

**Much Birch Neighbourhood Development
Plan 2011-2031**

**Meeting Housing Need and Site
Assessment Report**

April 2019

**On behalf of Much Birch Neighbourhood Plan Steering
Group**

Much Birch Neighbourhood Development Plan - Housing Land Assessment 2011-2031:

Executive Summary

1. Herefordshire Council has set a minimum level of housing growth to be accommodated within the Parish. This amounted to 57 dwellings over the period 2011 to 2031. Between 2011 and September 2018, some 71 dwellings had been either built or granted planning permission. Consequently, the minimum level of proportional housing growth has been met and exceeded.
2. There is, however, a need to plan positively for development and the possibility that some sites, or parts thereof, might not come forward within the plan period should be considered. In addition, a housing survey within the Parish (December 2017) identified 14 dwellings were required to provide for local needs either now or within the next 5-years.
3. Should it be considered that dwellings over and above the minimum requirement should be provided, these would need to be found within or adjacent to one or more of the four named settlements within the Parish comprising Much Birch village, Kingsthorpe, Wormelow and Axe and Cleaver.
4. At the start of the preparation of the Neighbourhood Development Plan (NDP), the Parish Council issued a 'Call for Sites'. Some 42 submissions were put forward for sites to be considered and the Neighbourhood Plan Steering Group established a process for determining which sites if any might be proposed for housing within the Plan. Of these one site/ownership could not be determined from the information presented, one site was subsequently withdrawn by the owner, and a third site involved the conversion of buildings well away from any of the named settlements. That left 39 sites that were subject to closer scrutiny.
5. The process of closer scrutiny involved assessing each site against a set of criteria agreed with the Neighbourhood Plan Steering Group and confirmed through a public consultation. An independent planning consultant carried out the site assessment using the agreed criteria and ranked them in order of which may be most appropriate. The sites were divided into three groups according to size indicated in the submission and dwelling potential, which represent what benefits they might deliver.
 - Small sites – up to a maximum of 4 dwellings. These sites would not normally form allocations but be infill plots within a settlement boundary should they fall within that defined for the village.
 - Medium sized sites – 5 to 10 dwellings where it should be possible to achieve a limited variety of housing types in terms of size.
 - Large sites - 11+ dwellings, where a variety of dwellings would be sought and also an element of affordable housing.
6. Table 1 below shows the ranking. The number of dwellings indicated is for the purposes of suggesting each site's minimum contribution based upon a modest

density reflecting development within the general area. This is different to the potential which is referred to in paragraph 5 above.

Table 1: Ranking of Sites

Rank Order	Large Sized Sites Ref	Number of dwellings	Medium Sized Sites Ref	Number of dwellings	Small Sized Sites Ref	Number of dwellings
1	1A	10-14	4	4 - 6	9	1
2	2A*	8 - 10	2B*	8	8 and 18	1
3	12B and 16	8 - 10	22 and 29	5		2
4		14 - 18		4 - 6	14*	1
5	26*	10 - 12	15A*	3 - 5	20*	1
6	1D* and 25	6 - 8	7 and 24*	5	12A	1
7		10 - 14		5 - 6	17A and 17B	1
8	1C, 15B*,	6 - 8	21B	3	13*	1
9		6 - 8	1B*	10 - 14		1
10	2C*	10 - 14	27A and 27B	3 - 5	21A, 21B, 21D and 28	2
11	10	6 - 10		3 - 5		1
12	23A	10				2
13						1
14					11	2 - 3
15					6*	3

*Refer to conclusions in site assessments

7. The ranking according to size would enable the NDP Steering Group to determine an appropriate mix of sites from a range of options. The larger chosen sites would normally be shown as allocations and the settlement boundary defined to include them. Further minor redrafting of the previous settlement boundaries may open up a limited amount of infill/windfall potential although at this time it remains uncertain that such sites would be available and/or suitable.
8. The assessment process also identified matters that might usefully be addressed within policies for any sites chosen to enable development to proceed in a satisfactory manner.

Much Birch Neighbourhood Development Plan - Housing Land Assessment 2011-2031

Purpose of this Report –

To indicate to Herefordshire Council whether and how Much Birch Neighbourhood Development Plan can deliver the required minimum number of houses to meet the proportional growth required by Policy RA2 of Herefordshire Local Plan Core Strategy.

1. Introduction

- 1.1 The Neighbourhood Development Plan (NDP) Steering Group worked with Data Orchard consultancy to undertake an assessment of potential housing sites within Much Birch Parish to determine whether there are sufficient suitable sites to meet Herefordshire Local Plan Core Strategy requirements and which sites, if any, might be proposed as allocations within the NDP.
- 1.2 Herefordshire Council had set a minimum target of 57 houses to be built within the Parish over the period 2011 to 2031, representing proportional growth within the Parish of 14%. The majority of these are to be located within or on the edge of the built-up area of the Parish's settlements. For the purposes of the NDP the settlements are identified in Herefordshire Local Plan Core Strategy Policy RA2, and more specifically Tables 4.14 and 4.15 and comprise Kingsthorpe, Much Birch, Wormelow and The Axe and Cleaver (Much Birch). Policy RA2 is presented at Appendix 1. Herefordshire Council advised that between 2011 and April 2018, some 10 new dwellings had been built and a further 41 had planning permission. Between April 2018 and September 2018 planning permission for a further 20 dwellings was granted making a total either built or committed of 71 dwellings. Consequently, the minimum housing requirement for the period 2011 to 2031 had been met and exceeded.
- 1.3 The NDP Steering Group undertook a 'Call for Sites' during September 2017. Some 42 areas of land were submitted for consideration for inclusion within the NDP. These are shown in Appendix 2. Some landowners submitted more than one site and each landowner was given a specific number with letters used in relation to any multiple submissions.
- 1.4 It was assumed that the process of submitting sites for consideration indicated they were 'available'. The NDP Steering Group, in discussion with its planning consultant, then considered the criteria it wished to see used in the assessment of submitted sites to determine whether they were 'suitable'. These were confirmed through a community consultation event held during March 2019. The NDP Steering Group then asked an independent consultant to carry out an impartial assessment of each area of land. The considerations used by the consultant as the basis for the agreed criteria are explained in Appendix 3.
- 1.5 The possibility that failure to meet one or more of the criteria would rule a site out completely has not been considered within the weighted approach adopted. Where this may occur, this is highlighted in the conclusions drawn for any relevant site.

- 1.6 One submission was for the conversion of rural buildings at Poole Spring Farm (site 19) was not included in the assessment. The conversion of these rural buildings would need to be judged against Herefordshire Local Plan Core Strategy Policy RA3 and not Policy RA2. Two further submissions, numbered 3 and 5 in the sequence of receipt were also not assessed. Number 3, which referred to a long garden along Tump Lane, provided no address or contact details so the site could not be identified. Number 5 was withdrawn by the landowner.
- 1.7 The settlement pattern within Much Birch Parish comprises a number of groups of dwellings spread across its area. The former Herefordshire Unitary Development Plan did not define any settlements with boundaries although previous Local Plans had sought to define settlements comprising a number of clusters. These comprised Much Birch (cluster of 2 groups of dwellings); Kingsthorpe (cluster of 2 groups of dwellings); Wormelow; and Axe and Cleaver. The last is closely associated with Much Birch and might have formed a third group within the cluster but was defined as a separate settlement. Other groups of dwellings sit relatively close to the defined settlements and might have been included as parts of settlements within the cluster approach. These include dwellings along Tump Lane to the east of Wormelow; dwellings around the Primary School to the north-east of Much Birch; and dwellings along the north side of Hollybush Lane near Bigglestone and between Much Birch and Axe and Cleaver. In order to provide a range of options, sites reasonably close to all these groups of dwellings were assessed.
- 1.8 To inform the assessment process landowners and agents were invited to indicate the area of land they were suggesting and provide brief details of the quantity of houses they envisaged upon their sites. Although these were used to some extent to inform the assessment, it has been born in mind that, when sold, this may change and a density of 25 dwellings per hectare (10 dwellings per acre) has been used to indicate development potential based upon the area described in the submission. This is at the low end of a medium housing density. Herefordshire Council is seeking a net density across the County of between 30 and 50 dwellings per hectare, although recognises this may be less in sensitive areas. Further refinement was undertaken to indicate, where appropriate, the contribution sites might make to the required level of proportional housing growth to take into account the general density in the particular location. Some of the site areas indicated were also questioned.
- 1.9 The assessment process ranked the sites in order of suitability, utilising a robust yet proportionate approach (see Appendix 6). A further analysis based upon ranges of site sizes was produced (see Table 1). The purpose for this subdivision is to enable consideration of options in terms of approach to the way any housing need might be accommodated. Inclusion within a particular size range reflects the potential in terms of dwellings that might be accommodated, and the size expressed by landowners. This has presented a small number of anomalies where the probable form of development suggests a lower figure than the suggested potential. However, sites were included within categories reflecting potential, whereas the suggested housing figures indicated in Table 1 reflect the minimum contribution that it is considered a site will make to proportional housing growth. The categories into which sites were divided are:
- Small sites – up to a maximum of 4 dwellings. These sites would not normally form allocations but be infill plots within a settlement boundary defined for the settlement.

- Medium sized sites – 5 to 10 dwellings where it should be possible to achieve a limited variety of housing types in terms of size.
- Large sites - 11+ dwellings, where a variety of dwellings would be sought and also an element of affordable housing.

2 Summary of Conclusions in relation to Sites

2.1 Appendix 4 summarises the conclusions of the assessment for each site. They have also been ranked in accordance with the outcome of the analysis against each chosen criterion. Appendix 5 comprises the summary of the analysis with weighted results. Appendix 6 contains the simple ranking of all sites. Table 1 below shows the ranked order of sites, split into the three size categories referred to in paragraph 1.9, with the anticipated contribution they might make to housing growth. Subsequent numbers may vary when planning applications are made. As a consequence, a modest figure is presented for each site in order to suggest the minimum number the site might accommodate.

Table 1 – Ranked Order of Sites

Rank Order	Large Sized Sites Ref	Number of dwellings	Medium Sized Sites Ref	Number of dwellings	Small Sized Sites Ref	Number of dwellings
1	1A	10-14	4	4 - 6	9	1
2	2A*	8 - 10	2B*	8	8 and 18	1
3	12B and	8 - 10	22 and 29	5	14*	2
4	16	14 - 18		4 - 6		1
5	26*	10 - 12	15A*	3 - 5	20*	1
6	1D* and	6 - 8	7 and 24*	5	12A	1
7	25	10 - 14		5 - 6	17A and	1
8	1C, 15B*,	6 - 8	21B	3	17B	1
9		6 - 8	1B*	10 - 14	13*	1
10	2C*	10 - 14	27A and 27B	3 - 5	21A, 21B, 21D and 28	2
11	10	6 - 10		3 - 5		1
12	23A	10		2		
13				1		
14					11	2 - 3
15					6*	3

*Refer to conclusions in site assessments

2.2 **Large Sites** – The assessment of large sites suggests that site 1A is best option. Should two large sites be considered necessary, site 2A falls next to be considered using the agreed assessment criteria and approach, although the ability to provide a safe access for a large development would be a major concern and potentially rule this site out. Should this site need to be considered, further technical highway studies would be necessary to determine whether it was possible to achieve a suitable access. Sites 12B and 16 are next in order and both would lead to consolidation of development around the A49 junction with Tump Lane and Kingsthorpe Lane. The remaining sites conflict with a greater number of criteria and the level of development required is unlikely to suggest they need to be considered.

- 2.3 **Medium Sites** – Sites 4, 22 and 29 present the most reasonable options in terms of medium sized sites. Site 2B would again require further technical highway studies to determine whether a safe and suitable access could be achieved. It is currently a developed site and appears to be in use. Its availability would also require clarification. Again, the level of development required would suggest whether additional medium sized sites need to be considered.
- 2.4 **Small Sites** - These sites would not normally form the basis for allocations but be considered in terms of whether they would fall within a reasonably defined settlement boundary.

3. Choice of Sites

- 3.1 The minimum housing requirement within the Parish has already been met and exceeded.
- 3.2 Other factors may suggest that further housing development should be considered. These include whether there remains a need for affordable housing and the ability to deliver the range of house types required for the whole of the community. Decisions upon such factors will be influenced by community consultations, including that undertaken in March 2019.
- 3.3 A housing needs survey undertaken in September 2017 received responses from 11 households who identified a need either now or over the next 5-years. Seven households each identified a current need for one house. Most were looking to purchase, including low-cost purchase. A further 7 households indicated a need for dwellings in the near future (within 5-years) with the predominant need for low-cost purchase.

4. Settlement Boundaries

- 4.1 Herefordshire Local Plan Core Strategy (paragraph 4.8.23) places an emphasis upon defining settlement boundaries for settlements listed in its Policy RA2 (tables 4.14 and 4.15) within neighbourhood development plans. Herefordshire Council has issued guidance upon how these might be defined (Neighbourhood planning Guidance Note 20). Previous settlement boundaries, where they exist, together with this guidance may provide a useful starting point in defining new boundaries. Herefordshire Unitary Development Plan did not define any settlement boundaries for settlements within the Parish although these were defined in earlier planning policy documents and might usefully be used as the starting point for consideration of boundaries within the NDP. These previous boundaries are shown in Appendix 3, paragraph 1.2.
- 4.2 A number of dwellings have been either built or have outstanding planning permissions that would might be incorporated within extended boundaries together with proposed housing allocations. Further minor redrafting of the previous settlement boundaries may open up a limited amount of infill/windfall potential although at this time, unless they have been included within the assessment, it remains uncertain that such sites would be are available and/or suitable.

Appendix 1: Herefordshire Local Plan Core Strategy - Policy RA2

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

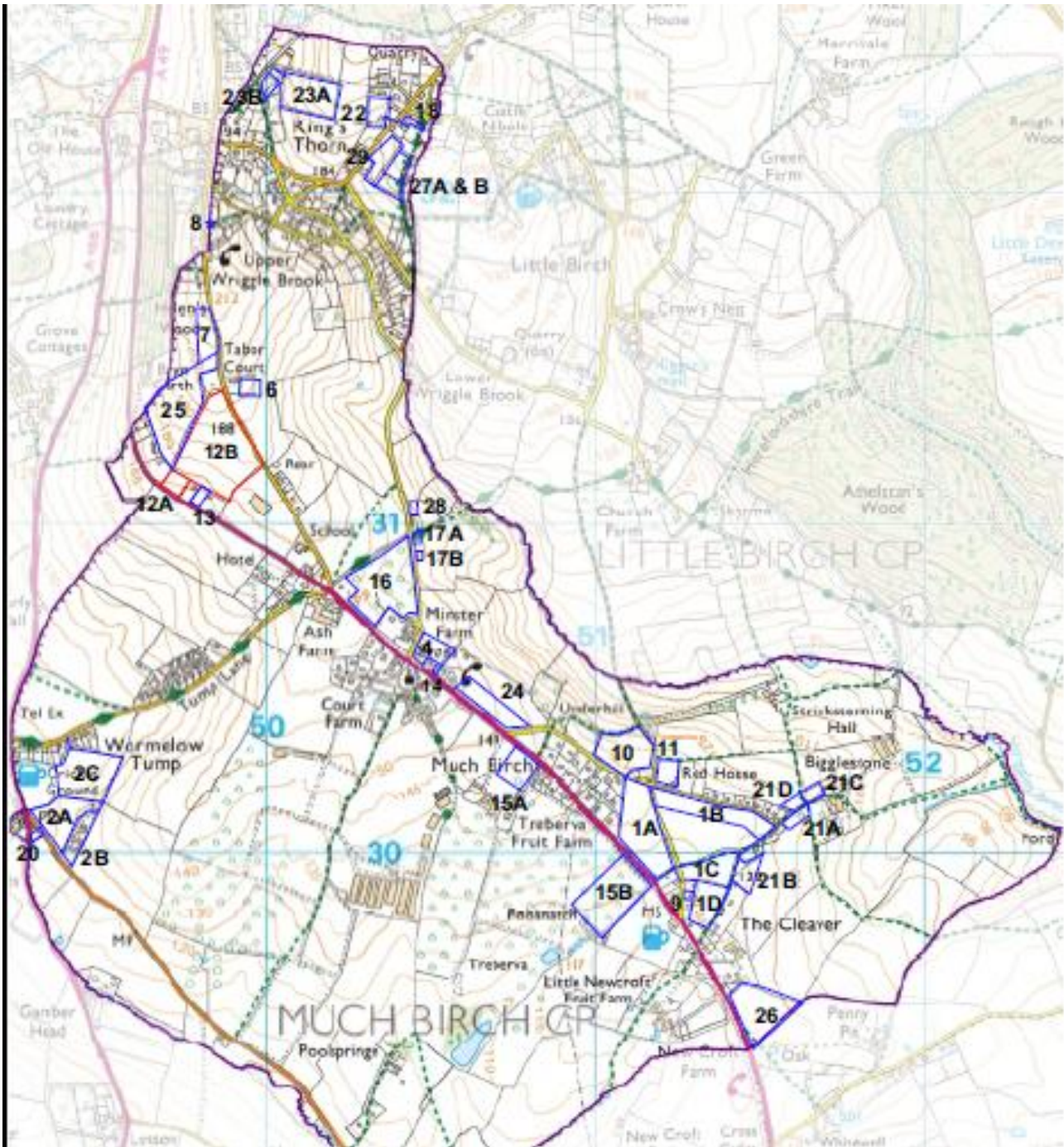
The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

- 1. 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. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;**
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;**
- 3. 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**
- 4. 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.**

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

Appendix 2: Housing Sites Assessed



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Appendix 3: Stage 2 Assessment Criteria

The Neighbourhood Plan Steering Group identified a range of criteria as the basis for assessing suitability. These were drawn together into 5 broad categories. A simple weighting system was applied reflecting the relative importance which the Neighbourhood Plan Steering Group considered appropriate. The criteria and weighting were determined by the Steering Group and confirmed through a community consultation. The independent planning consultant was then asked to consider whether sites met the criteria. A number of criteria required particular technical expertise but for the purposes of the NDP the planning consultant used professional knowledge and judgement to determine whether there were likely to be such concerns as to indicate a notable level of uncertainty that a site would be deliverable or not. In this regard it should be recognised that the process is not one of determining whether a site would or would not be granted planning permission, but to rank sites in terms of 'best fit'.

