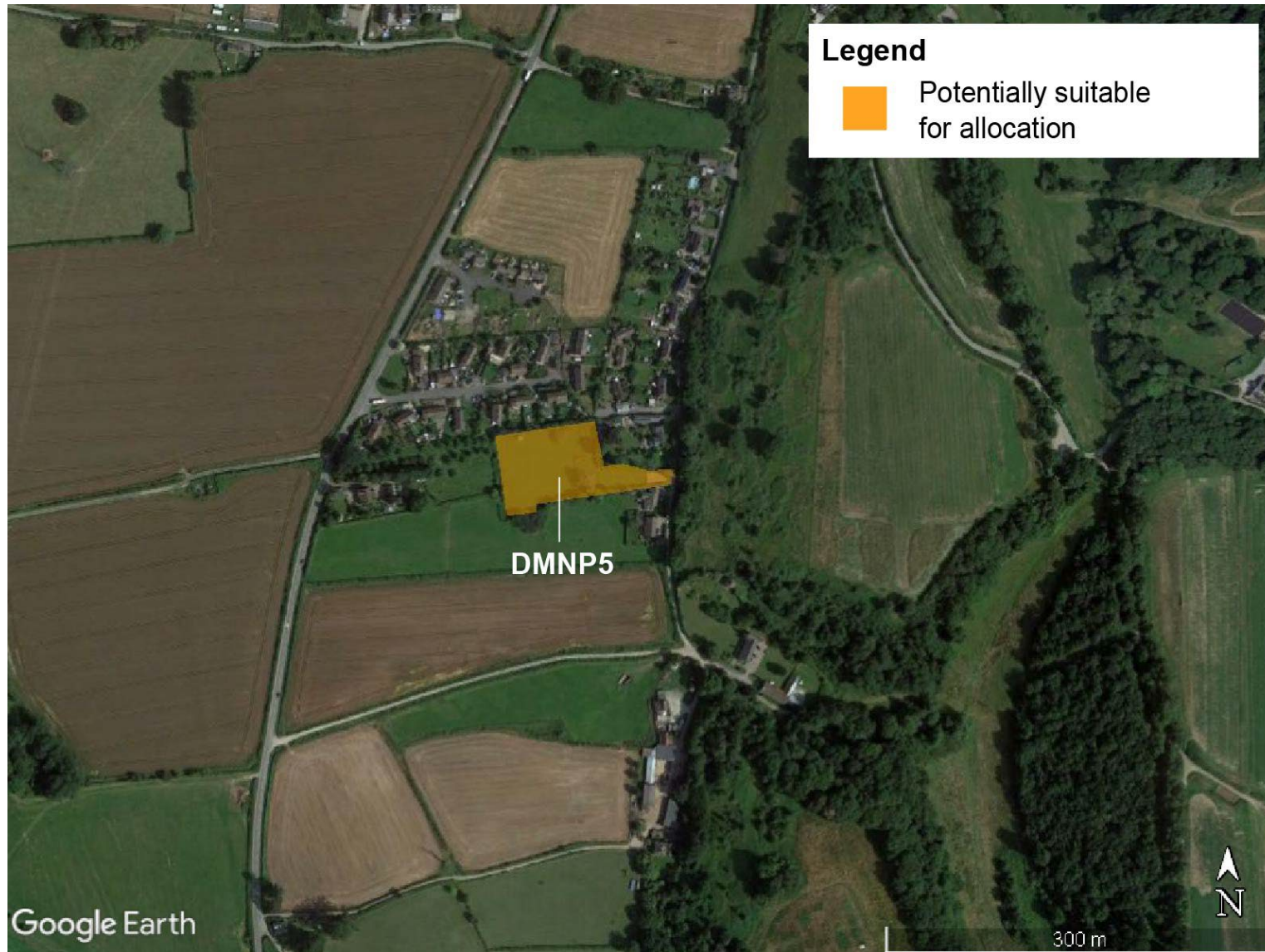


Figure 5.3 Map of site suitability – Prior's Frome/Suften (source: AECOM)

