Settlement Name: Mordiford  
Site Ref: O/Mord/001  
Post Code: HR1 4LN

Site Address: Land adjacent to Garlands Farm  
Information Source: LA officer identified

Site Area (ha): 2.02  
Agricultural Land Classification: 3

Potential Housing Capacity: N/A  
Greenfield: Yes  
Brownfield: No

Is the site suitable for development?  
Yes: No  
No: Yes  
Part: No

Is development achievable on the site?  
Yes: No  
No: Yes  
Part: No

Is the site available?  
Yes: No  
No: Yes  
Don't Know: Yes

Possible timescale for development?  
1-5 Years: No  
11-15 Years: No  
6-10 Years: No  
16-20 Years: Yes  
Not In Current Plan Period: Yes

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

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

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

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

Conclusion: There are major issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: High
Landscape Capacity: Low

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

Site probability

No potential

Justification

Majority of site in flood zone 3, adjacent to River Wye a designated SSSI and SAC. Adjacent to Mordiford bridge a SAM. Heavily constrained site and wholly unsuitable.
Settlement Name: Mordiford  
Site Ref: O/Mord/002  
Post Code: HR1 4LN

Site Address: Land adjacent to the Mews House  
Information Source: LA officer identified

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>0.38</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield</td>
<td>✓</td>
</tr>
<tr>
<td>Brownfield</td>
<td>☐</td>
</tr>
<tr>
<td>Agricultural Land Classification</td>
<td>2</td>
</tr>
</tbody>
</table>

| Potential Housing Capacity | N/A |

| Is the site suitable for development? | Yes ☐ No ☐ Part ☐ |
| Is development achievable on the site? | Yes ☐ No ☑ Part ☐ |
| Is the site available? | Yes ☑ No ☐ Don't Know ☑ |

Possible timescale for development?

| 1-5 Years | ☐ | 11-15 Years | ☐ | Not In Current Plan Period | ☑ |
| 6-10 Years | ☐ | 16-20 Years | ☐ |

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

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

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

Highways information
Comments: Visibility good but road derestricted. School causes parking issues which will affect visibility.
Conclusion: There are some issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High
Landscape Capacity: Low - Moderate

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

Site probability

No potential

Justification

Proximity to the River Wye (SSSI and SAC) and high flood risk makes this an unsuitable site for development. The site is open with long distance views to the west which is a gateway approach to Mordiford.
Flood information
Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

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

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

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

Conclusion: There are some issues with this site.
**Landscape and Historic Environment information**

Landscape Sensitivity: High
Landscape Capacity: Low

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

**Site probability**
No potential

**Justification**
This is the school playing field and Registered Park Sufton Court as well as a woodland pasture parkland BAP site. Site is unsuitable for development.
Settlement Name: Mordiford  
Site Ref: O/Mord/004  
Post Code: HR1 4LW

Site Address: Land to the rear of Wallflower Row

Information Source: LA officer identified

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>0.39</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Housing Capacity</td>
<td>N/A</td>
</tr>
<tr>
<td>Greenfield</td>
<td>✔</td>
</tr>
<tr>
<td>Brownfield</td>
<td>☐</td>
</tr>
<tr>
<td>Agricultural Land Classification</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the site suitable for development?</th>
<th>Yes</th>
<th>No</th>
<th>Part</th>
<th>Don't Know</th>
<th>Is development achievable on the site?</th>
<th>Yes</th>
<th>No</th>
<th>Part</th>
<th>Don't Know</th>
<th>Is the site available?</th>
<th>Yes</th>
<th>No</th>
<th>Don't Know</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>Yes</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>Yes</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Possible timescale for development?

- 1-5 Years: ☐
- 6-10 Years: ☐
- 11-15 Years: ☐
- 16-20 Years: ☐
- Not In Current Plan Period: ☑

Flood information

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

Water information

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

Biodiversity information

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

Highways information

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

Conclusion: There are some issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: High
Landscape Capacity: Low

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

Site probability

No potential

Justification

This is the village centre green which has high amenity value within the conservation area. Flood zone 3 risk at centre of site making the site very difficult to develop due to its smaller size. Development of this site is wholly inappropriate.
Settlement Name: Mordiford
Site Ref: O/Mord/005
Post Code: HR1 4

Site Address: Land opposite Mordiford cemetery
Information Source: LA officer identified

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>1.59</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield</td>
<td>✔</td>
</tr>
<tr>
<td>Brownfield</td>
<td>☐</td>
</tr>
<tr>
<td>Agricultural Land Classification</td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the site suitable for development?</th>
<th>Yes</th>
<th>No</th>
<th>Part</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is development achievable on the site?</td>
<td>Yes</td>
<td>No</td>
<td>Part</td>
</tr>
<tr>
<td>Is the site available?</td>
<td>Yes</td>
<td>No</td>
<td>Don't Know</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Possible timescale for development?</th>
<th>1-5 Years</th>
<th>11-15 Years</th>
<th>16-20 Years</th>
<th>Not In Current Plan Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
</tbody>
</table>

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

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

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

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

Conclusion: There are some issues with this site
**Landscape and Historic Environment information**

Landscape Sensitivity: High  
Landscape Capacity: Low

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

**Site probability**

No potential

**Justification**

This is an open site with strong rural character. Pentaloe Brook is a designated special wildlife site therefore the site is wholly unsuitable for development.
Site Address: Land to the east of the Moon Inn

Information Source: LA officer identified

Agricultural Land Classification: 4

Site Area (ha): 0.29
Potential Housing Capacity: 5

Is the site suitable for development? Yes ☑
Is development achievable on the site? Yes ☑
Is the site available? Yes ☑