The following criteria were considered:

1. Protecting and Enhancing the Environment of the Parish and its settlements

1.1 Development of the site should minimise/avoid any adverse effects on sites with national/international environmental designations

The Parish contains no Scheduled Ancient Monuments, Historic England Registered Parks and Gardens, Special Areas of Conservation (SACs) or Sites of Special Scientific Interest (SSSIs) Sites. The Parish falls outside the Wye Valley AONB. Some nationally designated sites/areas fall just outside the Parish boundary, but not to the extent that they might be directly affected by any of the submitted sites. They may, however, be affected to some degree which might be used to differentiate between sites. Where this is the case, however, other criteria in this the assessment would cover this aspect.

There are a limited number of Listed Buildings within the Parish. These comprise:

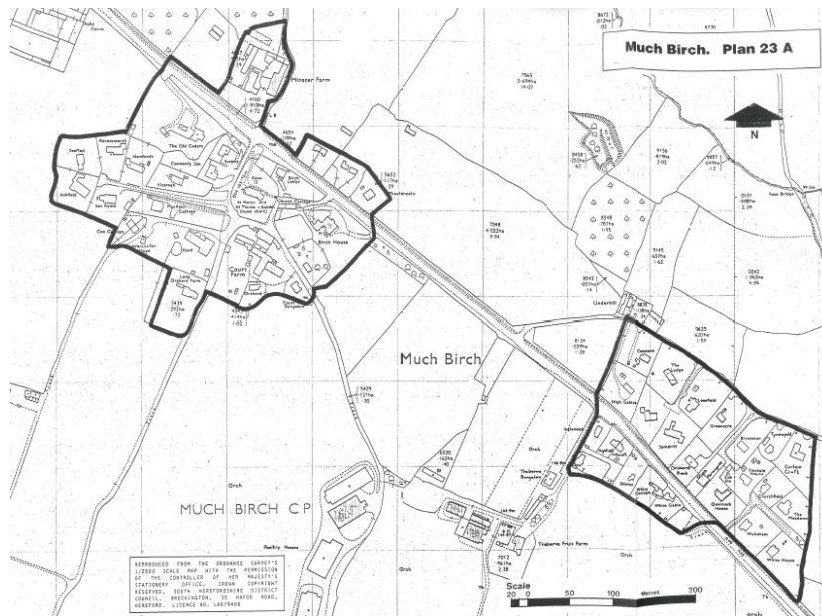
Ash Farmhouse; Barn about 15 m east of Ash Farmhouse; barn and Stable about 25 m east of Strickstenning Hall; Birch House; Church of St Mary and St Thomas A Beckett; Churchyard Cross about 15 m north of the north-west window of the Church of St Mary; and Milestone at NGR SO 512298. They are all Grade 2 Listed Buildings. Development should not adversely affect Listed Buildings or their settings.

No such buildings fall close to any of the submitted sites and consequently this criterion does not provide any differentiation between them. (NB – ND refers to no differentiation)

1.2 Site sits within or adjacent to built-up area of a settlement. This is a requirement of Herefordshire Local Plan Core Strategy (HCS) policy RA2. In this regard, sites should be within or adjacent to the main built-up areas of settlements listed in HCS tables 4.14 and 4.15, which comprise Much Birch village, Kingsthorne, Wormelow and Axe and Cleaver. All four settlements have had settlement boundaries defined for them in the past (see below). These assisted in defining their built-up areas although recent development was also taken into account. Kingsthorne and Much Birch have each previously been defined by two separate settlement areas with boundaries.

The weighting attributed to this factor was should the site fit within or adjacent to the settlement's built-up area – 5; not complying – 0.

Figure 1: Much Birch (South Herefordshire Local Plan)



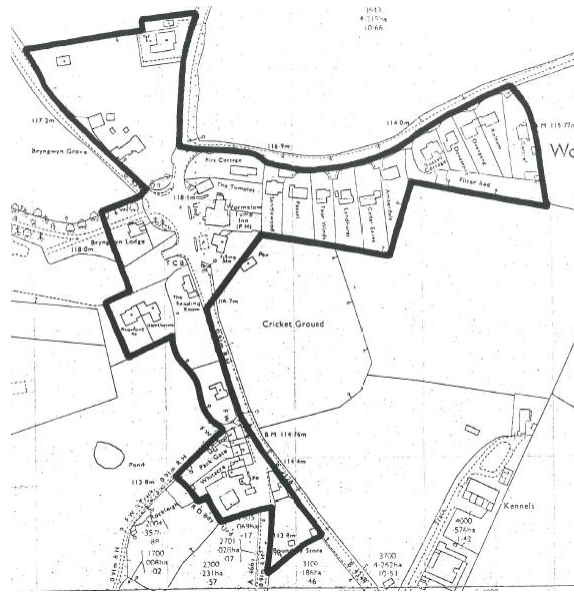
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Figure 2: Kingsthorpe (South Herefordshire Interim Guidance)



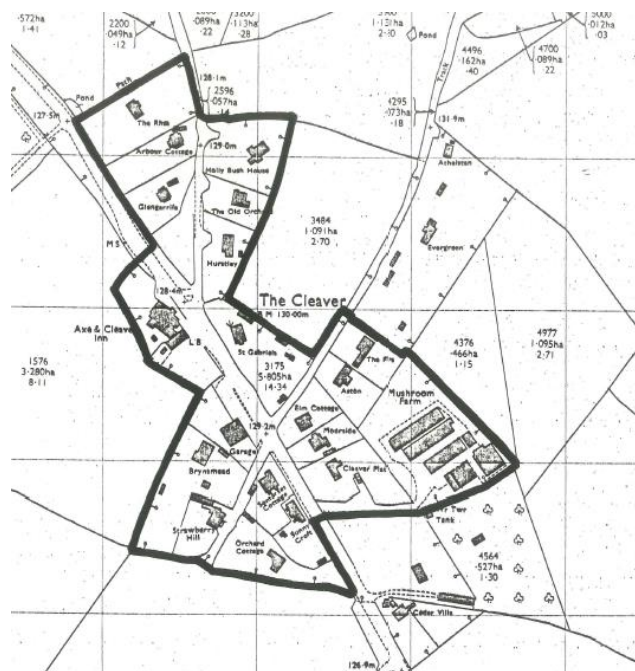
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Figure 3: Wormelow (South Herefordshire Local Plan)



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Figure 4: Axe and Cleaver (South Herefordshire Local Plan)



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1.3 Development should avoid infill between settlements.

The nature of settlements within the Parish is one of relatively small groupings of dwellings and associated uses. Notwithstanding that the Parish has to accommodate further housing, this characteristic should be retained and development that would result in these groupings coalescing should be avoided (See Figure 5). Where a site might contribute towards coalescence of settlements, this is given a weighting of 0 with those sites that would not contribute towards this given 5.

1.4 Development should fit sensitively into the setting and character of the settlement

Much Birch comprises three distinct parts sitting astride the A49. They extend back away from the main road to varying depths. To the south, the settlement on the north-side sits primarily between Hollybush Lane and the A49 and comprises generally large detached properties sitting in their own grounds at a relatively low density. On the south side, with the exception of Treberva Fruit Farm, properties are generally single plot depth. The middle section is an area contains the Parish Church of St Mary and St Thomas a Becket, community centre and village surgery. Housing extends away from the A49 off of two lanes, one very narrow, but it does create some depth, while on the north side, development is limited to that along the frontage with the exception of buildings associated with Minster Farm. The third area, which has not previously been defined within a settlement boundary, sits around the staggered junction of Tump Lane and Kingsthorne Road. Most properties have accesses off of Tump Lane or Kingsthorne Road, including the Primary School and Monastery. However, the Pilgrim Hotel and a ribbon of very low-density development have frontages onto the A49. Development along Tump Lane is at a higher density than elsewhere within the Parish's settlements. In all instances properties comprise a mixture of old and new buildings with no overall defined character and most being individually designed.

Kingsthorne sits at the north-end of the Parish and includes a larger core area with a smaller concentration of development further to the north. The vast majority of development comprises individual properties, all with direct access onto rural lanes, many of which are narrow, and some unadopted and in a poor state. Like Much Birch, no particular traditional or architectural styles can be defined within this settlement that might define its character further and there are no estate forms of development. The topography and landscape hide the scale of development of the settlement. Both to the west and the north, the settlement's built-up area extends into adjacent parishes.

Axe and Clever, like Much Birch, sits predominantly along the A49 and contains the southern end of Hollybush Lane and two narrow lanes running perpendicular to the main road. The area is characterised by low density housing. The area contains a garage with car sales and the Axe and Cleaver Public House which gives the settlement its name. With the exception of the timber framed Axe and Clever and a few traditional rural cottages, buildings are relatively modern. The majority of properties are detached houses with those along the north-side of the eastern end of Hollybush Lane facing onto the road. To the north of Axe and Clever sits a ribbon of development along the north-side of Hollybush Lane near Bigglestone. This has seen some limited development recently.

Wormelow is a small settlement situated predominantly along the A466 road although there are developments leading off this along Tump Lane, including the only estate development within the Parish. Many of the properties along the A466 are of traditional cottage proportions. Like Axe and Clever, at its core Wormelow contains a garage and a public house - the Tump Inn. The village falls into two Parishes.

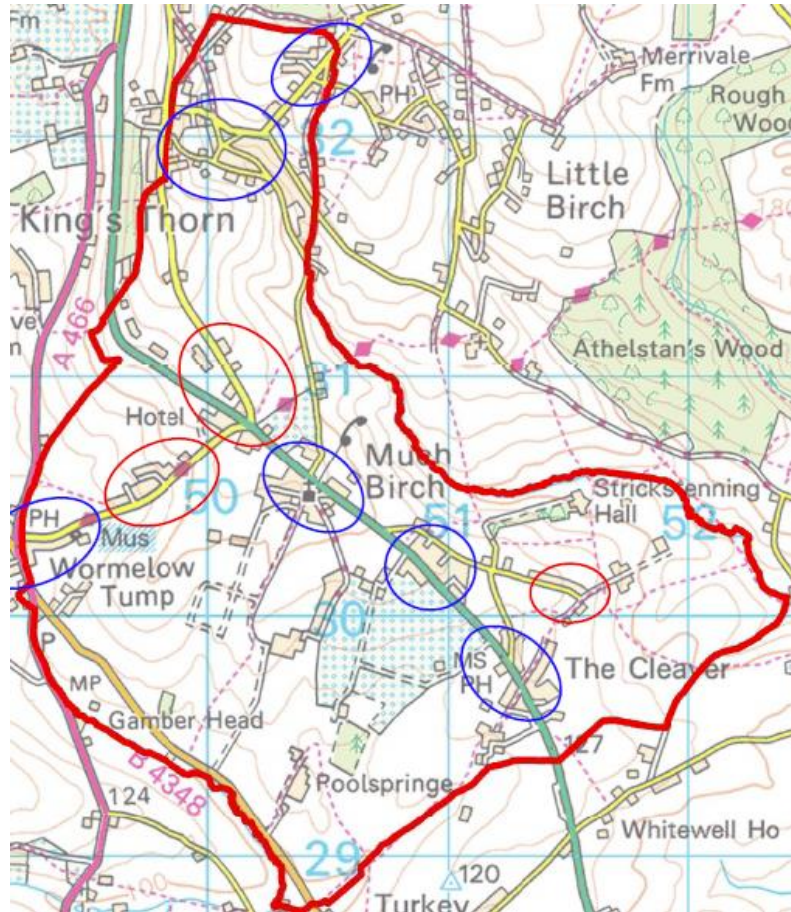


Figure 5: Areas previously having defined boundaries (blue) and those additional areas that have developed as part of the adjacent settlements (red)

A judgment is made about whether development fits sensitively into the setting of settlements, with that meeting the criterion given a weighted score of 3 and that which does not given 0.

1.5 Development should not adversely affect the natural environment but enhance biodiversity where possible

Development of sites that result in the loss local wildlife features such as hedgerows and native trees would not meet this criterion. Although this could be off-set by making a significant contribution to the ecological network through the creation of wildlife 'stepping stones' or 'corridors' associated with ancient woodlands and parkland areas that surround the Parish, the loss was considered a negative in terms of this particular criterion. Most developments have some potential for compensatory or enhancement measures commensurate with the scale of site and development proposed.