6. Conclusions

Site Assessment conclusions

- 6.1 Of the eight sites assessed, one site is considered suitable for allocation for residential development in the Neighbourhood Plan. This site is:
- DMNP3 – Church Field, Dormington
- 6.2 Church Field has outline planning permission and therefore does not need to be allocated, but an allocation could provide support for development of the site, should the consent not be implemented.
- 6.3 A further four sites are considered potentially suitable for residential allocation subject to identified constraints being addressed. These sites are:
- DMNP5 – Sufton Cottage, Sufton Lane, Priors Frome
 - DMNP6 – The Lime Kiln, Hope Springs, Mordiford
 - DMNP7 – Fort House, Upper Dormington
 - DMNP8 – The Barn, Upper Dormington
- 6.4 Of these, site DMNP8 is considered potentially suitable for allocation for a rural worker's dwelling, due to its location in open countryside. However, this type of housing could also come forward through a planning application rather than a site allocation.
- 6.5 The remaining three sites are considered unsuitable for residential allocation. However, should retrospective permission be granted for the agricultural/light industrial building on site DMNP1, that site would also be potentially suitable for a rural worker's dwelling.
- 6.6 The residual housing requirement for the neighbourhood area is 21 homes over the Local Plan period to 2031. The indicative capacity of the suitable and potentially suitable sites is 20 homes, and therefore the identified need could largely be met if these sites were developed.
- 6.7 The Herefordshire Core Strategy states that Mordiford should be the main focus of proportionate housing development within the Parish in order to bolster service provision, improve facilities and infrastructure and meet community needs. Dormington and Prior's Frome are identified as other settlements where proportionate housing is appropriate. Of the five suitable and potentially suitable sites, four are in either Dormington or Prior's Frome. The remaining site (DMNP6) is in open countryside, within walking distance of services in Mordiford but not connected to the existing built-up area.

Next Steps

- 6.8 Should Dormington and Mordiford Group Parish Council decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:

- the findings of this site assessment;
- an assessment of viability;
- community consultation and consultation with landowners;
- confirmation of site availability for the proposed use;
- discussions with Herefordshire Council;
- any other relevant evidence that becomes available; and
- other considerations such as the appropriate density of the proposed sites to reflect local character.

Other Considerations

Viability

11.7 As part of the site selection process, it is recommended that the Parish Council discusses site viability with Herefordshire Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

11.8 5 of the eight sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. One of these sites has the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing¹¹. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹²), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

11.9 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

11.10 Where there is an identified local need, proposals for affordable housing in rural areas may be permitted on rural exception sites which would not normally be considered suitable for housing, in accordance with Policy H2 of the Herefordshire Core Strategy. Such sites would not generally be allocated in neighbourhood plans, and options for delivering additional affordable housing through the Dormington and Mordiford Neighbourhood Plan should be explored with the Local Planning Authority.

¹¹ see NPPF para 63-65

¹² The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Site assessment proformas

DMNP1

1. Site Details	
Site Reference / Name	DMNP1
Site Address / Location	The Stables, Upper Dormington, HR1 4ED
Gross Site Area (Hectares)	0.15
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural barn
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 (proposed in Call for Sites)
Site identification method / source	Neighbourhood Plan call for sites
Planning history	P213187/F: Proposed replacement barn on site of former barn/storage building to provide agricultural and light industrial usage as original purposes (part retrospective). Application validated 10 October 2022.
Neighbouring uses	Orchard / agricultural land



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes:</p> <p>Within SSSI Risk Impact Zone - requirement to consult with Natural England for any discharge of water or liquid waste of more than 5m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream and for pipelines, pylons and overhead cables and any transport proposal including road.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</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 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes Grade 2