Possible timescale for development:
1-5 Years ☐ 11-15 Years ☐ Not In Current Plan Period ☐
6-10 Years ☑ 16-20 Years ☐

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

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

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

Highways information
Comments: Good visibility with footway to front. High bank to access.
Conclusion: There are no or minor issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High
Landscape Capacity: Moderate - Low

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

Site probability

Medium potential

Justification

The site has access to an adopted highway. The site could be well integrated, and it could blend in well but some leveling may be required due to its more elevated position than surrounding residential area. Screening on northern boundary would be necessary to protect parkland views.
Settlement Name: Mordiford  
Site Address: Land to the rear of Mordiford Cemetery  
Site Ref: O/Mord/007  
Post Code: HR1 4LR  
Information Source: LA officer identified

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>0.37</th>
<th>Greenfield</th>
<th>Yes</th>
<th>Agricultural Land Classification</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Housing Capacity</td>
<td>N/A</td>
<td>Brownfield</td>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the site suitable for development?</th>
<th>Is development achievable on the site?</th>
<th>Is the site available?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Part</td>
<td>Part</td>
<td>Don't Know</td>
</tr>
</tbody>
</table>

Possible timescale for development?
- 1-5 Years: No
- 6-10 Years: No
- 11-15 Years: No
- 16-20 Years: No
- Not In Current Plan Period: Yes

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

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

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

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

Conclusion: There are some issues with this site.
**Landscape and Historic Environment information**

Landscape Sensitivity: High
Landscape Capacity: Low

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

**Site probability**

No potential

**Justification**

Whole site is a BAP site therefore unsuitable for development.
Settlement Name  Mordiford  Site Ref  O/Mord/008  Post Code  HR1 4

Site Address  Land to the rear of Pentaloe Close  Information Source  LA officer identified

Site Area (ha)  0.98  Greenfield  ✔
Potential Housing Capacity  N/A  Brownfield  ☐
Agricultural Land Classification  4

<table>
<thead>
<tr>
<th>Is the site suitable for development?</th>
<th>Is development achievable on the site?</th>
<th>Is the site available?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes ☐</td>
<td>Yes ☐</td>
<td>Yes ☐</td>
</tr>
<tr>
<td>No ✔</td>
<td>No ☐</td>
<td>No ☐</td>
</tr>
<tr>
<td>Part ☐</td>
<td>Part ☐</td>
<td>Don't Know ✔</td>
</tr>
</tbody>
</table>

Possible timescale for development?

- 1-5 Years ☐
- 6-10 Years ☐
- 11-15 Years ☐
- 16-20 Years ☐
- Not In Current Plan Period ✔
- Part ☐

Flood information

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

Water information

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

Biodiversity information

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

Highways information

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

Conclusion: There are major issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: High
Landscape Capacity: Low

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

Site probability

No potential

Justification

This site is on the very edge of Mordiford and although it is adjacent to the built form the site is very rural in character in highly sensitive landscape. There is an adjoining deciduous woodland BAP on the southern boundary therefore development in this location would be inappropriate.
Settlement Name  Mordiford  Site Ref O/Mord/009  Post Code HR1 4LR

Site Address  Land to the south of Green cottages  Information Source LA officer identified

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>0.53</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield</td>
<td>✓</td>
</tr>
<tr>
<td>Brownfield</td>
<td>☐</td>
</tr>
</tbody>
</table>

Agricultural Land Classification  4

PotentialAction Capacity  N/A

Is the site suitable for development?  Is development achievable on the site?  Is the site available?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>Part</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>No</td>
<td>☑</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Part</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
</tbody>
</table>

Don't Know  ☑

Possible timescale for development?

<table>
<thead>
<tr>
<th></th>
<th>1-5 Years</th>
<th>11-15 Years</th>
<th>6-10 Years</th>
<th>16-20 Years</th>
<th>Not In Current Plan Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5 Years</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>6-10 Years</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

Flood information

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

Water information

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

Biodiversity information

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

Highways information

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

Conclusion: There are some issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: High
Landscape Capacity: Low

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

Site probability

No potential

Justification

The site is open and rural in nature within the AONB, it is a traditional orchard BAP and is therefore inappropriate for new development.
Settlement Name: Mordiford
Site Ref: O/Mord/010
Post Code: HR1 4LN

Site Address: Land to the south of Bell House
Information Source: LA officer identified

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>Greenfield</th>
<th>Agricultural Land Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.55</td>
<td>☑</td>
<td>3</td>
</tr>
<tr>
<td>Potential Housing Capacity</td>
<td>N/A</td>
<td>Brownfield</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the site suitable for development?</th>
<th>Is development achievable on the site?</th>
<th>Is the site available?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes ☐</td>
<td>Yes ☐</td>
<td>Yes ☐</td>
</tr>
<tr>
<td>No ☑</td>
<td>No ☑</td>
<td>No ☐</td>
</tr>
<tr>
<td>Part ☐</td>
<td>Part ☐</td>
<td>Don't Know ☑</td>
</tr>
</tbody>
</table>

Possible timescale for development?

- 1-5 Years ☐
- 6-10 Years ☐
- 11-15 Years ☐
- 16-20 Years ☐
- Not In Current Plan Period ☑
- Not In Current Plan Period ☐

Flood information

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

Water information

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

Biodiversity information

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

Highways information

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

Conclusion: There are some issues with this site.
Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High
Landscape Capacity: Low

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

Site probability

No potential

Justification

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