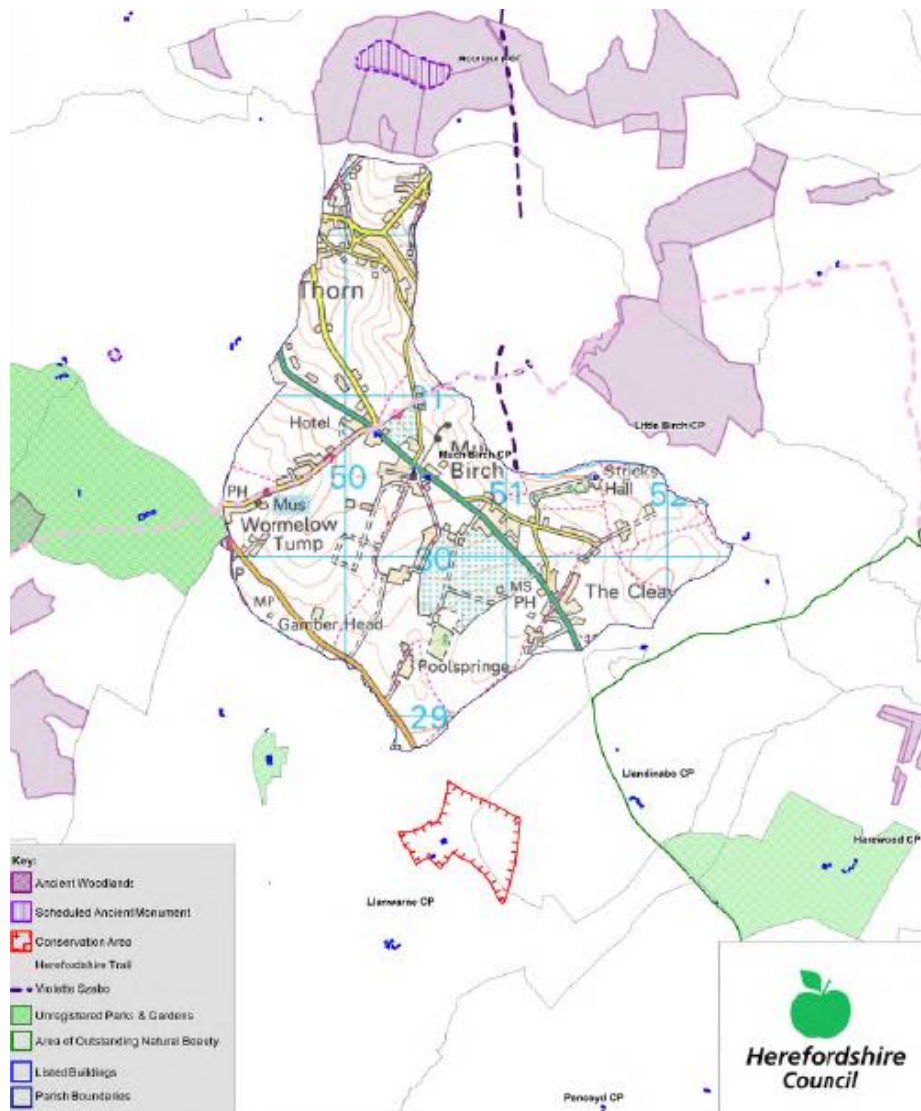


Figure 6: Extract from Herefordshire Council’s SEA Scoping Document

Neutral and positive effects have been given a weighting of 5, with negative effects (with little potential for compensatory measures) given 0.

1.6 Development should preserve or enhance the built and historic environment

There are no Conservation Areas within the Parish. There is an unregistered park and garden immediately to the west of Wormelow. The Violet Szabo Museum may be considered a locally important cultural asset. (NB nationally designated assets is covered in 1.1 above)

In view of the absence of notable locally important heritage assets a weighting of 1 is given where no locally important heritage feature is affected, with 0 where it is.

1.7 Development should not adversely affect landscape character and/or features

The Parish does not fall within the Wye Valley AONB although this important landscape sits just to the south of the Parish boundary.

Areas within the Parish fall predominantly into three landscape character types defined in Herefordshire Council's Landscape Character Assessment. These are

- **Principle Settled Farmlands:** Rolling, settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees around dwellings and trees along stream sides and other watercourses. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards, grazed pastures and arable fields, together make up the rich patchwork.
- **Sandstone Farmlands:** Only found in the Archenfield Sub-regional Character Area. These are upstanding agricultural landscapes with a moderate to gently undulating landform. This is an ordered, prosperous landscape with medium to large, regularly shaped fields separated by straight, single species hedges. Tree cover is limited, being restricted to sparsely scattered hedgerow trees, some remnants of linear woodland running along the bottom of the steeper stream valleys and groups of trees around farms. Settlement is generally a dispersed pattern of substantial farmsteads and country houses.
- **Forest Smallholdings and Dwellings:** These are intimate, densely settled landscapes characterised by strings of wayside cottages and associated smallholdings. They nestle within a complex matrix of pastoral fields and narrow lanes, often defined by prominent dense hedges with hedgerow trees. These small-scale landscapes have resulted in a unified, palpably domestic character. The settlement pattern has developed in a random, opportunistic manner, the corresponding density, scale and ad hoc pattern of both dwellings and lanes being distinctive characteristics today. The associated, usually small, parcels of pasture and pockets of remaining rough ground with heathy/acid grassland vegetation contribute to the scale and are reminders of the origin of these landscapes. The hedgerows often have significant associated tree cover and provide an important structural element to the landscape.
- **A small area in the east is Wooded Estatelands:** These are wooded agricultural landscapes of isolated farmsteads, clusters of wayside dwellings and occasional small estate villages. Woodland comprises about 30-40% of the land cover. This Landscape Type relies heavily upon its woodland component as the critical element in defining its character. The size, shape and composition of the woodlands are all important, being generally large, discrete woods of ancient semi-natural character and irregular or semi-regular outline. They frame the views and are often prominently situated on low crests. The prominent hedgerows are also important in defining the scale and providing the structure to the landscape. Ornamental grounds and parkland associated with large estates can be a noticeable feature in these landscapes. Groups of mature ornamental trees planted in parks or gardens are often significant visual landmarks. The eighteenth and nineteenth century enthusiasm for landscape design is often evident in this Landscape Type where tree planting has been designed specifically to enhance, frame or screen designed views.

Trees and hedgerows feature strongly in their characteristics.

Views are important within this criterion especially those overlooking sites and effect on sky-line and will be significant factors in determining whether this criterion is met.

Where this criterion is met a weighting of 5 is given, and where not 0.

1.8 Development should not adversely affect residential amenity

The context for this criterion is essentially to ensure development protects the privacy and general amenity that might be expected in relation to existing properties (as opposed to effect of traffic and potential pollution which are covered elsewhere). Protection of amenity and privacy covers matters such as intrusive overlooking of a main room or the most private area of the garden. It has to be significant and may involve, for example, insufficient space between buildings; unacceptable loss of appropriate levels of daylight to properties. Loss of an individual's view is not a planning consideration. Where there is unlikely to be a potential adverse effect this is given a weighting of 5 with 0 where this is likely.

1.9 Utilisation of brownfield land (Previously developed land)

The emphasis should be on using brownfield land where it is available and should be given significant weight. In this assessment it is given a weighting of 5 with land that does not fall under this definition being given 0.

1.10 Site does not utilise 'Greenfield' land

The use of a greenfield site is to be avoided where possible. However, there are few such opportunities within the Parish. It may be considered the opposite of criterion 1.9 although that does not take into account development within the curtilage of a house. As a consequence, where a greenfield site is not involved a weighting of 1 is given with 0 where it is.

1.11 Agricultural land quality

Where agricultural land is to be used, that of a lower quality should be preferred where there is a choice. The Agricultural Land Classification map covering the Parish shows land sites falling variously within Grades 1 (dark blue), 2 (light blue) and 3 (green).

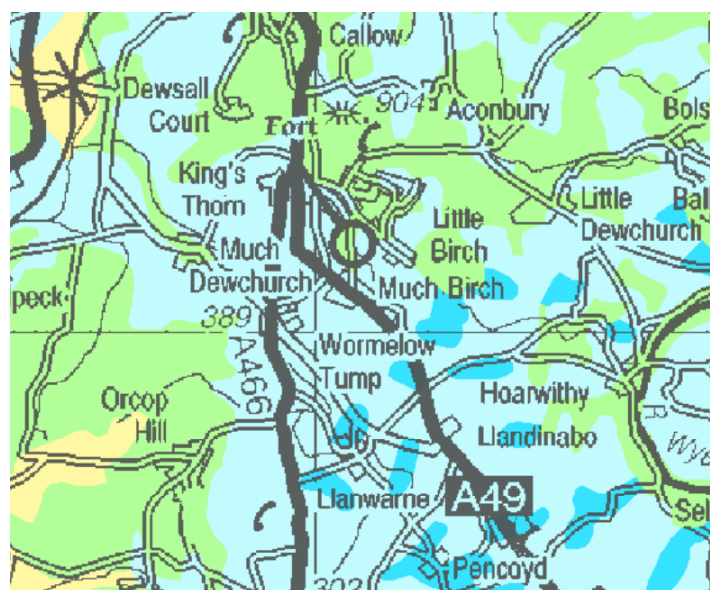


Figure 7: Agricultural land Classification

Again, there is some duplication with criterion 1.9 but in order to take into account agricultural land values, land in category 3 would be preferred under this criterion and given a weighting of 1, while land of grades 1 and 2 are given a weighting of 0.

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Development should not be located where it would be adversely affected by pollution

NPPF identifies noise and air pollution as material considerations. There are no major polluting activities located adjacent to any of the sites. There is the possibility that proximity to the A49 may produce some noise and fumes emissions while agricultural operations may have occasional minor effects on residential amenity through crop spraying and machinery farming land. However, the likely effects from any of these potential sources is not considered to be measurable to the extent that this would enable differentiation between sites. (ND equals no differentiation).

2.2 Sites should be capable of accommodating waste water without adversely affecting the environment.

There are no public sewers serving Kingsthorpe, Much Birch Village or Axe and Cleaver. Wormelow is served by a public sewer that flows westwards from the housing estate along Tump lane. It is important to ensure development can be accommodated without causing pollution either to neighbouring properties or to water courses. Local knowledge suggests the most critical location appears to be in the Kingsthorpe area near to the Wriggle Brook. However, no sites appear to be located where foul drainage is considered likely to be a problem. (ND refers to no differentiation).

2.3 Land should not be adversely affected by flooding or poor land drainage

Information upon flood risk from the Environment Agency and Herefordshire Council's Strategic Flood Risk Assessment for Herefordshire 2009 shown on the Strategic Environmental Assessment Scoping report suggest very little of the Parish falls within flood risk zones 2 and 3 and no areas close to any of the settlements or sites submitted for consideration fall within land which floods. There are a number of areas where surface/storm water drainage is considered to cause problems. Regard has been had to the Environment Agency's Map of storm water flooding.

Where these affect a site or development might exacerbate existing problems, a weighting of 0 is given with 5 being given where this is not considered to be the case.

2.4 Land should not be subject to other potential infrastructure constraints

Such constraints should restrict the ability to bring land forward for development. In relation to Much Birch Parish it is noted that Herefordshire SHLAA identified that DCWW had advised there were issues with the water supply network within the Kingsthorpe area.

Where there is no effect a weighting of 5 is given to this criterion, with 0 where it is.

2.5 Development of a site for housing will not lead to unreasonable restrictions on nearby businesses

No sites were identified that would be likely to adversely affect the operation of an existing business. (ND refers to no differentiation).

2.6 Site promotes infilling within a settlement

This criterion is to promote the effective use of land in accordance with NPPF Section 11. Sites within what might reasonably be defined as a settlement would receive a weighting of 5, while outside a weighting of 0.

3 **Protecting and Enhancing Community Facilities**

3.1 Supports parish/community facilities and/or village core/centre through ease of access

Proximity to such facilities can encourage greater use and therefore viability and ease of use by residents. Proximity to such facilities or footpaths leading to them is a factor. Facilities include the village hall, surgery and primary school. Proximity of a site to the closest of these is considered.

Sites within 400m (5 minutes-walk) where there is no direct connection to a footpath or 800m (10 minutes-walk) where there is direct connection to a footpath would be given a weighting of 3. A site located away from such services or facilities on this basis would have a 0.

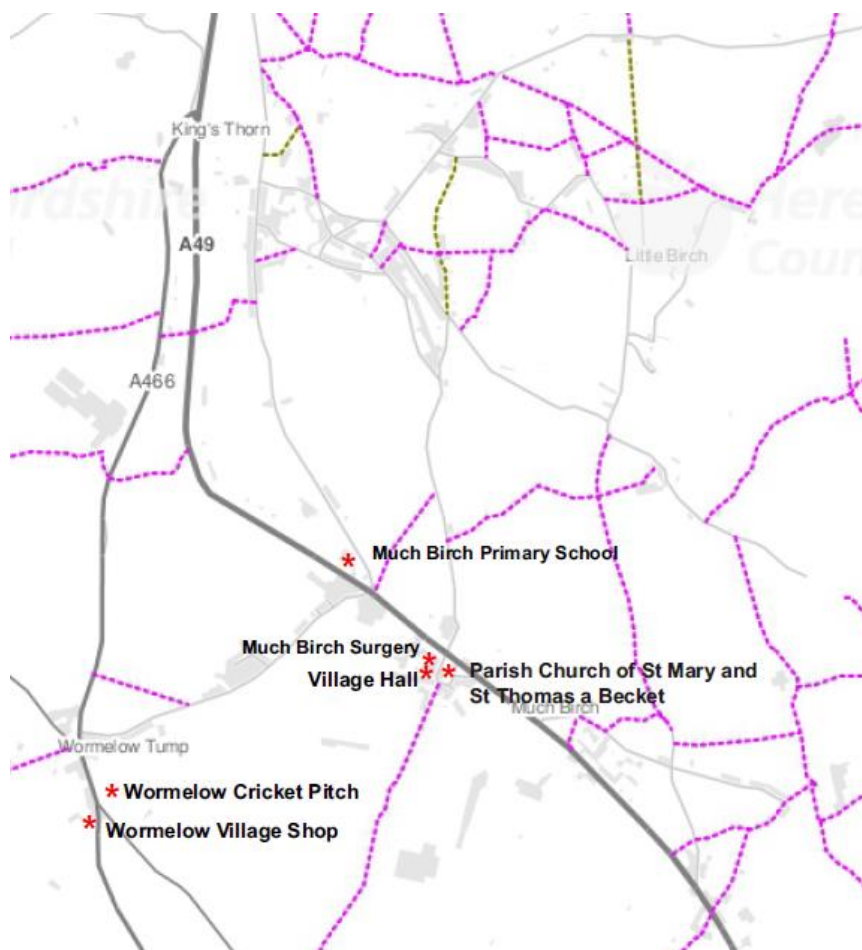


Figure 8: Parish Services and Facilities

3.2 Development should not have any adverse effects upon use of facilities

The use of facilities such as the village hall and pubs might be restricted should dwellings be too close such that their use, on occasions, may be considered a nuisance. These facilities and services are considered important to the community and their viability ought not to be adversely affected by proposals.

No sites have been identified that might have an adverse effect on the use of existing facilities. (ND refers to no differentiation).

3.3 Provision of open space requirements on-site

This criterion relates to Amenity Green Space as defined in Herefordshire Council's Guidance Note 24. Herefordshire Local Plan Core Strategy requires residential developments to make provision for open space, sports and recreation (policies OS1 and OS2). However, that Council has yet to produce any local standards within a Supplementary Planning Document or other Development Plan Document (see Core Strategy paragraph 5.1.47). This would be used to require on site provision or secure appropriate planning contributions to aid development of open space, sports and recreation facilities elsewhere. It also suggests that Neighbourhood Development Plans might address this matter. The Council's Planning Obligations Supplementary Planning Document (SPD) indicates that small areas of open space designed and laid out for young children to play close to their homes (LAPs – Local Area for Play) will not be sought until a new local standard is developed but a financial contribution will be required instead. In this regard the Council will hold the money until funding is secured to provide appropriate space or carry out improvements to existing recreation space conveniently located to the development. The SPD does, however, indicate a requirement for Locally Equipped Areas for Play (LEAP) within developments of 30 to 60 dwellings; and a Neighbourhood Equipped Area for Play (NEAP) in developments of 60 and over dwellings.

Although an analysis has been undertaken for the Ross-on-Wye Housing Market Area in terms of open space provision, local knowledge indicates a lack of purposeful amenity space in a number of areas (see SEA Scoping Report). The presence of Wormelow Cricket Ground and Much Birch Primary School suggests that the amount of playing fields available is sufficient to meet local needs for outdoor sports facilities and there are no sites submitted that should lead to the loss or diminution of use of these areas. The principal absences are for children's play space, informal recreation space and amenity/parkland space. The Parish has established a 'Millennium Green' which is currently an open space with public access although with no play or other amenity facilities available upon it. This area sits adjacent to Wormelow although lies between this settlement and Much Birch. The primary school playing field sits between Much Birch and Kingsthorpe although does not have public access. Off-site contributions might usefully be made to enhance the potential of the Millennium Green for both children's play and amenity and in the event that any additional facility can be provided close to other settlements.

For the purposes of this assessment and in the absence of any local standard proposed by Herefordshire Council, sites with the potential to provide 30 dwellings or over (1.2 hectares; 3.0 acres) where the form of the site and expected scale of development would accommodate a residential estate, will be considered to meet the requirement for appropriate amenity and play space to be provided (weighting 5), with that below being considered not to meet the requirement (weighting 0). In effect, this is the level and form of development where there is greatest certainty that open space requirements will be met.

