

Settlement Name Fromes Hill

Site Ref HLAA/064/001

Post Code HR8 1HT

Site Address Fromes Hill Service Station

Information Source Call for sites

Site Area (ha) 0.70	Greenfield <input type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 5	Brownfield <input checked="" type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input checked="" type="checkbox"/>	

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

Water Supply –DCWW Water only

Waste water & treatment –Severn Trent- limited capacity. Recommend liason with water company

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility at eastern access is poor to east, improves to west. No footway to frontage on 40mph, 'A' road.

Conclusion: There are major issues with this site

Settlement Name Fromes Hill

Site Ref HLAA/064/001

Post Code HR8 1HT

Site Address Fromes Hill Service Station

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Low

Landscape Capacity: High

Sensitivity & Capacity Analysis: The site is a brownfield site, with potential for enhancement screening along the A4103 Road.

Site probability

Low potential

Justification

This is a brownfield site where a suitable development would enhance this part of the village with suitable screening along the roadside. Subject to visibility issues being overcome the site may have some potential but could be difficult to overcome. A footway along road frontage linking to existing footway would be necessary due to busy road.

Settlement Name Fromes Hill

Site Ref HLAA/241/001

Post Code HR8 4H

Site Address Land south west of Wheatsheaf Public House, off A4103 Worcester Road

Information Source Call for sites

Site Area (ha) 0.79	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 24	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" type="checkbox"/>	16-20 Years <input type="checkbox"/>	

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

Water Supply – DCWW Water only

Waste water & treatment –Severn Trent- limited capacity. Recommend liason with water company

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Two access points. Access to 'A' road has blind visibility, may need third party land. Access to 'C' road single track derestricted, no footway but visibility good.

Conclusion: Some issues

Settlement Name Fromes Hill

Site Ref HLAA/241/001

Post Code HR8 4H

Site Address Land south west of Wheatsheaf Public House, off A4103 Worcester Road

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is an enclosed grassland field with a footpath on the Southern boundary. There could be potential access restrictions.

Site probability

Medium potential

Justification

This site has potential for development subject to acceptable access being achieved.

Settlement Name Fromes Hill

Site Ref HLAA/306/001

Post Code HR8 1HT

Site Address Land at the north of Uplands.

Information Source Call for sites

Site Area (ha) 1.81	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 50	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input checked="" type="checkbox"/>	

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

Water Supply – DCWW Water only

Waste water & treatment –Severn Trent- limited capacity. Recommend liason with water company

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Site does not appear to abut 'C' road therefore unclear whether third party land is required. Best visibility opposite apex of bend but may need third party land. Road has no footways & is derestricted.

Conclusion: There are major issues with this site.

Settlement Name Fromes Hill

Site Ref HLAA/306/001

Post Code HR8 1HT

Site Address Land at the north of Uplands.

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is an arable field, with potential access from the road on Western boundary.

Site probability

Low potential

Justification

No current access to 'C' road frontage and third party land could be required to achieve a suitable access. A sensitively designed site would be required as this site extends into the open countryside but is not too distant from the village centre.

Settlement Name Fromes Hill

Site Ref O/Fhill/001

Post Code HR8 1H

Site Address Land north west of St Matthews church, off Worcester Road

Information Source LA officer identified

Site Area (ha) 3.67	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 40	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input checked="" type="checkbox"/>	

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

Water Supply – DCWW Water only

Waste water & treatment –Severn Trent- limited capacity. Recommend liason with water company

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Two access points. Access to 'A' road with footway to front 40mph has good visibility only at crest which is to western end of site. Alternative access to 'C' road but no footways here and derestricted. Best visibility towards south east corner but care with junction opposite. There is a Public Right of Way through the site from South to North.

Conclusion: There are some issues with this site.

Settlement Name Fromes Hill

Site Ref O/Fhill/001

Post Code HR8 1H

Site Address Land north west of St Matthews church, off Worcester Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a grassland field with cattle with restricted views to the South East to the Malvern Hills, approximately 4.6km away. Gently sloping down from north to south, plateau top position

Site probability

Low potential

Justification

There are options for access points and both have issues which may be difficult to overcome. The laneway could be widened but this would mean hedgerow removal which would require mitigating. There may be scope for some development in this location.

Settlement Name Fromes Hill

Site Ref O/Fhill/002

Post Code HR8 1HP

Site Address Land south east of Yew Tree Farm,
Worcester Road

Information Source LA officer identified

Site Area (ha) 2.33	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 30	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input checked="" type="checkbox"/>	

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

Water Supply – DCWW Water only

Waste water & treatment –Severn Trent- limited capacity. Recommend liason with water company

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard within the northern part of the site.

Highways information

Comments: Limited access opportunities. Connection to 'A' road to north has good visibility but track very narrow and no room for footway. Access to south via private track to The Grove Cottage (third party?) or conjoin with HLAA/241/001.

Conclusion: There are major issues with this site.

Settlement Name Fromes Hill

Site Ref O/Fhill/002

Post Code HR8 1HP

Site Address Land south east of Yew Tree Farm,
Worcester Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field with sheep. There are views of the site from the footpath on the South East corner of the site.

Site probability

Low potential

Justification

There is a Traditional Orchard (a Habitat of Principal Importance) in a small portion to the north of the site where development should be avoided. If HLAA/241/001 was developed first then it might enable this site to come forward. Third party land required to achieve a suitable access.

Settlement Name Fromes Hill

Site Ref O/Fhill/003

Post Code HR8 1HT

Site Address Land south east of Wheatsheaf, Worcester Road

Information Source LA officer identified

Site Area (ha) 1.96	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 28	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

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

Water Supply – DCWW Water only

Waste water & treatment –Severn Trent- limited capacity- recommend liason with water company

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Two access points. Best visibility to 'A' road on crest of slight hump opposite western boundary of HLAA/064/001. Site has poor footway to frontage. Alternative access to narrow derestricted 'C' road, no footway but visibility reasonable if hedge removed (subject to hedgerow regulations).

Possible mitigation: Join with site HLAA/241/001

Conclusion: There are no or minor issues with this site.

Settlement Name Fromes Hill

Site Ref O/Fhill/003

Post Code HR8 1HT

Site Address Land south east of Wheatsheaf, Worcester
Road

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a grassland field separated by mature native hedgerows.

Site probability

High potential

Justification

Western portion of site more suitable for development with an access on to A road opposite HLAA/064/001.

Settlement Name Fromes Hill

Site Ref O/Fhill/004

Post Code HR8 1HT

Site Address Land north of Fromes Hill Service Station,
Leadon Court

Information Source LA officer identified

Site Area (ha) 2.40	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

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

Water Supply – DCWW Water only

Waste water & treatment –Severn Trent- limited capacity. Recommend liason with water company

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Poor access. Private single track and visibility to east restricted.

Conclusion: There are major issues with this site.

Settlement Name Fromes Hill

Site Ref O/Fhill/004

Post Code HR8 1HT

Site Address Land north of Fromes Hill Service Station,
Leadon Court

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The site is an arable field with mature native hedgerow screening on the Eastern boundary.

Site probability

No potential

Justification

Access for the site is insufficient.

Assessment of land with housing potential- Fromes Hill

- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period



Scale 1: 2500

© Crown copyright and database rights (2015) Ordnance Survey (100024168)
© Copyright GeoPerspectives