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p>Yes / No / Unknown</p>	<p>National Habitat Network Enhancement Zone 1 National Habitat Traditional Orchard Priority Species for CS Targeting - Curlew and Lapwing</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access is suitable for servicing residential development. Access is via a narrow lane unsuitable for two-way traffic.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the narrow lane leading to the site has no footway and it is unlikely that suitable pedestrian access could be established.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access leads off a narrow lane unsuitable for two-way traffic.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - although it sits in an agricultural landscape with limited development, it is reasonably well-enclosed.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - there is some intervisibility with the landscape to the north but there is a degree of enclosure provided by existing boundary planting.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></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?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Core Strategy policy RA3 (Herefordshire's countryside)
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area.
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - no defined settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable . No
Summary of justification for rating	The site is unsuitable for allocation. It is in open countryside, and residential development would generally not be supported under national or local policy, unless it met one the criteria set out in Core Strategy policy RA3 (Herefordshire's countryside). It is poorly located for local services and is accessed via a narrow single-track road with no pedestrian provision. There is a recently constructed barn on the site for which retrospective planning permission is being sought for agricultural and light industrial use. The landowner intends to develop the site further to provide a rural worker's dwelling associated with the proposed light industrial use. Should retrospective permission be granted for the barn and the light industrial use, then the site would be potentially suitable for a rural worker's dwelling in line with policies RA3 and RA4 of the Core Strategy.

DMNP2

1. Site Details	
Site Reference / Name	DMNP2
Site Address / Location	Backbury Hill Farm Orchard, Upper Dormington, HR1 4ED
Gross Site Area (Hectares)	1.20
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Orchard
Land use being considered	Housing - single storey eco-dwelling
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 (proposed in Call for Sites)
Site identification method / source	Neighbourhood Plan call for sites
Planning history	N/A
Neighbouring uses	Agricultural land and residential properties



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes:</p> <p>Within SSSI Risk Impact Zone - requirement to consult with Natural England for any discharge of water or liquid waste of more than 5m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream and for pipelines, pylons and overhead cables and any transport proposal including road.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</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 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes partly Grade 2

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p>Yes / No / Unknown</p>	<p>Priority Habitat Inventory - Traditional Orchard Priority Species for CS Targeting - Curlew and Lapwing</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing field access would require upgrade to serve residential development, which may involve loss of trees or hedgerow. Access is via a narrow lane unsuitable for two-way traffic.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the narrow lane leading to the site has no footway and it is unlikely that suitable pedestrian access could be established.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing field access leads off a narrow lane unsuitable for two-way traffic.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - although it sits in an agricultural landscape with limited development, it is reasonably well-enclosed.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity - the site is enclosed by mature vegetation and there is limited intervisibility from the surrounding landscape due to the planting and topography of the site, which slopes downhill away from the road.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation



Some impact, and/or mitigation possible - the site is directly opposite and visible from the Grade II listed Prospect Farm. There is potential for development of the site to have an adverse impact on its setting and affect its relationship with the surrounding agricultural land.

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></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?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Core Strategy policy LD2 (Biodiversity and Geodiversity)
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - no defined settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable . No
Summary of justification for rating	The site is unsuitable for allocation. The entire site is a Priority Habitat Traditional Orchard, and development of the site, including the creation of a new access, is likely to lead to adverse effects on this habitat and is unlikely to be compliant with Policy LD2 (Biodiversity and Geodiversity) of the Local Plan which seeks to ensure that habitats, including traditional orchards, are retained and preserved. Access to the site is via a narrow single-track road with no pedestrian provision. Development may result in the loss of the Best and Most Valuable agricultural land as the entire site is Grade 2 land, although it is not in active agricultural use.

DMNP4

1. Site Details	
Site Reference / Name	DMNP4
Site Address / Location	Land South East of Pentaloe Close
Gross Site Area (Hectares)	4.13
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan call for sites
Planning history	N/A
Neighbouring uses	Agricultural land and residential properties

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes:</p> <p>Area of Outstanding Natural Beauty Wye Valley</p> <p>Site of Special Scientific Interest Scutterdine Quarry</p> <p>Within SSSI Risk Impact Zone - requirement to consult with Natural England for all planning applications</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</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 - Scutterdine Quarry Local Geological Site</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium risk - small section of high risk running along eastern boundary of the site</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p>Yes / No / Unknown</p>	<p>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting - Lapwing</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access is via a narrow private lane in the same ownership as the site. It is unsuitable for two-way traffic.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - there is a footway along the public highway to Pentoloe Close, but the access road has no footway. Would require significant earthworks to widen the access.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - cycle access via private lane.</p>
<p>Are there any Public Rights of Way (PROW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Yes – power lines running through the site</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site is entirely within the Wye Valley AONB and within the Principal Wooded Hills landscape character area, which is characterised by dispersed development and an irregular, organic field pattern. Due to the exposed nature of the site, development is likely result in significant adverse impact on the character of the AONB.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity - there is a high degree of intervisibility with the surrounding landscape of the AONB, including the higher ground to the south and west. Any development on the large open field would be visually prominent due to the raised nature of the site.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation



Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - the site includes the former Scutterdine Quarry and the remains of historic lime kilns. There may be potential for archaeological finds on the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Strategy policy RA3 (Herefordshire's countryside) and policy LD2 (Biodiversity and Geodiversity)</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></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><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A - no defined settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable . No
Summary of justification for rating	The site is unsuitable for allocation. It is in open countryside and unconnected to the built up area, being separated from the development at Pentalo Close by a band of woodland. Residential development would generally not be supported under national or local policy, unless it met one of the criteria set out in Core Strategy policy RA3 (Herefordshire's countryside). It is entirely within the Wye Valley AONB and is open to views from the surrounding countryside. Development is likely to have significant adverse landscape and visual amenity impacts, and may constitute major development in an AONB. The site includes part of the Scutterdine Quarry SSSI and the entire site is within the impact risk zone associated with the SSSI, requiring consultation with Natural England for all planning applications. Access is via a single track private road in the same ownership which is unlikely to be suitable to serve additional dwellings without significant upgrade.

DMNP5

1. Site Details	
Site Reference / Name	DMNP5
Site Address / Location	Suften Cottage, Suften Lane, Mordiford
Gross Site Area (Hectares)	0.65
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing Horses
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan call for sites
Planning history	DCC061227/O - site for a single dwelling. Refused June 2006. DCC012691/F - erection of oak framed cottage with garage. Refused November 2001. Appeal dismissed June 2002.
Neighbouring uses	Agricultural land and residential properties

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes:</p> <p>Wye Valley Area of Outstanding Natural Beauty Within SSSI Risk Impact Zone - requirement to consult with Natural England for any discharge of water or liquid waste to main sewage, and any residential development of 100 units or more or of 50 or more outside existing urban area.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</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 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes partly Grade 2

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p>Yes / No / Unknown</p>	National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting - Lapwing
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access would require upgrade to serve residential development. Access is via a narrow lane unsuitable for two-way traffic.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - no footway on Sufton Lane. It may be possible to provide access from the footpath which runs from Sufton Rise to the north-east corner of the site.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access leads off a narrow lane unsuitable for two-way traffic.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, within
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	No

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is enclosed and lies within an existing built-up area.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity - the site is largely screened by existing boundary vegetation and residential development. There is some intervisibility with the landscape to the west, but it is unlikely that development would have adverse landscape or visual impacts.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation



Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></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?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - no defined settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	10
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available.</i> The site is <i>not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i>	The site is <i>potentially suitable, and available.</i> No
Summary of justification for rating	The site is potentially suitable for allocation. It consists of a large field adjacent to residential development on Sufton Rise and Sufton Lane. There are no local services, but there are nearby bus stops providing several daily services to Hereford. There is existing vehicular access from Sufton Lane, but there is no footway along this lane. It may be possible to establish pedestrian access from the footpath which runs south-east from the eastern end of Sufton Rise. There is a significant tree in the north-eastern corner of the site that is likely to require retention, and development should therefore be concentrated on the open area to the west of the site (approx. 0.4ha) at a density similar to that of Sufton Rise (30 dph). The site is Grade 2 agricultural land and therefore development may lead to the loss of the Best and Most Versatile agricultural land, although it is currently used for equestrian grazing.