4 Promoting Sustainable Transport

4.1 Safe vehicular access should be available onto a public road

Visibility standards apply to ensure safe access from a site onto a road although a degree of professional judgment is required. This assessment does not have access to professional advice but relies upon Herefordshire Council's Highways Design Guide for New Development and its standards for sight-lines. The assessment also considers visibility constraints at nearby junctions. However, the final judgment for this will be made by the relevant highway authority. Highways England is responsible for the A49 and has advised it will respond through the Regulation 14 consultation. Herefordshire SHLAA advises in relation to sites requiring direct access onto the A49, that there are safety issues with creating further access points onto this busy A road

Where concerns are considered likely such that there is uncertainty that a site could be accommodated on network a weighting of 0 is given. Where there are unlikely to be concerns a weighting of 5 is given.

4.2 There should be no adverse effects on the road network

The effect of development on the capacity of the network and junctions is important although would normally be assessed by the highway authority. The judgement is one about whether the traffic generated could be accommodated on the network or would result in significant additional traffic along narrow lanes.

Where concerns are considered likely such that there is uncertainty that a site could be accommodated on network a weighting of 0 is given. Where there are unlikely to be concerns a weighting of 5 is given.

4.3 Development should connect readily to the local footpath/cycle network

This is important to promote 'active travel'. Ability to walk to facilities and services is a key component of sustainable development. Similarly cycle links to a current network would be beneficial although there is no network within Much Birch Parish. In addition, improvements to the public footpath network would be seen as positive and particularly beneficial should they provide a link to the village school and other facilities.

Where a site connects directly to a footpath and/or would create an improvement to the network through enabling a direct link a weighting of 5 is given, with 0 where there are none.

4.4 Development would result in improvements to existing highway and associated problems

This criterion might include opportunities to introduce traffic calming measures, produce alternative routes for vehicles that would avoid the need to use dangerous junctions, address existing parking problems or reduce existing adverse effects on residential amenity.

Where there are potential positive effects a weighting of 5 is given, with 0 where there are none.

4.5 The traffic effects of development should not adversely affect residential amenity

The assessment for this is based upon travelling and parked vehicles causing a direct and significant degree of intrusion upon the amenity of residents, especially in areas where there is no footpath. The effect should be significant and is largely influenced by juxtaposition of residential property to the highway and the width of the highway. Level of traffic can be a factor although within rural areas this is unlikely to be the case unless the amount of additional traffic generated through a development is substantial. 'No effect' has been assessed as positive, with effect as negative.

Where the effect is no effect a weighting of 5 is given to this criterion, with 0 where it is considered to affect residential amenity.

5 Meeting Local Housing Needs

5.1 Will the development contribute to providing the appropriate range of market housing?

A range of accommodation sizes is considered beneficial. The larger the site, the better able it is to accommodate a range of dwelling types. All sites of 11+ dwellings were considered likely to meet this criterion. Small sites of 4 or less were considered unlikely to provide a range of accommodation sizes. Within the medium range of site sizes, sites of 7 or more were considered most likely to meet this criterion. It is recognised that the matter is one that would be negotiated through the Development Management process, but for the purposes of a consistent approach to using this criterion for differentiating between sites, this is considered a reasonable definition.

Where the criterion was met a weighting of 5 is given to this criterion, with 0 where it is not.

5.2 Will the development contribute towards the need for affordable housing?

Sites were assessed in terms of whether they would provide more than 10 dwellings, which is necessary in order to require an element of affordable housing. Where sites were of a size that it might just meet the minimum requirement of 11 dwellings, a judgment was made in terms of whether a developer would reduce the number to 10 in order to avoid the requirement to provide affordable housing. Although landowners/developers may offer to provide a higher proportion of affordable housing than required by Herefordshire Local Plan Core Strategy or, where sites are below the threshold, to provide an element of affordable housing, this is unlikely to be enforceable upon allocated housing sites.

Where the criterion was met a weighting of 5 is given to this criterion, with 0 where it is not.

Appendix 4: Individual Site Assessments (APRIL 2019)

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	1A
Location/Address:	Field East of Whitehouse
Submitted By:	Agent
Site Area:	3.1 ha (7.75 acres)
Estimated number of dwellings:	Potential 75 dwellings. Housing density within this area is however well below that which might normally be sought for a relatively large site and a figure of 10 to 14 might reflect that.
Current Use:	Agricultural land
Planning History	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Loosely adjacent to Much Birch	5
1.3 Avoid coalescence of settlements	Would link Much Birch to Axe and Cleaver.	0
1.4 Fits sensitively into settlement	Would sit within the confines of current development between the A49 and Hollybush Lane.	3
1.5 Natural Environment	The only natural feature likely to be affected is the hedgerow along its northern side which could be more than compensated for through measures associated within any development.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Topography and nature of surrounding development are such that development of the site would have only minor adverse landscape effects.	5
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0

1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	Occasional agricultural activity associated with adjacent arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	0
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Not as close to the village hall, church and primary school as some other sites. Links directly with the footpath along the A49 that provides pedestrian access to these facilities.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size and form to make on-site provision for a range of open space, including play areas.	5

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Visibility from Hollybush Lane onto the A49 appears adequate although scale of development may require improvements to ensure satisfactory safe access for the anticipated level of traffic. Improvement would involve third party land. Alternative new direct access onto A49 would require approval of Highways England.	5
4.2 Effect on highway network	Lane serving the site is very narrow. Would require some third-party land for a carriageway of sufficient width to provide a suitable access to the site and footpath links. See above in relation to effect on local network in terms of junction of Hollybush lane with the A49.	0

4.3 Pedestrian/cycle access and benefits	Has the potential to improve pedestrian (and possibly cycle) links from footpath along A49 to properties along Hollybush Lane although limited benefits as no footpath at other (northern) end	5
4.4 Facilitate Improvements to traffic	None identified	5
4.5 Effect of traffic on amenity	Traffic along the A49 producing noise and fumes would have some effect on some properties although not to an unacceptable degree. Would have some adverse effect on amenity of properties at the south end of Hollybush Lane.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion
The site is well related to Much Birch (SW) and Axe and Cleaver. In that respect it would link two settlement areas together. It would be expected to require works to widen Hollywell Lane, changing its character at the southern end. The general housing density in this location and highway requirements may affect the level of development.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	1B
Location/Address:	Land South of Hollybush Lane
Submitted By:	Agent
Site Area:	0.5 ha quoted (NB area indicated on agent's map appears to be more like 1.5 hectares although ribbon format to similar depth taken as basis for assessment)
Estimated number of dwellings:	Potential 10 to 14 dwellings. (Reflecting ribbon development on opposite side of lane)
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site Does not sit adjacent to either Much Birch or Axe and Cleaver, but opposite a ribbon development on the opposite side of Hollybush Lane which is not identified as a settlement.	0
1.3 Avoid coalescence of settlements	Draws a line of ribbon development closer to Axe and cleaver and Much Birch (east end)	0
1.4 Fits sensitively into settlement	Development does not fit sensitively into a defined settlement.	0
1.5 Natural Environment	Loss of mature hedgerow along road frontage.	0
1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	Development would have very limited effects on the landscape	5
1.8 Residential amenity and privacy	No effect	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0

1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	None known	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from village hall, church and primary school and not connected to any footpath links.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Medium sized site for where size and form of development would not normally require open space provision	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Individual accesses similar to development opposite might be expected and should be able to be provided.	5
4.2 Effect on highway network	Adjacent highway is very narrow as it the network leading from it. Would slightly increase inconvenience and would need to consider cumulative effect if other developments in this location considered acceptable to which development might lead.	0
4.3 Pedestrian/cycle access and benefits	None identified	0

4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Would have some effect on amenity in view of narrow lane.	0

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Should be possible to achieve a limited range of accommodation sizes.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that might achieve the level of development where affordable housing although form of development may suggest that the threshold will be avoided	0

Conclusion

The site does not fall adjacent to the built-up area of a defined settlement but should be considered open countryside. Its ribbon form and need for individual accesses onto Hollywell Lane, although reflecting development opposite, would be an unsympathetic form of rural development exacerbating that which has already taken place.

The site area quoted appears less than that shown in the map submitted.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	1C
Location/Address:	Land East of Hollybush Lane
Submitted By:	Agent
Site Area:	1.2 ha
Estimated number of dwellings:	Potential 30 although this would be at a greater density than those within the vicinity. A lower level might be expected at around 6 – 8 dwellings.
Current Use:	Agricultural land
Planning History	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Loosely adjacent to Axe and Cleaver	5
1.3 Avoid coalescence of settlements	Would add to pressures to link Axe and Cleaver to a row of houses along the north side of Hollybush Lane, although the latter is not defined as a settlement.	0
1.4 Fits sensitively into settlement	Would not reflect the settlement form which comprises frontage development along the A49 with limited development to its north.	0
1.5 Natural Environment	Effect on hedgerow along its northern side	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified. An area left uncultivated is located in the north-eastern corner of the site although should it have any heritage (or other) importance it could be protected from development of the wider site.	1
1.7 Landscape character and appearance	Topography is such that development of the site would have only minor adverse landscape effects although it would lead to development surrounding a further area of land offered for development. Their combination would have greater impact on the character of the landscape.	0

1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grades 1 and 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall, church and primary school compared to other alternatives. Does not directly link with the footpath along the A49 that provides pedestrian access to these facilities.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size but unlikely to be developed in a form that would require on-site provision for a range of open space, including play areas.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Visibility from Hollybush Lane onto the A49 appears adequate. Improvement would involve third party land.	5
4.2 Effect on highway network	Lane serving the site is very narrow. Would require third party land to provide a carriageway of sufficient width to provide a suitable access to the site and footpath links	0

4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Would have some adverse effect on amenity of properties at the south end of Hollybush Lane.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion
The site is loosely linked to Axe and Cleaver although would be out of character with that settlement. It has a narrow frontage onto Hollywell Lane and also abuts what appears to be a very narrow and unadopted land to its south-east. It would be greater than 'proportional growth' looked for in table 4.15 settlements.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	1D
Location/Address:	Cleaver Field
Submitted By:	Agent
Site Area:	1.1 ha
Estimated number of dwellings:	Potential 25 although this would be at a greater density than those within the vicinity. A lower level might be expected of around 6 – 8 dwellings.
Current Use:	Agricultural land
Planning History	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Sits adjacent to the built-up area of Axe and Cleaver between properties at the southern end of Hollybush Lane and others along an unnamed narrow lane further to the south	5
1.3 Avoid coalescence of settlements	Would marginally extend the settlement towards properties along the north side of Hollybush Lane, although the latter is not defined as a settlement. The effect would be minimal.	5
1.4 Fits sensitively into settlement	Would sit within existing development to the north-west and south-east.	3
1.5 Natural Environment	The loss of hedgerow along its northern side.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Topography is such that development of the site would have some adverse landscape effects.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0

1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grades 1 and 2.	0
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall, church and primary school compared to other alternatives. Does not directly link with the footpath along the A49 that provides pedestrian access to these facilities.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site not of sufficient size or form to make on-site provision for a range of open space, including play areas.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	The site only has a frontage onto the unnamed lane to its south-east. Exit from the lane onto the A49 has poor visibility. Improvement would involve third party land.	0
4.2 Effect on highway network	Lane serving the site is very narrow. Would require third party land to provide a carriageway of sufficient width to provide a suitable access to the site and footpath links	0
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0

4.5 Effect of traffic on amenity	Would have some adverse effect on amenity of properties at the south end of Hollybush Lane.	0
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5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion		
<p>The site is adjacent to Axe and Cleaver although would be out of character with that settlement. It has no frontage onto Hollywell Lane but abuts what appears to be a very narrow and unadopted land to its south-east. Access to the site along the narrow lane with poor visibility onto the A49 is a major constraint requiring Highways England approval resulting in a high level of uncertainty that nit could be delivered on its own. It would be greater than 'proportional growth' looked for in table 4.15 settlements.</p>		

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	2A
Location/Address:	Land adjacent to Stables, Wormelow
Submitted By:	Landowner
Site Area:	Approx. 2 ha (5 acres)
Estimated number of dwellings:	Potential 50 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected of around 8 - 10 dwellings..
Current Use:	Agricultural land
Planning History	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Separated from main built-up area of Wormelow by village cricket ground. Considered to be adjacent to settlement edge as a consequence	5
1.3 Avoid coalescence of settlements	Would not lead to coalescence of settlements.	5
1.4 Fits sensitively into settlement	Development in depth would not reflect the settlement form which comprises frontage development along the main roads.	0
1.5 Natural Environment	Loss of hedgerow along its western side.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified. An area left uncultivated is located in the north-eastern corner of the site although should it have any heritage (or other) importance it could be protected from development of the wider site.	1
1.7 Landscape character and appearance	Topography is such that development of the site would have adverse effect on landscape character	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0

1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Close to village shop, pub and cricket ground open space.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size and form to make on-site provision for a range of open space, including play areas.	5

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Visibility poor and entrance will be close to junction.	0
4.2 Effect on highway network	Adjacent road has capacity	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Would have no effect on amenity of properties at the south end of Hollybush Lane.	5

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion

Site is well related to village although would have some adverse effects on landscape and village form/character. The ability to provide a safe access for a large development would be a major concern and may potentially rule this site out. Should this site need to be considered, further technical highway studies would be necessary to determine whether it was possible to achieve a suitable access.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	2B
Location/Address:	Stables, Wormelow
Submitted By:	Landowner
Site Area:	Approx. 0.7 ha (1.75 acres)
Estimated number of dwellings:	15 - 20 dwellings although configuration of land and local density may result in lower number – 8 dwellings likely
Current Use:	Former kennels and stabling
Planning History	Unknown
Any Previous Use:	Not known
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site is separated from Wormelow village by cricket ground and a large field.	0
1.3 Avoid coalescence of settlements	Yes	5
1.4 Fits sensitively into settlement	Site would be some distance from the built-up area of Wormelow.	0
1.5 Natural Environment	No nature conservation value apparent.	5
1.6 Built and historic environment	No heritage assets affected.	1
1.7 Landscape character and appearance	Site already contains buildings and development would be unlikely to have significant adverse effect on landscape or landscape features.	5
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings.	5
1.9 Utilises brownfield land	Yes – stables etc held to be previously developed land	5
1.10 Takes greenfield land	No	1
1.11 Utilises high quality agricultural land	No	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	Would need to investigate extent of any pollution from previous use (redundant kennels). The previous use is unlikely to require extensive works to remove any contamination such that its viability might be affected.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No other infrastructure constraints identified	5
2.5 Will not lead to unreasonable restrictions nearby businesses	Current use as stables might be lost.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall and primary school at Much Birch. Some occasional footpath leading from Wormelow to the facilities at Much Birch. Wormelow does however have a village shop which close to the site. In terms of Wormelow village, the site is reasonably located in relation to its facilities.	3
3.2 Effect on use of facilities	No adverse effect.	ND
3.3 Meeting on-site provision	Site not of a size or form of that would be expected to be require an on-site requirement.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Achieving a safe access may be very difficult given the vertical alignment of the road and proximity to the junction to the north. The advice of HC highways upon this will be necessary. This issue raises uncertainty about suitability.	0
4.2 Effect on highway network	If safe access can be achieved the network in the vicinity should have sufficient capacity	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Unlikely to affect amenity of properties in the vicinity	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site should be able to provide a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site should be one that requires an element of affordable housing unless a very low-density development might be expected should site be acceptable in highway terms.	0

Conclusion
<p>The site is already developed and reasonably close to Wormelow village shop, its pub and cricket ground. It is a 'brownfield' site. However, it is not adjacent to the built-up area of the village and there are highway concerns. The ability to provide a safe access for a more intensive use would be a major concern and may potentially rule this site out. Should this site need to be considered, further technical highway studies would be necessary to determine whether it was possible to achieve a suitable access. In addition, the premises appear to be occupied and evidence will be needed that the site is available during the Plan period.</p>

