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Herefordshire County
Employment Land Study 2012

Appendices Document

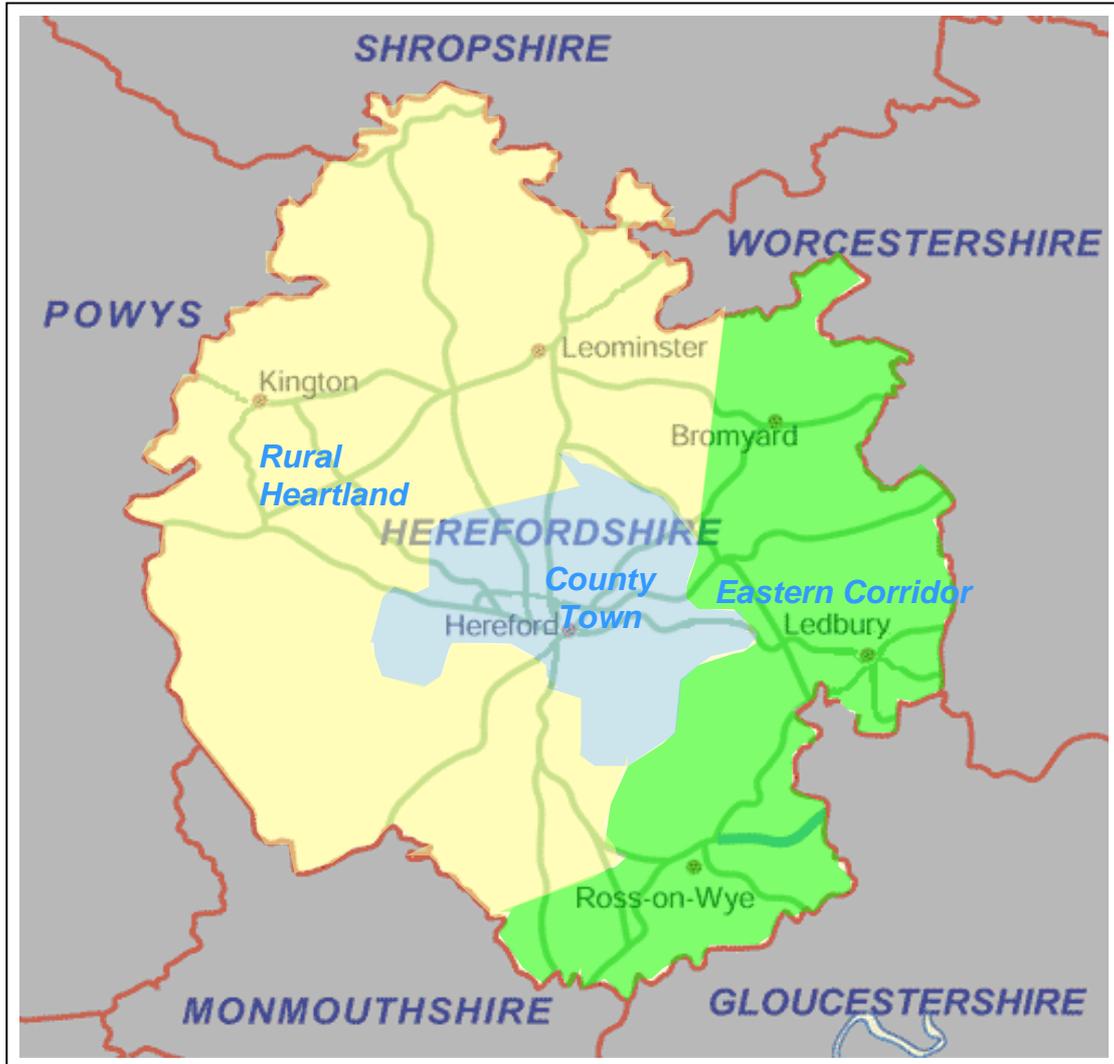
December 2012

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Appendix 1 – Study Area Plan

Plan Illustrating Sub-Division of the Study Area



Based on information supplied by Herefordshire Council

Appendix 2 – Qualitative Assessment of Sites – Appraisal Criteria and Indicators

Herefordshire Employment Land Study

Appraisal Criteria and Indicators to be Applied in the Qualitative Assessment of Sites

Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment *	1	Buildings and external areas are of very poor quality and condition / very restricted provision of parking, circulation and servicing / poor quality of surrounding environment
		2	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users
		3	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users
		4	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers
	Quality of the external environment **	1	Poor quality of surrounding environment
		2	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users
		3	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users
		4	Quality / nature of surrounding environment will be a positive factor to attracting occupiers
	Amenity Impacts (e.g. noise, dust & smell)	1	The site is substantially exposed to noise, dust and/or smell which significantly affects the quality of the immediate environment.
		2	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day
		3	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment.
		4	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	1	The site is surrounded entirely by 'bad' neighbour uses and/or sensitive uses
		2	The site has some 'bad' neighbour uses/ or sensitive uses adjoining or within the site
		3	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby
		4	The site is located in an area of other similar uses or open countryside

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Road Frontage Visibility	1	The site is not visible from any road frontage
		2	The site has some visibility to a local road
		3	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road
		4	The site has a highly visible frontage to an 'A' road or motorway
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	1	Located more than 2 kilometres away from a motorway or major arterial route
		2	Located 1 - 2 kilometres away from a motorway or major arterial route
		3	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
		4	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes
	Quality of local road access	1	Very narrow surrounding roads potentially unadopted / heavy congestion at most periods
		2	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods
		3	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
		4	Surrounding roads are wide / no apparent issues of congestion
	Quality of Site Access	1	Significant site access (visibility) constraints / possible 'ransom' issues
		2	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development
		3	Likely to be only minimal site access (visibility constraints)
		4	No apparent site access (visibility) constraints
Market Conditions/ Perception of Demand	Duration of availability **	1	Site has been available (e.g. allocated) for more than 10 years
		2	Site has been available (e.g. allocated) for 6 – 10 years
		3	Site has been available (e.g. allocated or committed) for 2 – 5 years
		4	Site has been available (e.g. allocated or committed) for less than 2 years
	Marketing and enquiry interest	1	No evidence of active marketing, recent completions or development under construction at the time of the survey. On developed sites vacancy levels may appear very high
		2	Evidence of limited marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels may appear high
		3	Evidence of active marketing with moderate levels of interest for employment uses indicated by agents / may be some recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear average
		4	Evidence of active marketing with high levels of interest for employment uses indicated by agents / good level of recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear low
Ownership	Ownership / Owner aspirations	1	Site owner(s) actively pursuing non-employment uses (e.g. extant planning permission exists for non-employment use / recent pre-application discussions/ submissions for non-employment uses through LDF)
		2	Site is in unknown multiple / single ownership, no extant planning permissions / recent pre-application discussions for employment or non-employment development, owner aspirations unknown

Appraisal Criteria	Indicator	Score	Scoring Criteria
		3	Site is in known multiple / single ownership, no extant planning permissions for employment or non-employment development, owner aspirations for employment appear neutral
		4	Site owner(s) actively pursuing employment uses (e.g. extant planning permission exists for employment use / recent pre-application discussions)
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] **	1	The site is constrained by several environmental constraints / abnormal development requirements which will likely significantly limit development potential
		2	The site is constrained by some environmental constraints / abnormal development requirements which could limit development potential
		3	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential
		4	There are no identified environmental or known abnormal development requirements applying to the site
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) **	1	Site less than 0.5 hectares / significantly constrained by physical site features
		2	Site is between 0.5 and 1 hectare / constrained by certain physical site features
		3	Site is between 1 and 5 hectares / may have some physical constraining features
		4	Site is in excess of 5 hectares / no apparent evidence of physical constraining features
	Ground conditions/ contamination **	1	Likely to be significantly contaminated requiring substantial ground preparation and remediation
		2	Likely to be contaminated requiring some ground preparation and remediation
		3	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works
		4	Contamination unlikely, no significant ground preparation works required
	Flooding	1	High risk of flooding on the site (Flood Risk Zone 3a or 3b)
		2	Medium risk of flooding on site (Flood Risk Zone 2)
		3	Low / no risk of flooding on site