DMNP6

1. Site Details	
Site Reference / Name	DMNP6
Site Address / Location	The Lime Kiln, Hope Springs, Mordiford
Gross Site Area (Hectares)	0.20
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Builders Yard
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan call for sites / Herefordshire call for sites
Planning history	P162558/F - change of use from B8 to B1 wit conversion of existing building to form 5 office/workshop units. Withdrawn March 2017. DCC072390/F - Conversion of existing agricultural outbuilding to 4 self-contained holiday lets. Approved September 2007. Permission extended October 2010.
Neighbouring uses	Agricultural land and residential properties

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes:</p> <p>Wye Valley Area of Outstanding Natural Beauty Site of Special Scientific Interest Scutterdine Quarry Within SSSI Risk Impact Zone - requirement to consult with Natural England for all planning applications</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</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 - Scutterdine Quarry Local Geological Site.</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium risk - small section of high risk running along western boundary of the site</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p>Yes / No / Unknown</p>	<p>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting - Lapwing The pond immediately north of the site (within the SSSI) may also support a range of wildlife.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - the site is accessed via a narrow private lane in third party ownership.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - there is a footway along the public highway to Pentaloe Close, but the access road has no footway.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - the site can be accessed along the private lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Yes – low voltage power lines crossing site.along northern boundary.</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the AONB, but boundary planting screens it from wider views in the AONB. As a previously developed site, redevelopment is unlikely to result in adverse landscape impact.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - the developed part is on top of a small earth mound, and development of the site could be visually prominent when viewed from the immediate surrounding area. This could be addressed through sensitive design

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></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?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Core Strategy policy RA3 (Herefordshire's countryside)
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area.
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - no defined settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - large concrete structure on site likely to require demolition. Remediation likely due to previous use for waste/digestate processing.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available . Yes - large concrete structure on site likely to require demolition. Remediation likely due to previous use for waste/digestate processing.
Summary of justification for rating	<p>The site is potentially suitable for allocation. It is previously developed land in open countryside with existing services (sewerage, water and power) currently in use as a builder's store and previously used as a digestate processing plant. The site has historic unimplemented permission for holiday accommodation. Residential redevelopment of the site is likely to be supported under national and local policy, including Core Strategy policy RA3 (Herefordshire's countryside). Due to the previous industrial use of the site, remediation may be required which, along with the need for demolition, has the potential to increase the costs of development.</p> <p>The site is adjacent to the Scutterdine Quarry SSSI, and within the Impact Risk Zone for the SSSI. Consultation with Natural England is required for all planning applications.</p> <p>Access to the site is via a single track private road which is in third party ownership and which serves a number of nearby residential properties including those at the adjacent Hope Springs Farm. Access rights may need to be negotiated with the landowner.</p>

DMNP7

1. Site Details	
Site Reference / Name	DMNP7
Site Address / Location	Fort House, Upper Dormington, HR1 4ED
Gross Site Area (Hectares)	0.51
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural building, woodland
Land use being considered	Housing - single storey eco-dwelling
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan call for sites
Planning history	N/A
Neighbouring uses	Agricultural land, woodland and residential properties



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes:</p> <p>Within SSSI Risk Impact Zone - requirement to consult with Natural England for any discharge of water or liquid waste of more than 5m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream and for pipelines, pylons and overhead cables and any transport proposal including road.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</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 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	No

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p>Yes / No / Unknown</p>	<p>Priority Habitat Inventory - Deciduous Woodland (adjacent to site) National Forest Inventory - Broadleaved Woodland (adjacent to site) Priority Species for CS Targeting - Lapwing</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing field access would require upgrade to serve residential development, which may involve loss of trees or hedgerow. Access is via a narrow lane unsuitable for two-way traffic.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the narrow lane leading to the site has no footway and it is unlikely that suitable pedestrian access could be established.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing field access leads off a narrow lane unsuitable for two-way traffic.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, adjacent</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is enclosed by woodland and does not contain valued landscape features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity - there is limited intervisibility due to the mature woodland surrounding the site, although the lower part of the site is visible from the road.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></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?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - no defined settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Timber company has access rights across the site from the road to the plantation immediately south of the site.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available. No
Summary of justification for rating	<p>The site is potentially suitable for allocation. It consists of a large field surrounded by woodland, occupied by a small agricultural building/shed. There is residential development adjacent to and opposite the site, consisting of individual roadside dwellings, and a similar single-dwelling development would be in keeping with the existing settlement character and likely to be in conformity with Core Strategy Policy RA2 (Housing Outside Hereford and the Market Towns) which permits proportionate housing development within the built-up area of Dormington.</p> <p>The adjacent woodland is a Priority Habitat, and an ecological assessment may be required prior to development.</p> <p>Access to services is limited, although there are bus stops on the A438, approximately 10 minutes' walk away, offering regular services to Hereford and Ledbury.</p> <p>There are access rights over the land for a timber company which operates in the plantation south of the site. There is potential for vehicle movements across the site to have adverse impacts for future residents of the site, but it is likely to be possible to realign the access away from any development.</p>