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	2C
Location/Address:	Land to rear of properties off Tump Lane, Wormelow
Submitted By:	Landowner
Site Area:	Approx. 2.5 ha (6.25 acres)
Estimated number of dwellings:	Potential 60 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected of around 12 - 16 dwellings..
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Adjacent to main built-up area of Wormelow.	5
1.3 Avoid coalescence of settlements	Would not lead to coalescence of settlements.	5
1.4 Fits sensitively into settlement	Development in depth would not reflect the settlement form which comprises frontage development along the main roads.	0
1.5 Natural Environment	Some limited loss of hedgerow.	0
1.6 Built and historic environment	Could adversely affect setting of Violet Szabo Museum although protected buffer could be created without difficulty	0
1.7 Landscape character and appearance	Topography is such that development of the site would have adverse effect on landscape character.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0

1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	History of flooding to land to the north.	0
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Close to village shop, pub and cricket ground open space.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size and form to make on-site provision for a range of open space, including play areas.	5

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	No suitable direct access onto a highway. There is a field gate onto Tump Lane but this is unsuitable in terms of width to serve the site.	0
4.2 Effect on highway network	No suitable direct access onto highway. Access through site 2A would result in a significant level of traffic generation in a location where visibility is limited.	0
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Would have significant adverse effect on adjacent properties with access through field gate.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion
Site is well related to village although would have some adverse effects on landscape and village form/character. Major issue is providing an access. There is insufficient space for an access of appropriate width onto Tump Lane. The only other alternative appears to be development in association with site 2A and there are major concerns about the ability to provide a safe access to that site (see site 2A assessment)

MUCH BIRCH NEIGHBOURHOOD PLAN

SITE ASSESSMENT

Site information	
Site Reference No.	4
Location/Address:	Field opposite Minster Farm, bordering the A49, Much Birch.
Submitted By:	Landowner
Site Area:	Approx. 0.8 ha (2.0 acres)
Estimated number of dwellings:	Potential 20 although this would be at a greater density than those within the vicinity. A lower level might be expected 4 - 6 dwellings.
Current Use:	Small Paddock
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	<p>Yes – Parts of the site were considered within the SHLAA.</p> <p>1. HLAA/094/005 (Area on the corner of the lane and A49.</p> <p>2. HLAA/229/012 (Frontage area opposite buildings along the road frontage at Minster House)</p> <p>They were assessed in combination and it was concluded that 'it will be difficult to achieve a suitable access onto the minor road. If access on to the A49 is required a consultation with Highways England is necessary. Electric pylon wires traverse the site and are a major constraint to development'. The sites were considered to have no suitability during the plan period.</p>

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits adjacent to the built-up area of Much Birch. The previous settlement boundary excluded the frontage at this point although included Minster Farm to its north-west and properties to its south-east.	5
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	Would depart from the general form set by the curtilages of properties to the south-east which are single plot depth. However, the Minster Farm	3

	complex, adjacent to the site, extends back from the A49 to a greater depth than the site. Development opposite does extend to a greater depth from the main road.	
1.5 Natural Environment	The hedgerow along its northern west side of the site would be affected. Part of the site comprises grassland and there is reference to a pond being present. These may require investigation to assess their biodiversity value.	0
1.6 Built and historic environment	No designated heritage assets affected. Minster Farm is identified as a historic farmstead upon Herefordshire Historic Environmental Record. This might be considered a complex of buildings of local importance. It is felt that this would affect the design of any development on this site but not the principle of development.	1
1.7 Landscape character and appearance	No landscape constraint has been identified	5
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	Electric pylon wires cross the site. These may affect any development and would need to be moved.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively close to the village hall, church and primary school compared to other alternatives. There is a footpath along the A49 to which the site connects and that provides pedestrian access to these facilities.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site not of a size and form that would require on-site provision for amenity open space.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	The SHLAA advice concluded that 'it will be difficult to achieve a suitable access onto the minor road. If access on to the A49 is required a consultation with Highways England is necessary. An access at the north-west corner of the site should be able to provide sufficient visibility for the enlarged site.	5
4.2 Effect on highway network	The unnamed lane adjacent to the site is narrow but could be widened as part of any development. The frontage along the unnamed lane within which access would need to be obtained is some 95 m. This may be a limiting factor upon the amount of development possible without raising concerns about backing up of traffic to the A49.	5
4.3 Pedestrian/cycle access and benefits	None identified	5
4.4 Facilitate Improvements to traffic	Possibility of improvements in terms of widening to the unnamed lane at the approach to the A49	5
4.5 Effect of traffic on amenity	Unlikely to affect amenity of properties in the vicinity	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site capable of providing a limited range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site potentially could accommodate development that would require an element of affordable housing although constraints are considered such that this would be unlikely.	0

Conclusion
The site is well located to the settlement (Much Birch) and key facilities. It is unlikely to compromise any environmental concerns. Access should be possible onto lane but effect upon the junction with the A49 is a potential constraint and would need Highways England approval (through submission of appropriate evidence) but this may be such as to affect the level of development that the site could accommodate.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	6
Location/Address:	Field behind Tabor Court
Submitted By:	Landowner
Site Area:	Approx. 0.4 ha (1 acre)
Estimated number of dwellings:	Potential for 10 dwellings although much lower figure would might be expected that would reflect development in its vicinity – No more than 3 dwellings
Current Use:	Reasonably sized paddock
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Kingsthorne	0
1.3 Avoid coalescence of settlements	Would be sit between Kingsthorne and Much Birch although would not contribute to any notable extent to coalescence	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form.	0
1.5 Natural Environment	Site surrounded by mature hedgerows and a number of hedgerow trees that might be under threat.	0
1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	No specific landscape constraint has been identified	5
1.8 Residential amenity and privacy	Effect on Tabor Court amenity depends upon where a suitable access can be achieved. If to the south then ought not to affect amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	Possibility of water supply issues.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Village hall, church and primary school within reasonable/medium distance walking distance for which there is a footpath link.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Existing access to Tabor Court on the inside of a bend with poor visibility. Other options to south appear to be even worse. Significant works would be required to achieve suitable visibility which would have adverse environmental effects	0
4.2 Effect on highway network	Adjacent highway has sufficient capacity	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Effect on Tabor Court amenity depends upon where a suitable access can be achieved. Assumed will utilise existing access point. Review if necessary in terms of insufficient alternatives.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion
The site does not fall within or adjacent to the built-up area of any settlement and sits in open countryside. Any development would need to comply with Herefordshire Local Plan Core Strategy policy RA3. The ability to provide a safe access would be a major concern and may potentially rule this site out. Should this site need to be considered, further technical highway studies would be necessary to determine whether it was possible to achieve a suitable access. Even if possible, providing an access is likely to require major engineering works that would have a significant environmental effect.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	7
Location/Address:	Land adjacent to Hill Barn House.
Submitted By:	Landowner
Site Area:	Approx. 0.8 ha (2.0 acres)
Estimated number of dwellings:	Potential 20 although this would be at a greater density than those within the vicinity. A lower level might be expected. Landowner suggests 5 which reflects the density of the ribbon development to its north.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – HLAA094/006. The SHLAA indicates the site has no potential during the plan period. A major problem in achieving a suitable single vehicle access point is indicated

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits adjacent to the current southern end of Kingsthorne	5
1.3 Avoid coalescence of settlements	Site sits between Kingsthorne and Much Birch and would draw the settlements closer together	0
1.4 Fits sensitively into settlement	Development would extend the unsympathetic ribbon form of development along Kingsthorne Road.	0
1.5 Natural Environment	Mature hedgerow along road frontage and woodland to west of northern end of the site. Site does not lie immediately adjacent to this.	0
1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	Development would appear a significant feature from distance views from the west sitting on the skyline	0
1.8 Residential amenity and privacy	No effect	5

1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	Possibility of water supply issues.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Village hall, church and primary school within reasonable walking distance for which there is a footpath link.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of a size and form would not normally require open space provision.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	HC has identified the bend in the road is a major issue in terms of achieving a safe access	0
4.2 Effect on highway network	Adjacent highway has sufficient capacity	5
4.3 Pedestrian/cycle access and benefits	None identified	5
4.4 Facilitate Improvements to traffic	None identified	0

4.5 Effect of traffic on amenity	None	5
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5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No – site form and size unlikely to benefit need for a range of accommodation.	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion
The site falls adjacent to the built-up area of Kingsthorpe. There are significant concerns about whether a suitable access could be provided for further development in this location and significant adverse effect on the landscape, especially in relation to distant views from the west.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	8
Location/Address:	Thornbury, Near Aconbury Close, Kingsthorpe.
Submitted By:	Landowner
Site Area:	Approx. 0.04ha (0.1 acre)
Estimated number of dwellings:	1 dwelling.
Current Use:	Garden land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls within the built-up area of Kingsthorpe, including within the previously defined boundary	5
1.3 Avoid coalescence of settlements	No	5
1.4 Fits sensitively into settlement	Yes	3
1.5 Natural environment	No effect – part of residential curtilage - garden	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	No adverse effect on the landscape, village street scene or landscape features.	5
1.8 Residential amenity and privacy	Site within residential but building could be designed and located so as to protect residential amenity.	5
1.9 Utilises brownfield land	No (garden land but not considered brownfield site)	0
1.10 Takes greenfield land	No	1
1.11 Utilises high quality agricultural land	No	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	Possibility of water supply issues.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site represents infilling.	5

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall, church and primary school compared to other alternatives. Footpath runs along main road through the village.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	Will not have a significant effect on the network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion

The site falls partly within the NDP area and partly in an adjacent parish. Consequently, it is not possible to reach a definitive conclusion. However, the site is below the threshold for a housing allocation within the NDP in any event. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard it is considered that this site sits well within a previously defined settlement boundary that would form the basis for one to be defined for the village. A second criterion would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.

MUCH BIRCH NEIGHBOURHOOD PLAN

SITE ASSESSMENT

Site information	
Site Reference No.	9
Location/Address:	Western part of garden of Hollybush House
Submitted By:	Landowner
Site Area:	Approx. 0.08ha (0.2 acre)
Estimated number of dwellings:	1 dwelling.
Current Use:	Garden land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls within the built-up area of Axe and Cleaver, including within the previously defined boundary	5
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	Yes	3
1.5 Natural Environment	No effect – part of residential curtilage - garden	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	No adverse effect on the landscape, village street scene or landscape features.	5
1.8 Residential amenity and privacy	Site where a building could be designed and located so as to protect elements of residential amenity. There appears to be sufficient space for a further appropriately designed dwelling	5
1.9 Utilises brownfield land	No (garden land but not considered brownfield site)	0
1.10 Takes greenfield land	No	1
1.11 Utilises high quality agricultural land	No	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site represents infilling.	5

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall, church and primary school compared to other alternatives. Footpath leading to these facilities runs along main road a short distance to the south.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access. Junction at south end of Hollybush Lane not ideal in terms of visibility but should be suitable to accommodate the additional traffic from 1 dwelling.	5
4.2 Effect on highway network	Will not have a significant effect on the network.	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation. Ought not to amount to tandem development	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0

5.2 Provide the appropriate range of affordable housing	No	0
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Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard it is considered that this site sits well within a previously defined settlement boundary that would form the basis for one to be defined for the settlement within the NDP. A second criterion would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	10
Location/Address:	Field Adjacent to Hollybush Cottage
Submitted By:	Landowner
Site Area:	Approx. 1.6ha (4 acres)
Estimated number of dwellings:	Potential 40 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected of around 6 – 10 dwellings.
Current Use:	Agricultural land
Planning History:	Not known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits adjacent to Much Birch (Hollybush Lane end), and close to a ribbon development further along Hollybush Lane to the east.	5
1.3 Avoid coalescence of settlements	Site would lead to coalescence with ribbon of development further along Hollybush lane towards Bigglestone.	0
1.4 Fits sensitively into settlement	Development does not fit sensitively into a defined settlement.	0
1.5 Natural Environment	Loss of mature hedgerow along road/lane frontages.	0
1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	Development would have some adverse effects on the landscape being visible as a block from Athelstan's Wood	0
1.8 Residential amenity and privacy	No effect	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	None known	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from village hall, church and primary school and not connected to any footpath links.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size to make on-site provision although given its form this and other constraints, unlikely to achieve the threshold in terms of dwellings necessary.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Individual accesses similar to development opposite might be expected and should be able to be provided. Some access may be possible onto lane running along west edge of site.	5
4.2 Effect on highway network	Adjacent highway is very narrow as it the network leading to/from it. An intensive development may lead to pressure for mitigation in terms of provision of passing bays. Cumulative effect in terms of the lane's capacity would be a consideration if other developments in this location considered acceptable.	0
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0

4.5 Effect of traffic on amenity	Would have some effect on amenity in view of narrow lane serving properties.	0
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5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Would expect a range of accommodation sizes on a site of this size and configuration.	5
5.2 Provide the appropriate range of affordable housing	Site should require an element of affordable housing if developed in an efficient way.	5

Conclusion

The site falls adjacent to the built-up area of a defined settlement. There is a significant environmental concern in terms of views from the east. Some highway concerns in relation to traffic generation with the site being accessed along a number of narrow lanes.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	11
Location/Address:	Land adjacent to Red House, Hollybush Lane
Submitted By:	Landowner
Site Area:	Up to 0.4 ha (1 acre)
Estimated number of dwellings:	Potentially up to 10 dwellings based on area indicated in submission although site looks smaller and suitable for 2 - 3 dwellings.
Current Use:	Agricultural land
Planning History:	Not known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site Does not sit adjacent to either Much Birch or Axe and Cleaver, but at the end of a ribbon development along Hollybush Lane at a location that is not identified as a settlement.	0
1.3 Avoid coalescence of settlements	Would coalesce area between Much Birch and ribbon of development leading to Bigglestone.	0
1.4 Fits sensitively into settlement	Development does not fit sensitively into a defined settlement.	0
1.5 Natural Environment	Mature hedgerow along road frontage.	0
1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	Development would have very limited effects on the landscape given it comprises a small extension to the ribbon development along Hollybush lane at this point.	5
1.8 Residential amenity and privacy	No effect	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	None known	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from village hall, church and primary school and not connected to any footpath links.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of a size and form that would not normally require open space provision.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Individual accesses similar to development opposite might be expected and should be able to be provided. Some access may be possible onto lane running along west edge of site.	5
4.2 Effect on highway network	Adjacent highway is very narrow as it the network leading to/from it. Unlikely to cause any significant problem if a small development, although would need to consider cumulative effect if other developments in this location considered acceptable.	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Would have some effect on amenity in view of narrow lane serving properties.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Would not expect a range of accommodation sizes on a site of this size and configuration.	0
5.2 Provide the appropriate range of affordable housing	Site would not require an element of affordable housing	0

Conclusion
The site does not fall adjacent to the built-up area of a defined settlement but would normally be considered to be in open countryside.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	12A
Location/Address:	Land West of Wingfield Lodge
Submitted By:	Landowner
Site Area:	Approx. 0.4 ha (1 acre)
Estimated number of dwellings:	Potential for 10 dwellings although 1 dwelling indicated by landowner. This would reflect the general density of development in this location.
Current Use:	Garden land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Much Birch and Kingsthorpe.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the A49 in this location.	0
1.5 Natural Environment	No effects identified	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Sufficient space to mitigate any effect upon the countryside landscape.	5
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No (garden land but not considered brownfield site)	0
1.10 Takes greenfield land	No	1
1.11 Utilises high quality agricultural land	No	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Some distance from the village hall, church and primary school compared to other alternatives. Footpath along the road is an advantage.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Access is indicated to be along a long drive leading off the road leading to Kingsthorpe rather than the A49. This access is to a suitable standard	5
4.2 Effect on highway network	Will not have a significant effect on the network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range	No	0

of affordable housing		
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Conclusion

<p>The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site is away from the built-up area of the settlement (Kingsthorpe and Much Birch) and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.</p>

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	12B
Location/Address:	Land to West of Convent
Submitted By:	Landowner
Site Area:	1.6 ha (4 acres) indicated in submission but full field is more like 4.5 ha. (11 acres).
Estimated number of dwellings:	Potential 40 dwellings on assumption that only part of field to be used, although this would be at a greater density than those within the vicinity. A lower level might be expected of around 18 – 20 on full site area but 8 – 10 on a smaller part if this is what is envisaged.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site does not sit within or adjacent to a settlement	0
1.3 Avoid coalescence of settlements	Would add to pressures to link Kingsthorpe to Much Birch,.	0
1.4 Fits sensitively into settlement	Would not reflect the settlement form which, to the north, comprises frontage/single plot frontage development	0
1.5 Natural Environment	The hedgerow along its northern side would be affected by development.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified. An area left uncultivated is located in the north-eastern corner of the site although should it have any heritage (or other) importance it could be protected from development of the wider site.	1
1.7 Landscape character and appearance	Topography is such that development of the site would have significant adverse landscape effect both locally and on distant views from the west.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5

1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively close to primary school compared to other alternatives with footpath links. Submission indicates will provide turning area for the school.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Both options result in a site of sufficient size and form to make on-site provision for a range of open space.	5

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Visibility onto Kingsthorpe Road reasonable	5
4.2 Effect on highway network	Unlikely to affect network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	See 3.1 above. However, this is taken on face value as it cannot be made a specific requirement.	5
4.5 Effect of traffic on amenity	Will not have adverse effect on amenity of neighbouring properties.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion
The site is poorly located in relation to any of the settlements although does connect to the concentration of development at the junction of the A49, Tump Lane and Kingsthorpe Lane. Its development would have a major adverse effect on the landscape, especially views from the west .