* Applies to occupied sites / re-use opportunities only

** Applies to vacant / part vacant sites and redevelopment opportunities only

Environmental Sustainability

Appraisal Criteria	Indicator	Score	Scoring Criteria
Prudent use of Natural Resources	Sequential Location	1	The site is located completely outside of a defined urban area
		2	The site is located out of centre, but within the urban area
		3	The site is located within or on the edge of an existing district or town centre
		4	The site is located within or edge of an existing city centre
	Land classification	1	The site is predominately / wholly Greenfield
		2	The site is less than 50% brownfield
		3	The site is more than 50% brownfield
		4	The site is wholly brownfield
	Ease of access to public transport	1	The site is more than 10 minutes walk from an hourly bus service route
		2	The site is between 5 and 10 minutes walk from an hourly bus service route
		3	The site is less than 5 minutes walk from an hourly bus service route
		4	The site is less than 5 minutes walk from an hourly bus service route and is adjacent to a rail or bus station
	Ease of walking and cycling	1	There are no existing footpaths or cycle links to the site
		2	There are some footpaths or cycle links to the site although provision is limited and is not continuous
		3	There are reasonable footpath and/ or cycle links to the site but use may be constrained by certain factors
		4	There are good and attractive footpath and cycle links to the site
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources **	1	Development of a greenfield site which would significantly detract from the existing environmental quality and would be detrimental to the environmental resources in this area
		2	Development / redevelopment will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area
		3	Development / redevelopment will provide an improvement to the existing townscape quality without additionally impacting on environment resources
		4	Development / redevelopment will significantly improve the quality of the wider environmental quality and townscape without impacting on environmental resources

* Applies to occupied sites / re-use opportunities only

** Applies to vacant / part vacant sites and redevelopment opportunities only

Strategic Planning

Appraisal Criteria	Indicator	Score	Scoring Criteria
Regeneration and Economic Development	Potential to address multiple deprivation	1	The site is within a neighbourhood ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country)
		2	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
		3	The site is within a neighbourhood ranked as average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
		4	The site is within a neighbourhood ranked as deprived for multiple deprivation (super output area lower level is in the 25% or below quartile for deprivation in the country)
	Ability to deliver specific regeneration and / or regeneration objectives (including comprehensive/ mixed use development)	1	Development/ redevelopment of the site would significantly conflict with local regeneration and / or economic strategies for the area
		2	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and / or economic strategies for the area
		3	Development/ redevelopment of the site could contribute towards local regeneration and / or economic strategies for the area
		4	Development / redevelopment of the site could make a substantial contribution towards local regeneration and / or economic strategies for the area
	Ability to improve local economic activity rates	1	The site is located in a ward of high economic activity (76% plus economically active in employment)
		2	The site is located in a ward of good economic activity (70 % to 75% economically active in employment)
		3	The site is located in a ward of moderate economic activity (65 % to 70% economically active in employment)
		4	The site is located in a ward of low economic activity (below 65 % economically active in employment)

Appendix 3 – Qualitative Site Assessments

County Town

41. Lugg View Industrial Estate, Moreton on Lugg, HR4 8DP

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.32 ha
General Site Description	<p>Occupied by printers and other small businesses. Average strip of units. No vacancies. Greenfield land to east. Near to level crossing.</p> <p>Output area – 008D Ward – Sutton Walls Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation –Within area liable to flood (DR7)</p> <p>Relevant planning history - DCCW2004/3742/F: Proposed extension (ABC Print) - approved with conditions (04/01/2005).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors. There could be some noise from railway as located near to tracks.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area open countryside and near to the railway line.
	Road Frontage Visibility	The site is not visible from any road frontage
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located 1 - 2 kilometres away from a motorway or major arterial route
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years.
	Marketing and enquiry interest	No to let signs on site but also no vacancies.
Ownership	Ownership / Owner aspirations	Unknown - Formerly AWM
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is less than 0.5 hectares in size with no obvious physically constraining features.
	Ground conditions/contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	High risk of flooding (Flood risk category 3a or 3b)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact or local regeneration and/ or economic strategies for the area as the site is already a developed and apparently well functioning employment site.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Lugg View Industrial Estate, Moreton on Lugg