DMNP8

1. Site Details	
Site Reference / Name	DMNP8
Site Address / Location	The Barn, Upper Dormington, HR1 4ED
Gross Site Area (Hectares)	2.52
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock, agricultural buildings
Land use being considered	Housing - single storey eco-dwelling
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Neighbourhood Plan call for sites
Planning history	<p>P201548/F - retention of barn and continued use for fruit processing, and continued siting of mobile home for seasonal occupation in association with the fruit processing business. Approved April 2021.</p> <p>P191250/U - certificate of lawfulness for fruit processing along with associated static caravan. Split decision September 2019.</p> <p>P174463/F - Retrospective application for retention of barn, continued use of land for siting of mobile home and improvements to existing access. Refused December 2018. Appeal dismissed January 2020.</p>
Neighbouring uses	Agricultural land and residential properties



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></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><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes:</p> <p>Within SSSI Risk Impact Zone - requirement to consult with Natural England for any discharge of water or liquid waste of more than 5m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream and for pipelines, pylons and overhead cables and any transport proposal including road.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</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 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes Grade 2

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p>Yes / No / Unknown</p>	<p>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting - Curlew and Lapwing</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access would require upgrade to serve residential development, which may involve loss of trees or hedgerow. Access is via a narrow lane unsuitable for two-way traffic.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the narrow lane leading to the site has no footway and it is unlikely that suitable pedestrian access could be established.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access leads off a narrow lane unsuitable for two-way traffic.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **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.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site is very open and lies in an area which was previously designated as an Area of Great Landscape Value. The majority of the site could not accommodate development without adverse landscape impact, but there is potential for the previously developed land to accommodate some new development.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **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.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity - there is a high degree of intervisibility with the surrounding landscape and development of the majority of the site would be visually intrusive and out of character. There is an earth bund and recent planting which, when mature, would limit visual impact if development were contained on the part of the site immediately adjacent to the existing fruit press and bottling shed.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - the site is directly adjacent to the Grade II listed Prospect Barn. There is potential for development of the site to have an adverse impact on its setting and affect its relationship with the surrounding agricultural land.

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></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?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Core Strategy policy RA3 (Herefordshire's countryside)
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area.
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - no defined settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Available now

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

No

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

1

What is the likely timeframe for development
(0-5 / 6-10 / 11-15 / 15+ years)

0-5 years

Other key information

N/A

Overall rating (Red/Amber/Green)

The site is **suitable and available**

The site is **potentially suitable, and available.**

The site is **not currently suitable, and available.**

Are there any known viability issues?

Yes / No

The site is **potentially suitable, and available.**

No

Summary of justification for rating	<p>The site is potentially suitable for allocation for a single rural worker's dwelling.</p> <p>It is a large, open site on a reasonably steep slope which is more level towards the southern boundary. Development of the whole site would be visually intrusive with significant adverse landscape impacts. There is an agricultural building on the southern boundary which operates as a juice/cider press, along with an older barn and a mobile home which has permission for use for seasonal worker accommodation (6 months of the year). A single storey eco-home is proposed on this part of the site to provide accommodation associated with the cider press. While residential development in the open countryside would generally not be permitted under Core Strategy policy RA3, there are exceptions for dwellings associated with agricultural use or rural enterprises (Policy RA4).</p> <p>Partial screening is provided close to the barn by a bund and recent planting which, when mature, would limit the visual impact of development if contained on this part of the site.</p> <p>The site is accessed from the road via a private drive, the lower part of which is in third-party ownership. There are access rights for the fruit pressing business, and it should be verified that these rights would be retained for future residents.</p>
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