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	13
Location/Address:	Land adjoining Halbury House
Submitted By:	Landowner
Site Area:	Approx. 0.4 ha (1 acre)
Estimated number of dwellings:	Potential for 10 dwellings although 1 dwelling indicated by landowner. This would reflect the general density of development in this location.
Current Use:	Garden land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Much Birch and Kingsthorne.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the A49 in this location.	0
1.5 Natural Environment	No effects identified	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Sufficient space to mitigate any effect upon the countryside landscape.	5
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	0
1.9 Utilises brownfield land	No (garden land but not considered brownfield site)	0
1.10 Takes greenfield land	No	1

1.11 Utilises high quality agricultural land	No	1
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Some distance from the village hall, church and primary school compared to other alternatives. Footpath along the road is an advantage.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	The site will require direct access onto the A49 which is a trunk road. Highways England advice would be required in terms of whether this would restrict the site's development. The site is located on a fast stretch of road with poor visibility	0
4.2 Effect on highway network	Will not have a significant effect on the network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Appears to be sufficient space to avoid effects on adjacent dwelling.	5

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site is away from the built-up area of the settlement (Kingsthorpe and Much Birch) and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process. It would require a new or more intensively used access onto the A49 trunk road where there is poor visibility. Consequently, in relation to this issue, there is considerable uncertainty that the site could be delivered even if acceptable in all other respects.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	14
Location/Address:	Land between Hallow End House and Dew's Cottage, Much Birch.
Submitted By:	Landowner
Site Area:	Approx. 0.1ha (0.25 acre)
Estimated number of dwellings:	1 dwelling.
Current Use:	Garden land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls within the built-up area of Much Birch, including within the previously defined boundary	5
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	Yes	3
1.5 Natural Environment	No effect – part of residential curtilage - garden	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	No adverse effect on the landscape, village street scene or landscape features.	5
1.8 Residential amenity and privacy	Small site where judgment would need to be made through a planning application whether a building could be designed and located so as to protect elements of residential amenity.	0
1.9 Utilises brownfield land	No (garden land but not considered brownfield site)	0
1.10 Takes greenfield land	No	1
1.11 Utilises high quality agricultural land	No	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision. Question whether sufficient space. Could however be joint with adjacent dwellings	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site represents infilling within a settlement.	5

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Close the village hall, church and primary with good footpath access.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	The site will require direct access onto the A49, which is a trunk road. Although it may not require a new access point onto this busy A road, Highways England advise would be required in terms of whether this would restrict the site's development.	0
4.2 Effect on highway network	Subject to 4.2 above no other significant effects on the network	5
4.3 Pedestrian/cycle access and benefits	Site sits adjacent to a public footpath but will not result in any improvement	5
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation. Potential effect on dwelling currently within the curtilage covered by 1.8 above.	0

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard it is considered that this site sits well within a previously defined settlement boundary that would form the basis for one to be defined for the village within the NDP. A second criterion would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. It would require a new or more intensively used access onto the A49 trunk road. Consequently, in relation to this issue, there is some uncertainty that the site could be delivered even if acceptable in all other respects. This would be determined through the Development Management process.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	15A
Location/Address:	Land at Treberva Fruit Farm. Middle entrance by Inglenook
Submitted By:	Landowner
Site Area:	0.2 ha (0.5 acres) indicated in submission but no exact area definable on site.
Estimated number of dwellings:	Potential 3 - 5 would reflect density within the vicinity.
Current Use:	Agricultural land (Orchard)
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits adjacent to the built-up area of Much Birch (Hollybush lane end).	5
1.3 Avoid coalescence of settlements	Site would extend Much Birch (Hollybush Lane) closer to the settlement to the north west.	0
1.4 Fits sensitively into settlement	Site is not consistent with the form of development of this part of the settlement with only frontage development on the south side of the A49 and most development being on its north side.	0
1.5 Natural Environment	There is a native hedgerow along the northern side of the site although a gap exists that might be used as an access point. The field is in use as a commercial orchard that may have some biodiversity value.	0
1.5 Built and historic environment	No designated heritage assets affected. principle of development.	1
1.7 Landscape character and appearance	Inconsistent with the landscape character and adversely affect views from the west.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0

1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with the adjacent orchard and arable land.	ND
2.1 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No other infrastructure constraints identified	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively close to the village hall, church and primary school compared to other alternatives. There is a footpath along the A49 on the opposite side of the road that provides pedestrian access to these facilities.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of a size that would not require on-site open space provision.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Access would be directly onto the A49. The need for advice from Highways England indicates a high level of uncertainty about the site's development potential.	0
4.2 Effect on highway network	The network could accommodate additional traffic subject to a suitable access being achieved as indicated above.	5
4.3 Pedestrian/cycle access and benefits	None identified	0

4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Unlikely to affect amenity of properties in the vicinity	5

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Site size might provide a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site unlikely to require an element of affordable housing.	0

Conclusion

The site is reasonably located to the Much Birch and key facilities although would extend a ribbon form of development along the A49. It would require a new or more intensively used access onto the A49 trunk road. Consequently, in relation to this issue, there is some uncertainty that the site could be delivered even if acceptable in all other respects. It would need Highways England approval suggesting a high degree of uncertainty.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	15B
Location/Address:	Land at Treberva Fruit Farm. Lower entrance (near to Axe & Cleaver) between road and Poolsnatch
Submitted By:	Landowner
Site Area:	Up to 1.0 ha (2.5 acres)
Estimated number of dwellings:	Potential 25 although this would be at a greater density than those within the vicinity. A lower level might be expected of around 6 – 8 dwellings.
Current Use:	Agricultural land (Orchard)
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Loosely adjacent to both Axe and Cleaver and Much Birch although on opposite side of the road to the adjacent settlements.	5
1.3 Avoid coalescence of settlements	Would link Axe and Cleaver to Much Birch.	0
1.4 Fits sensitively into settlement	Would not reflect the settlement form which comprises development primarily on the north side of the A49. It would sit as a relatively isolated development in depth within a gap	0
1.5 Natural Environment	The loss of hedgerow and orchard.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified. An area left uncultivated is located in the north-eastern corner of the site although should it have any heritage (or other) importance it could be protected from development of the wider site.	1
1.7 Landscape character and appearance	A relatively open site to views from the west. Would be contrary to the landscape character on this side of the A49	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0

1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Some distance from village hall, school, surgery and church. Footpath nearby but on opposite side of road requiring crossing.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site potentially of sufficient size to make on-site provision for open space, although form of development unlikely to achieve the minimum threshold.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Access would be directly onto the A49. The need for advice from Highways England indicates a high level of uncertainty about the site's development potential.	0
4.2 Effect on highway network	A49 has capacity.	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0

4.5 Effect of traffic on amenity	Would have no adverse effects on amenity of neighbouring properties.	5
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5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion

The site is poorly located in relation to the settlement. It would require a new or more intensively used access onto the A49 trunk road. Consequently, in relation to this issue, there is some uncertainty that the site could be delivered even if acceptable in all other respects. It would need Highways England approval suggesting a high degree of uncertainty.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	16
Location/Address:	Land at Minster Farm
Submitted By:	Landowner
Site Area:	2.5 ha (6 acres)
Estimated number of dwellings:	Potential 60 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected of around 14 – 18 dwellings..
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – two small parcels within the submitted site were assessed (HLAA/094/008 and HLAA/229/014). Both were considered to have no potential during the plan period. The first was considered to have highway safety issues through creating further access points onto the busy A49. The second was excluded because it was a traditional orchard that was a BAP habitat. In addition, it was considered to be landlocked with access through site HLAA/094/008 which has highway safety issues.

1. Protecting and Enhancing the Environment of		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Adjacent to built-up area of Much Birch	5
1.3 Avoid coalescence of settlements	Leads to coalescence between Much Birch and area surrounding the staggered cross roads including the school.	0
1.4 Fits sensitively into settlement	Would not reflect the settlement form which comprises frontage development along the A49 with limited development in depth to its north.	0
1.5 Natural Environment	Loss of hedgerow. In addition, previously part of site identified as having biodiversity value as a traditional orchard. This would apply to a portion of the site.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified. An area left uncultivated is located in the north-eastern corner of the site although should it have any heritage (or	1

	other) importance it could be protected from development of the wider site.	
1.7 Landscape character and appearance	Topography is such that development of the site would have some adverse landscape effects in terms of views from the east.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Close to the village hall, church and primary school compared to other alternatives. Direct link with the footpath could be created with site lying adjacent to the existing.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size and form to make on-site provision for a range of open space, including play areas.	5

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Access onto A49 would have significant issues. Alternative access possible onto unnamed lane	0

	running along north-east side of site but gradient and proximity to inside of bend may present problems to visibility.	
4.2 Effect on highway network	Lane serving the site is narrow but should be able to accommodate some development. Traffic studies would be needed to determine level, including effect on junction with A49. Effect uncertain	0
4.3 Pedestrian/cycle access and benefits	Might improve foot links between A49/Kingsthorpe Road and back lane to Kingsthorpe.	5
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Would have some adverse effect on amenity of properties at the south end of Hollybush Lane.	5

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion

Site reasonably located in relation to settlement, Much Birch (NW). There are some environmental and highway concerns which may affect development density. The site presents a reasonable opportunity for a larger site should there be insufficient more preferable sites.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	17A
Location/Address:	Between Bell View and Trewenn, off Wrigglebrook Lane
Submitted By:	Landowner
Site Area:	Approx. 0.1ha (0.25 acre)
Estimated number of dwellings:	1/2 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Much Birch.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the lane.	0
1.5 Natural Environment	Minor effect in terms of loss of hedgerow	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Small adverse effect upon the countryside landscape.	0
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively close to the village hall, church and primary school compared to other alternatives. Absence of a footpath along the narrow lane is a significant disadvantage given the narrowness of the road .	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	Will not have a significant effect on the network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range	No	0

of affordable housing		
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Conclusion

<p>The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site falls away from the built-up area of the settlement and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.</p>

MUCH BIRCH NEIGHBOURHOOD PLAN

SITE ASSESSMENT

Site information	
Site Reference No.	17B
Location/Address:	Between Trewenn and the new house to north, off Wrigglebrook Lane
Submitted By:	Landowner
Site Area:	Approx. 0.1ha (0.25 acre)
Estimated number of dwellings:	1/2 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Much Birch.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the lane.	0
1.5 Natural Environment	Loss of hedgerow	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Small adverse effect upon the countryside landscape.	0
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively close to the village hall, church and primary school compared to other alternatives. Absence of a footpath along the narrow lane is a disadvantage.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	Will not have a significant effect on the network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site falls away from the built-up area of the settlement and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	18
Location/Address:	Land at Highbury between Barrack Hill and Parish Lane, Kingsthorne.
Submitted By:	Landowner
Site Area:	Approx. up to 0.2 ha (0.5 acres)
Estimated number of dwellings:	Potential 5 but 2 dwellings would reflect local density.
Current Use:	Garden land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls within the built-up area of Kingsthorne, including within the previously defined boundary	5
1.3 Avoid coalescence of settlements	No	5
1.4 Fits sensitively into settlement	Yes	3
1.5 Natural Environment	No effect – part of residential curtilage - garden	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	No adverse effect on the landscape, village street scene or landscape features.	5
1.8 Residential amenity and privacy	Small site where judgment would need to be made through a planning application upon the number and type of buildings that could be accommodated so as to protect elements of residential amenity. Some development should be possible.	5
1.9 Utilises brownfield land	No (garden land but not considered brownfield site)	0
1.10 Takes greenfield land	No	1
1.11 Utilises high quality agricultural land	No	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	Possibility of water supply issues identified	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site represents infilling within a settlement.	5

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall, church and primary school compared to other alternatives. Footpath runs along main road through some of the village.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access (even joint with existing house within curtilage)	5
4.2 Effect on highway network	Will not have a significant effect on the network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation depending on scale of development but should not stop high density scheme	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0

5.2 Provide the appropriate range of affordable housing	No	0
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Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard it is considered that this site sits well within a previously defined settlement boundary that would form the basis for one to be defined for the village within the NDP. A second criterion would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process. It should be possible to achieve some new housing within the space available.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	20
Location/Address:	Garden Land at Old Post Office, Wormelow
Submitted By:	Landowner
Site Area:	Approx. 700m ²
Estimated number of dwellings:	1/2 dwellings.
Current Use:	Garden land
Planning History:	Yes – Code P170895/O refused planning permission on 8 th May 2017 primarily because safe means of vehicular access could not be shown. In addition there was absence of an ecological survey which would indicate the ecological value, mitigation and enhancement.
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls within the built-up area of Wormelow as defined by the previously defined boundary	5
1.3 Avoid coalescence of settlements	No	5
1.4 Fits sensitively into settlement	Yes	3
1.5 Natural Environment	Not considered a constraint.	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	No adverse effect on the landscape, village street scene or landscape features.	5
1.8 Residential amenity and privacy	Small site where judgment would need to be made through a planning application whether a building could be designed and located so as to protect elements of residential amenity. Uncertain.	0
1.9 Utilises brownfield land	No (garden land but not considered brownfield site)	0
1.10 Takes greenfield land	No	1

1.11 Utilises high quality agricultural land	No	1
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site.	ND
2.2 Sewage treatment	No issues identified. Planning application did not contain details upon which Dwr Cymru/Welsh Water might comment – assumed could be dealt with.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site represents infilling within a settlement boundary.	5

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall and primary school at Much Birch. Some occasional footpath leading from Wormelow to the facilities at Much Birch. Wormelow doe however have a village shop which is adjacent to the site. In terms of Wormelow village, the site is well located in relation to its facilities.	3
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Refusal of planning permission suggests this is a major issue	0
4.2 Effect on highway network	Will not have a significant effect on the network other than the above (4.1)	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Potential effect on dwelling currently within the curtilage from vehicle turning.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion
<p>The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard it is considered that this site sits well within a previously defined settlement boundary that would form the basis for one to be defined for the village within the NDP. A second criterion would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be and has been determined through the Development Management process where the decision on a previous planning application found that a suitable vehicular access could not be shown to be possible.</p>

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	21A
Location/Address:	Land west of Bigglestone (South side of lane)
Submitted By:	Landowner
Site Area:	Approx. 0.2ha
Estimated number of dwellings:	Potentially up to 4 dwellings although in terms of general density within the location for sites of this size, most likely 2 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Axe and Cleaver and Much Birch.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the lane.	0
1.5 Natural Environment	Loss of hedgerow	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Adverse effect along upon the rural landscape character.	0

1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	Yes Grade 1/2 agricultural land	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities

3.1 Support for parish facilities/services	Relatively distant from the village hall, church and primary school compared to other alternatives. Absence of a footpath along the narrow lane is a disadvantage.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport

4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	No significant effect on the network. NB may be cumulative effect if area developed in association with other sites.	5
4.3 Pedestrian/cycle access and benefits	None identified	0

4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion
<p>The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site falls away from the built-up area of the settlement and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.</p>

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	21B
Location/Address:	Land off unnamed lane, north of A49 at Axe and Cleaver
Submitted By:	Owner
Site Area:	0.6 hectares (1.5 acres)
Estimated number of dwellings:	Potential 15 although this would be at a greater density than those within the vicinity. A lower level of around 3 maximum might be expected.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits loosely adjacent to the built-up area of Axe and Cleaver although not adjacent to the previously defined boundary.	5
1.3 Avoid coalescence of settlements	Would extend the settlement towards properties along the north side of Hollybush Lane, although the latter is not defined as a settlement. In combination with other properties along the lane it is considered it would result in coalescence .	0
1.4 Fits sensitively into settlement	Would sit within existing development to the north-west and south-east.	3
1.5 Natural Environment	The only natural feature likely to be affected is the hedgerow along its northern side. It could be more than compensated for through measures associated within any development, but it will represent a loss.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Topography is such that development of the site would have only minor adverse landscape effects.	5
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0

1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grades 1 and 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from the village hall, church and primary school compared to other alternatives. Does not directly link with the footpath along the A49 that provides pedestrian access to these facilities.	0
3.2 Effect on use of facilities	No adverse effects.	5
3.3 Meeting on-site provision	Site of not of sufficient size to make on-site provision for.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	The site only has a frontage onto the unnamed lane to its south-east. Exit from the lane onto the A49 has poor visibility. Improvement would involve third party land. Could exit to east but lane in very poor condition.	0
4.2 Effect on highway network	Lane serving the site is very narrow. Would require third party land to provide a carriageway of sufficient width to provide a suitable access to the site and footpath links	0
4.3 Pedestrian/cycle access and benefits	None identified	0

4.4 Facilitate Improvements to traffic	Landowner suggests improvements might be made to unnamed lane although unlikely to be sufficient in view of land requirements from third parties	0
4.5 Effect of traffic on amenity	Would have adverse effect on amenity of properties at the south end of unnamed lane.	0

Meeting Local Housing Needs

Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
Provide the appropriate range of affordable housing	Site unlikely to be developed with sufficient houses to require an element of affordable housing	0

Conclusion

The site does not adjoin the previously defined settlement boundary although it potentially links to it in association with other dwellings along the lane onto which it faces. However, the narrow lane with poor visibility onto the A49 is a significant constraint. The lane appears to be unadopted at least along part of its length and is in poor condition.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	21C
Location/Address:	Land adjacent to Bigglestone (East Site)
Submitted By:	Landowner
Site Area:	Approx. 0.2ha
Estimated number of dwellings:	Potentially up to 4 dwellings although in terms of general density within the location for sites of this size most likely 2 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Axe and Cleaver and Much Birch.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the lane.	0
1.5 Natural Environment	Minor effect in terms of loss of hedgerow	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Adverse effect along upon the rural landscape character including upon the rural lane through engineering works to provide access.	0
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	Yes – Grade 2 agricultural land	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively distant from the village hall, church and primary school compared to other alternatives. Absence of a footpath along the narrow lane is a disadvantage.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	On its own would not have a significant effect on the network.	5
4.3 Pedestrian/cycle access and benefits	None identified. NB may be cumulative effect if area developed in association with other sites.	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site falls away from the built-up area of the settlement and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	21D
Location/Address:	Land adjacent to Bigglestone (West Site)
Submitted By:	Landowner
Site Area:	Approx. 0.2ha
Estimated number of dwellings:	Potentially up to 4 dwellings although in terms of general density within the location for sites of this size most likely 2 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Axe and Cleaver and Much Birch.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the lane.	0
1.5 Natural Environment	Minor effect in terms of loss of hedgerow	
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Adverse effect along upon the rural landscape character.	0
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	Yes Grade 2 agricultural land	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively distant from the village hall, church and primary school compared to other alternatives. Absence of a footpath along the narrow lane is a disadvantage.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	No significant effect on the network. NB may be cumulative effect if area developed in association with other sites.	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range	No	0

of affordable housing		
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Conclusion

<p>The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site falls away from the built-up area of the settlement and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.</p>

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	22
Location/Address:	Land off Barrack Hill (West Side)
Submitted By:	Landowner
Site Area:	Approx. up to 0.4 ha (1.0 acres)
Estimated number of dwellings:	10 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected and landowner suggests up to 5 dwellings which reflects the density in this location.
Current Use:	Small paddock.
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No but site reference HLAA/430/003 located adjacent to its western and southern borders was assessed. This was considered to have medium suitability. The conclusion drawn was that it had medium suitability although the potential impact on Aconbury Wood was such that it only had potential for some development in the southern and eastern roadside section of the site. The eastern section is in a similar location to this site, both of which are separated from the woodland by existing development.

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits adjacent to the built-up area of Kingsthorpe between the two constituent parts as defined by the previous settlement boundary.	5
1.3 Avoid coalescence of settlements	Although it would link the two constituent parts of Kingsthorpe, it would not lead to coalescence with other settlements	5
1.4 Fits sensitively into settlement	Development would continue the form of development on the west side of Barrack Hill to a depth consistent with development to the north.	3
1.5 Natural Environment	The site comprises grassland surrounded by unmanaged hedgerows on three sides and a mature willow tree. There is no indication that it is an important habitat.	5

1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	No landscape constraints have been identified	5
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests Grade 3.	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding although this would need further investigation given the land configuration in this location. Would have to make on-site provision for storm water, for which space should be available.	5
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities

3.1 Support for parish facilities/services	Distant from village hall, church and primary school compared to other alternatives. There is no footpath until you get to road running through the main part of Kingsthorpe.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	The size of site and expected form of development is unlikely to require on-site open space provision.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be able to achieve adequate visibility	5
4.2 Effect on highway network	Width of Barrack Hill sufficient to accommodate the anticipated level of development.	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Should not affect amenity of properties in the vicinity	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Size of site unlikely to provide a range of accommodation types.	0
5.2 Provide the appropriate range of affordable housing	Development would not require an element of affordable housing although land form and surrounding density of development suggests this would be unlikely.	0

Conclusion
The site is well located to the settlement (Kingsthorpe) although not to key facilities. It is unlikely to compromise any environmental concerns to any significant extent although the level of development would need to reflect that in the general vicinity.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	23A
Location/Address:	Land off Warren Lane
Submitted By:	Landowner
Site Area:	Approx. up to 2 ha (4.8 acres)
Estimated number of dwellings:	48 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected. Landowner suggests up to 3 cottages, but this would not represent an efficient use of land for a site of this size. A figure of 10 dwellings would appear more reasonable for a site of this size in this location.
Current Use:	Small paddock.
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No but site reference HLAA/430/003 located adjacent to the east was assessed. This was considered to have medium suitability. The conclusion drawn was that it had medium suitability although the potential impact on Aconbury Wood was such that it only had potential for some development in the southern and eastern roadside section of the site. Site 23A would no doubt fall within the area considered unsuitable because of proximity to Aconbury Wood

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site does not sit adjacent to the built-up area of Kingsthorpe but in an area that would have traditionally comprised small holdings	0
1.3 Avoid coalescence of settlements	Would not lead to coalescence with another settlement.	5
1.4 Fits sensitively into settlement	The clustered form of housing development associated with a site allocation of this size would not fit sensitively into the character of the settlement pattern on what is an area of low-density properties outside but on the periphery of the settlement of Kingsthorpe.	0

1.5 Natural Environment	Hedgerows surround the site – some removal	0
1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	Warren Lane maintains the landscape character consistent with an area of forest small holdings and dwellings identified within the Landscape Character Assessment. A housing allocation would be contrary to this character	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests Grade 3.	5

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. EA Storm water map suggests Warren Lane onto which site would gain access is subject to storm water flooding.	0
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities

3.1 Support for parish facilities/services	Very distant from village hall, church and primary school compared to other alternatives. There is no footpath until you get to road running through the main part of Kingsthorne.	0
3.2 Effect on use of facilities	No adverse effects.	ND

3.3 Meeting on-site provision	The site is of sufficient size although density of development is likely to be low for a site of this size in this location and with the constraints present.	0
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4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Road speeds are low because of the road configuration.	5
4.2 Effect on highway network	Warren Lane is extremely narrow with a restricted junction. The network comprises similarly narrow lanes and development of this scale would not be appropriate to this.	0
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	The narrow lanes with some road side dwellings would be adversely affected by such a substantial amount of additional traffic that a site of this size would generate.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site of a size that would provide a range of accommodation types if developed at a reasonable density, but landowner interest and topography of field suggests a very low density likely.	0
5.2 Provide the appropriate range of affordable housing	Development would require an element of affordable housing if developed at a reasonable density, but landowner interest and topography of field suggests a very low density likely.	0

Conclusion
The site is poorly located in relation to the settlement (Kingsthorpe) and key facilities. There are significant environmental and highway problems associated with the development of this site. The generation of additional traffic upon the local network at this point should be avoided.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	23B
Location/Address:	Land off Warren Lane
Submitted By:	Landowner
Site Area:	Approx. 0.2 ha (0.5 acres)
Estimated number of dwellings:	5 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected. Landowner suggests up to 3 cottages.
Current Use:	Small Paddock/Garden
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Kingsthorpe	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	Loss of hedgerow	0
1.5 Natural Environment		0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Small adverse effect upon the countryside landscape but conflict with landscape character settlement pattern.	0
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Paddock that is effectively garden rather than agricultural land.	1
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 3.	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. EA Storm water map suggests Warren Lane onto which site would gain access is subject to storm water flooding.	0
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Very distant from the village hall, church and primary school compared to other alternatives. Absence of a footpath along the narrow lane is a disadvantage.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	Warren Lane is extremely narrow with a restricted junction. The network comprises similarly narrow lanes and further development utilising this should be avoided.	0
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0

5.2 Provide the appropriate range of affordable housing	No	0
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Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site falls away from the built-up area of the settlement and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process. The generation of additional traffic upon the local network at this point should be avoided.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	24
Location/Address:	Land off A49 to north of Hollybush Lane, north end.
Submitted By:	Landowner
Site Area:	2.0 ha indicated on submission form although area shown on associated map is more like 1.2 ha (3.0 acres)
Estimated number of dwellings:	Potential 30 although this would be at a greater density than those within the vicinity and not reflect its elongated shape. A lower level might be expected – in the order of 5 - 6 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – HLAA/094/007 – concluded the site had no potential, the reason being ‘direct access on to the A49 is the only possible entry for this site which will be a major highways issue as further access points will be a safety concern. Any proposal would be subject to a consultation with Highways England. An adjacent area of the field along Hollybush Lane was also considered HLAA/094/009 – which again was considered to have no potential because of the narrow nature of Hollybush Lane would be an unsuitable access arrangement. There is reference to direct access on to the A49 trunk road being a major highways issue although the site is not shown to have a frontage onto that road.

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits adjacent to the built-up area of Much Birch between its two constituent parts as defined by the previous settlement boundary.	5
1.3 Avoid coalescence of settlements	It would lead to coalescence with other part of Much Birch, closing the gap between.	0
1.4 Fits sensitively into settlement	Site would result in the continuation of unsympathetic frontage ribbon development that sits to its north-west.	0

1.5 Natural Environment	There is a native hedgerow along the southern side of the site that would be affected.	0
1.6 Built and historic environment	No designated heritage assets affected. principle of development.	1
1.7 Landscape character and appearance	No notable landscape constraint has been identified.	5
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with the adjacent arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No other infrastructure constraints identified	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities

3.1 Support for parish facilities/services	Relatively close to the village hall, church and primary school compared to other alternatives. There is a footpath along the A49 to which the site connects and that provides pedestrian access to these facilities.	3
3.2 Effect on use of facilities	No adverse effects.	ND

3.3 Meeting on-site provision	The site is of sufficient size although the form of the land available would be unlikely to reach the threshold for on-site requirements.	0
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	The SHLAA is noted and would be a significant constraint. The form of the site is such that it would require individual accesses onto the A49. The need for advice from Highways England indicates a high level of uncertainty about the site's development potential.	0
4.2 Effect on highway network	The adjacent road has capacity to accommodate further development	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Unlikely to affect amenity of properties in the vicinity	5

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Site size, location and shape unlikely to result in a range of accommodation types.	0
5.2 Provide the appropriate range of affordable housing	Site unlikely to require an element of affordable housing.	0

Conclusion

The site is well located to the settlement (Much Birch) and key facilities although would extend a ribbon form of development along the A49 resulting in the loss of a native hedgerow. There are no other major environmental concerns. However, the effect of a number of additional accesses upon the A49 is a significant constraint and would need Highways England approval for a number of new accesses onto the trunk road suggesting a high degree of uncertainty in terms of delivery.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	25
Location/Address:	Field between Hunter's lodge and Hill Barn House
Submitted By:	Landowner
Site Area:	3.6 ha (9 acres)
Estimated number of dwellings:	Potential 90 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected of around 10 – 14 dwellings..
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site does not sit within or adjacent to a settlement	0
1.3 Avoid coalescence of settlements	Would add to pressures to link Kingsthorpe to Much Birch.	0
1.4 Fits sensitively into settlement	Would not reflect the settlement form which to the north comprises frontage/single plot frontage development	0
1.5 Natural Environment	Minimal impact should existing access point be used	5
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified. An area left uncultivated is located in the north-eastern corner of the site although should it have any heritage (or other) importance it could be protected from development of the wider site.	1
1.7 Landscape character and appearance	Topography is such that development of the site would have significant adverse landscape effect both locally and on distant views from the west.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0

1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively close to village hall, church and primary school compared to other alternatives with footpath links.	5
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size and form to make on-site provision for a range of open space, including play areas.	5

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Visibility onto Kingsthorpe Road poor	0
4.2 Effect on highway network	Unlikely to affect network – capacity good	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Will not have adverse effect on amenity of neighbouring properties.	5

5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion

The site is poorly located in relation to the settlements. Its development would have a major adverse effect on the landscape, especially views from the west .

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	26
Location/Address:	Land adjacent to Cedar View
Submitted By:	Landowner
Site Area:	Approx. 2 ha (4.8 acres)
Estimated number of dwellings	50 maximum although this would be at a greater density than those within the vicinity. A lower level might be expected of around 10 – 12 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Does not sit adjacent to built-up area of Axe and Cleaver	0
1.3 Avoid coalescence of settlements	Would not link existing settlements.	5
1.4 Fits sensitively into settlement	Would not fit sensitively into character and setting of the settlement.	0
1.5 Natural Environment	Hedgerow removal required with any development to provide access onto A49.	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Size of site and consequent scale of development would have a significant effect on the landscape. This would be especially so as the site cannot be developed independently from other land. Although outside of the Wye Valley AONB, it is overlooked from that nationally important landscape.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0

1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grades and 2.	0
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	Traffic along the A49 producing noise and fumes would have some effect on some properties although not to an unacceptable degree. Occasional agricultural activity associated with adjacent arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Not as close to the village hall, church and primary school as some other sites. Links directly with the footpath along the A49 that provides pedestrian access to these facilities but still very distant.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site of sufficient size and form to make on-site provision for a range of open space, including play areas.	5

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Vertical alignment of road poor. Access would be directly onto the A49, which is a busy road. The need for advice from Highways England indicates a high level of uncertainty about the site's development potential.	0
4.2 Effect on highway network	A49 has capacity	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0

4.5 Effect of traffic on amenity	Would have no adverse effect on amenity of properties	5
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5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site capable of providing a range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site of a size that would require an element of affordable housing and capable of making a significant contribution to the housing market area's needs.	5

Conclusion		
Development of the site would have a significant adverse landscape effect. It would require a new relatively intensively used access onto the A49 trunk road where there is poor visibility and requiring Highways England approval suggesting a high degree of uncertainty.		

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	27A
Location/Address:	Land off Parish Lane, top field
Submitted By:	Landowner
Site Area:	Approx. up to 0.6 ha (1.5 acres)
Estimated number of dwellings:	15 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected. Landowner suggests 1 dwelling but 3 - 5 would be appropriate if an allocation.
Current Use:	Small Paddock
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No but adjacent site – HLAA/171/002 – site with medium suitability. It concludes that it is a contained site with residential development on either side where development would be possible. This site does not necessarily have all the same qualities.

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site does not sit adjacent to the built-up area of Kingsthorne.	0
1.3 Avoid coalescence of settlements	Although it would contribute towards linking the two constituent parts of Kingsthorne, it would not lead to coalescence with other settlements	5
1.4 Fits sensitively into settlement	The site is bordered to the east by wayside cottages on the opposite side of Parish Lane that are generally of cottage scale within their own plots. There is also development to the north and a site to the west considered to have some development potential within Herefordshire SHLAA. The lane appears to be an unadopted highway in very poor condition and the site rises above it such that engineering works to achieve access would lead to a marked change to its character and appearance.	0
1.5 Natural Environment	The hedgerow along its east side would be affected although The site comprises grassland used as a paddock for horses and there is no indication that it is an important habitat.	0

1.6 Built and historic environment	No heritage assets affected.	1
1.7 Landscape character and appearance	Site rises up above surrounding land to west, south and east and result in visible uncharacteristic form and appearance.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 3.	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	0
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities

3.1 Support for parish facilities/services	Distant from village hall, church and primary school compared to other alternatives. There is no footpath until you get to road running through the main part of Kingsthorne.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Size of site and form of development would not normally require open space provision. This would include any development in combination with adjacent land, given its constraints.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Achieving adequate visibility would require significant works in view of site sitting above the narrow lane	0
4.2 Effect on highway network	Width and condition of Parish Lane is very poor to accommodate a level of development that would comprise the efficient use of land.	0
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Parish Lane is in extremely poor condition and additional traffic would exacerbate its further deterioration. Poor amenity for new occupants. Ownership of the lane is uncertain.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site size and location unlikely to provide a range of accommodation types.	0
5.2 Provide the appropriate range of affordable housing	Site would not require an element of affordable housing.	0

Conclusion	
The site reasonably close to the built-up area of Kingsthorpe although not close to key facilities. There are some significant environmental and highway issues.	

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	27B
Location/Address:	Land off Parish Lane, bottom field
Submitted By:	Landowner
Site Area:	Approx. up to 0.6 ha (1.5 acres)
Estimated number of dwellings:	15 dwellings although this would be at a greater density than those within the vicinity. A lower level might be expected. Landowner suggests 1 dwelling but 3 - 5 would be appropriate if an allocation.
Current Use:	Small Paddock
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No but adjacent site – HLAA/171/002 – site with medium suitability. It concludes that it is a contained site with residential development on either side where development would be possible. This site does not necessarily have all the same qualities.

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site does not sit adjacent to the built-up area of Kingsthorne.	0
1.3 Avoid coalescence of settlements	Although it would contribute towards linking the two constituent parts of Kingsthorne, it would not lead to coalescence with other settlements	5
1.4 Fits sensitively into settlement	The site is bordered to the east by wayside cottages on the opposite side of Parish Lane that are generally of cottage scale within their own plots. There is also development to the north and a site to the west considered to have some development potential within Herefordshire SHLAA. The lane appears to be an unadopted highway in very poor condition and the site rises above it such that engineering works to achieve access would lead to a marked change to its character and appearance.	0
1.5 Natural Environment	The hedgerow along its east side would be affected although The site comprises grassland used as a paddock for horses and there is no indication that it is an important habitat.	0

1.6 Built and historic environment	No heritage assets affected.	1
1.7 Landscape character and appearance	Site rises up above surrounding land to west, south and east and result in visible uncharacteristic form and appearance.	0
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 3.	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	0
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities

3.1 Support for parish facilities/services	Distant from village hall, church and primary school compared to other alternatives. There is no footpath until you get to road running through the main part of Kingsthorne.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Size of site and form of development would not normally require open space provision. This would include any development in combination with adjacent land, given its constraints.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Achieving adequate visibility would require significant works in view of site sitting above the narrow lane	0
4.2 Effect on highway network	Width and condition of Parish Lane is very poor to accommodate a level of development that would comprise the efficient use of land.	0
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	Parish Lane is in extremely poor condition and additional traffic would exacerbate its further deterioration. Poor amenity for new occupants. Ownership of the lane is uncertain.	0

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	Site size and location unlikely to provide a range of accommodation types.	0
5.2 Provide the appropriate range of affordable housing	Site would not require an element of affordable housing.	0

Conclusion	
The site reasonably close to the built-up area of Kingsthorpe although not close to key facilities. There are some significant environmental and highway issues.	

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	28
Location/Address:	Land North of Belle View
Submitted By:	Landowner
Site Area:	Approx. 0.1ha (0.25 acre)
Estimated number of dwellings:	1/2 dwellings.
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site falls outside and away from the built-up area of Much Birch.	0
1.3 Avoid coalescence of settlements	N/A	5
1.4 Fits sensitively into settlement	The site does not sit within the settlement form but would consolidate the uncharacteristic ribbon development form along the lane.	0
1.5 Natural Environment	Minor effect in terms of loss of hedgerow	0
1.6 Built and historic environment	No heritage assets affected or other effect upon the historic environment identified.	1
1.7 Landscape character and appearance	Small adverse effect upon the countryside landscape.	0
1.8 Residential amenity and privacy	Small site where development could be designed and located so as to protect elements of residential amenity.	5
1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 2.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site apart from that involving agricultural activities.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision.	ND
2.3 Land drainage	Not within area at risk of flooding. No known storm water drainage problems	5
2.4 Other Infrastructure	No readily identified constraints that might affect viability.	5
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Relatively close to the village hall, church and primary school compared to other alternatives. Absence of a footpath along the narrow lane is a disadvantage.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Small site for which open space would not normally be required.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a suitable access	5
4.2 Effect on highway network	Will not have a significant effect on the network	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0
4.5 Effect of traffic on amenity	No significant effect on amenity through traffic generation.	5

5. Meeting Local Housing Needs		
5.1 Provide the appropriate range of market housing	No	0
5.2 Provide the appropriate range of affordable housing	No	0

Conclusion

The site is below the threshold for a housing allocation within the NDP. Its development potential depends firstly upon whether the site would fall within a reasonably defined settlement boundary, taking into account HC's Guidance Note 20. In this regard the site falls away from the built-up area of the settlement and would not comply with Core Strategy policy RA2. A second criterion, should it fall within a settlement boundary, would be whether a proposal would be capable of meeting criteria defined for acceptable infilling. This would be determined through the Development Management process.

MUCH BIRCH NEIGHBOURHOOD PLAN SITE ASSESSMENT

Site information	
Site Reference No.	29
Location/Address:	Land adjacent to Valley View, off Barrack Hill
Submitted By:	Landowner
Site Area:	0.78 ha
Estimated number of dwellings:	Potential for 20 dwellings although density of surrounding development suggests a lower figure would be more appropriate and a maximum of 4 – 6 is suggested
Current Use:	Agricultural land
Planning History:	Unknown
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – HLAA/171/002 – site with medium suitability. It concludes that it is a contained site with residential development on either side where development would be possible

1. Protecting and Enhancing the Environment of the Parish and its Settlements		
1.1 Effect on national/international environmental designations	No such sites affected	ND
1.2 Site sits within or adjacent to the built-up area of the settlement	Site sits adjacent to the built-up area of Kingsthorne between the two constituent parts as defined by the previous settlement boundary.	5
1.3 Avoid coalescence of settlements	Although it would link the two constituent parts of Kingsthorne on the east side, visually this already appears linked through other development on the west side.	5
1.4 Fits sensitively into settlement	Development would continue the form of development on the east side of Barrack Hill to a depth consistent with development to the north.	3
1.5 Natural Environment	The hedgerow along its west side would be affected. The site comprises grassland used as a paddock for horses and there is no indication that it is an important habitat.	0
1.6 Built and historic environment	No designated heritage assets affected.	1
1.7 Landscape character and appearance	Sits below brow of hill. No significant landscape constraints have been identified	5
1.8 Residential amenity and privacy	Site sufficiently large to enable a scheme to be designed that would not adversely affect adjacent dwellings	5

1.9 Utilises brownfield land	No	0
1.10 Takes greenfield land	Yes	0
1.11 Utilises high quality agricultural land	ALC Map suggests combination of Grade 3.	1

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Adverse pollution effects on residential amenity	No potentially polluting uses identified in proximity to site other than that which might arise from occasional agricultural activity associated with arable land.	ND
2.2 Sewage treatment	No public sewer available – would have to make on-site provision, for which space is available	ND
2.3 Land drainage	Not within an area at risk of flooding. No knowledge of localised flooding. Would have to make on-site provision for storm water, for which space is available	5
2.4 Other Infrastructure	Possibility of water supply issues identified.	0
2.5 Will not lead to unreasonable restrictions nearby businesses	No businesses would be restricted unreasonably by the area's development.	ND
2.6 Site promotes infilling within a settlement	Site does not represent infilling within a settlement boundary.	0

3. Protecting and Enhancing Community Facilities		
3.1 Support for parish facilities/services	Distant from village hall, church and primary school compared to other alternatives. There is no footpath until you get to road running through the main part of Kingsthorne.	0
3.2 Effect on use of facilities	No adverse effects.	ND
3.3 Meeting on-site provision	Site not of sufficient size or form to require on site y open space.	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be able to achieve adequate visibility	5
4.2 Effect on highway network	Width of Barrack Hill sufficient to accommodate the anticipated level of development.	5
4.3 Pedestrian/cycle access and benefits	None identified	0
4.4 Facilitate Improvements to traffic	None identified	0

4.5 Effect of traffic on amenity	Should not affect amenity of properties in the vicinity	5
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5. Meeting Local Housing Needs

5.1 Provide the appropriate range of market housing	Site size, location and shape capable of providing a limited range of accommodation types.	5
5.2 Provide the appropriate range of affordable housing	Site potentially could accommodate development that would require an element of affordable housing although land form and surrounding density of development suggests this would be unlikely.	0

Conclusion

The site is well located to the settlement (Kingsthorpe) although not key facilities. It is unlikely to compromise any environmental concerns although the density of any development would need to take into account that within the general vicinity.

Appendix 5: Table of Weighted Site Assessment Results

Site No	Assessment Criteria Reference Numbers																						Rank	
	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	2.3	2.4	2.6	3.1	3.3	4.1	4.2	4.3	4.4	4.5	5.1	5.2		Total
	Small Sites																							
6	0	5	0	0	1	5	5	0	0	0	5	0	0	3	0	0	5	0	0	0	0	0	29	16
8	5	5	3	5	1	5	5	0	1	1	5	0	5	0	0	5	5	0	0	5	0	0	56	2
9	5	5	3	5	1	5	5	0	1	1	5	5	5	0	0	5	5	0	0	5	0	0	61	1
11	0	0	0	0	1	5	5	0	0	0	5	5	0	0	0	5	5	0	0	0	0	0	31	14
12A	0	5	0	5	1	5	5	0	1	1	5	5	0	0	0	5	5	0	0	5	0	0	48	6
13	0	5	0	5	1	5	0	0	1	1	5	5	0	0	0	0	5	0	0	5	0	0	38	9
14	5	5	3	5	1	5	0	0	1	1	5	5	5	3	0	0	5	5	0	0	0	0	54	4
17A	0	5	0	0	1	0	5	0	0	0	5	5	0	3	0	5	5	0	0	5	0	0	39	7
17B	0	5	0	0	1	0	5	0	0	0	5	5	0	3	0	5	5	0	0	5	0	0	39	7
18	5	5	3	5	1	5	5	0	1	1	5	0	5	0	0	5	5	0	0	5	0	0	56	2
20	5	5	3	5	1	5	0	0	1	1	5	5	5	3	0	0	5	0	0	0	0	0	49	5
21A	0	5	0	0	1	0	5	0	0	0	5	5	0	0	0	5	5	0	0	5	0	0	36	10
21C	0	5	0	0	1	0	5	0	0	0	5	5	0	0	0	5	5	0	0	5	0	0	36	10
21D	0	5	0	0	1	0	5	0	0	0	5	5	0	0	0	5	5	0	0	5	0	0	36	10
23B	0	5	0	0	1	0	5	0	1	1	0	0	0	0	0	5	0	0	0	5	0	0	23	17
28	0	5	0	0	1	0	5	0	0	0	5	5	0	0	0	5	5	0	0	5	0	0	36	10
	Medium Sites																							
1B	0	0	0	0	1	5	5	0	0	0	5	5	0	0	0	5	0	0	0	0	5	0	31	9
2B	0	5	0	5	1	5	5	5	1	1	5	5	0	3	0	0	5	0	0	5	5	0	56	2
4	5	5	3	0	1	5	5	0	0	0	5	0	0	3	0	5	5	5	5	5	5	0	62	1
7	5	5	0	0	1	0	5	0	0	0	5	0	0	3	0	0	5	5	0	5	0	0	39	6
15A	5	5	0	0	1	0	5	0	0	0	5	5	0	3	0	0	5	0	0	5	5	0	44	5
21B	5	0	3	0	1	5	5	0	0	0	5	5	0	0	0	0	0	0	0	0	5	0	34	8
22	5	5	3	5	1	5	5	0	0	1	5	0	0	0	0	5	5	0	0	5	0	0	50	3
24	5	0	0	0	1	5	5	0	0	0	5	5	0	3	0	0	5	0	0	5	0	0	39	6
27A	0	5	0	0	1	0	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	12	10
27B	0	5	0	0	1	0	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	12	10
29	5	5	3	0	1	5	5	0	0	1	5	0	0	0	0	5	5	0	0	5	5	0	50	3
	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	2.3	2.4	2.6	3.1	3.3	4.1	4.2	4.3	4.4	4.5	5.1	5.2	Total	

	Large Sites																							
1A	5	0	3	0	1	5	5	0	0	0	0	5	0	3	5	5	0	5	5	0	5	5	62	1
1C	5	0	0	0	1	0	5	0	0	0	5	5	0	0	0	5	0	0	0	5	5	5	41	8
1D	5	5	3	0	1	5	5	0	0	0	5	5	0	0	0	0	0	0	0	0	5	5	44	6
2A	5	5	0	0	1	0	5	0	0	0	5	5	0	3	5	0	5	0	0	5	5	5	54	2
2C	5	5	0	0	0	0	5	0	0	0	0	5	0	3	5	0	0	0	0	0	5	5	38	12
10	5	0	0	0	1	0	5	0	0	0	5	5	0	0	0	5	0	0	0	0	5	5	36	13
12B	0	0	0	0	1	0	5	0	0	0	5	0	0	3	5	5	5	0	5	5	5	5	49	3
15B	5	0	0	0	1	0	5	0	0	0	5	5	0	0	0	0	5	0	0	5	5	5	41	8
16	5	0	0	0	1	0	5	0	0	0	5	5	0	3	5	0	0	5	0	5	5	5	49	3
23A	0	5	0	0	1	0	5	0	0	5	0	0	0	0	0	5	0	0	0	0	0	0	21	14
25	0	0	0	5	1	0	5	0	0	0	5	0	0	3	5	0	5	0	0	5	5	5	44	6
26	0	5	0	0	1	0	5	0	0	0	5	5	0	0	5	0	5	0	0	5	5	5	46	5

Appendix 6: Table showing ranking of all sites

Rank Order	Site Refs
1	1A, 4
2	
3	9
4	2B, 8, 18
5	
6	
7	2A, 14
8	
9	22, 29
10	
11	12B, 16,
12	20
13	
14	12A
15	26
16	1D, 15A,
17	25
18	
19	1C, 15B,
20	
21	7, 17A,
22	17B, 24
23	
24	
25	2C, 13
26	
27	10, 21A,
28	21C,
29	21D, 28
30	
31	
32	21B
33	1B, 11,
34	
35	6
36	23B
37	23A
38	27A, 27B
39	