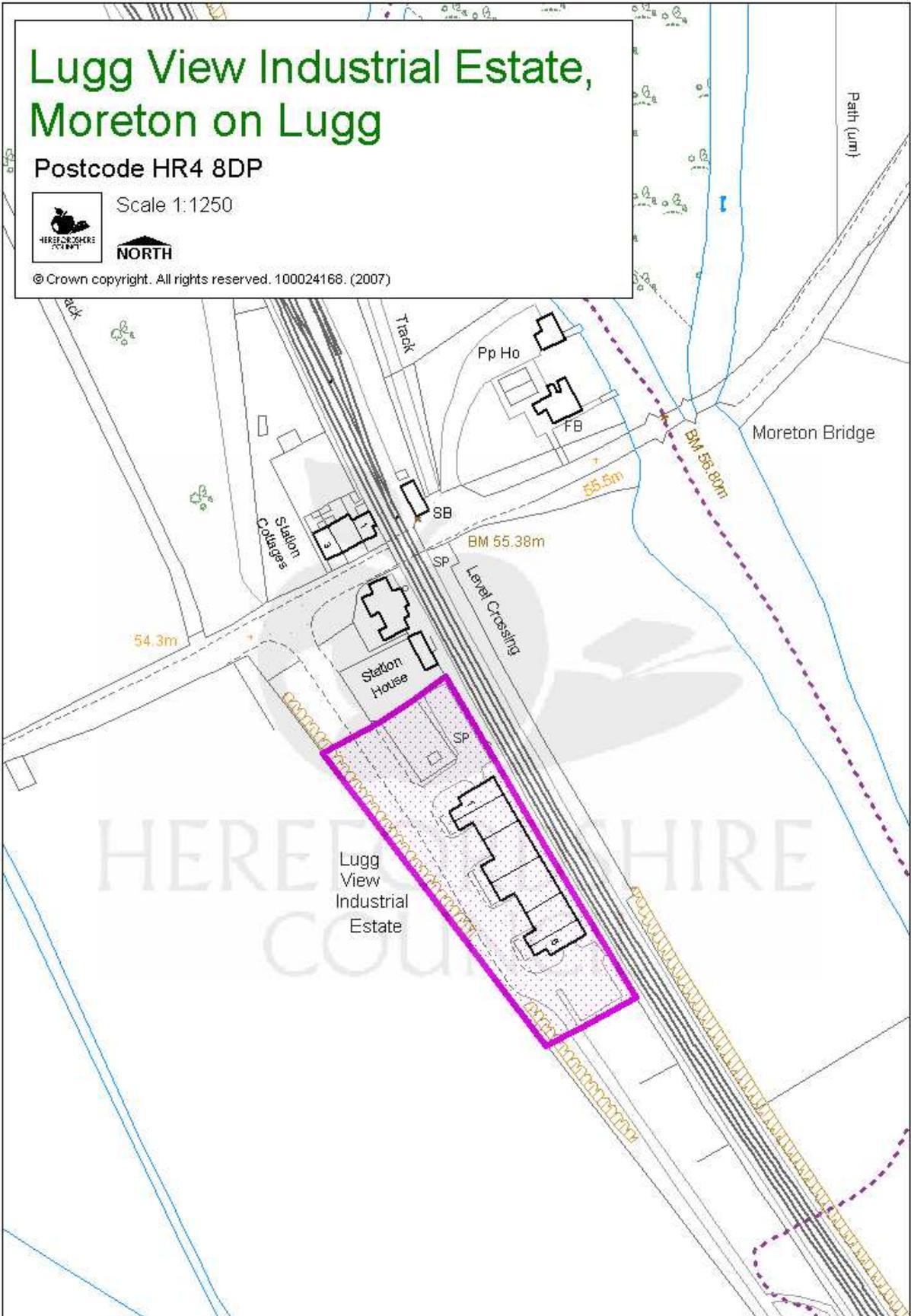
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Site No:42/ Legion Way, Hereford, HR1 1LN

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.51 ha
General Site Description	<p>This circa 2.5 ha allocated site is now fully developed with high quality car sales showrooms and associated parking and a new office development occupied by Hereford Housing. Car parking appears problematic in this location and there were many cars parked on-street at the time of the site visit.</p> <p>Output area – 010B Ward – Three Elms Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated under policy E3 - LegionWay - 2.6 ha allocated for part B employment uses throughout the County Plan period (B1, B2 and B8). Adjacent to allocation for safeguarded open space and allotments (RST4).</p> <p>Relevant planning history - CE2003/0706/F: Proposed new office and ancillary accommodation (plot 4a) - approved with conditions (24/07/2003) DCCE2004/4398/F: Extension to existing showroom - approved with conditions (24/02/2005) DCCE2004/4396/F: Provision of handover bay and additional workshop facilities - approved with conditions (24/02/2005)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition and the surrounding environment is likely to be a positive factor to attracting occupier. There does not appear to be adequate parking on the site. Site is congested with parked cars.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	No apparent site access (visibility) constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of marketing on site but also no vacancies.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minutes walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and / or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Legion Way, Hereford

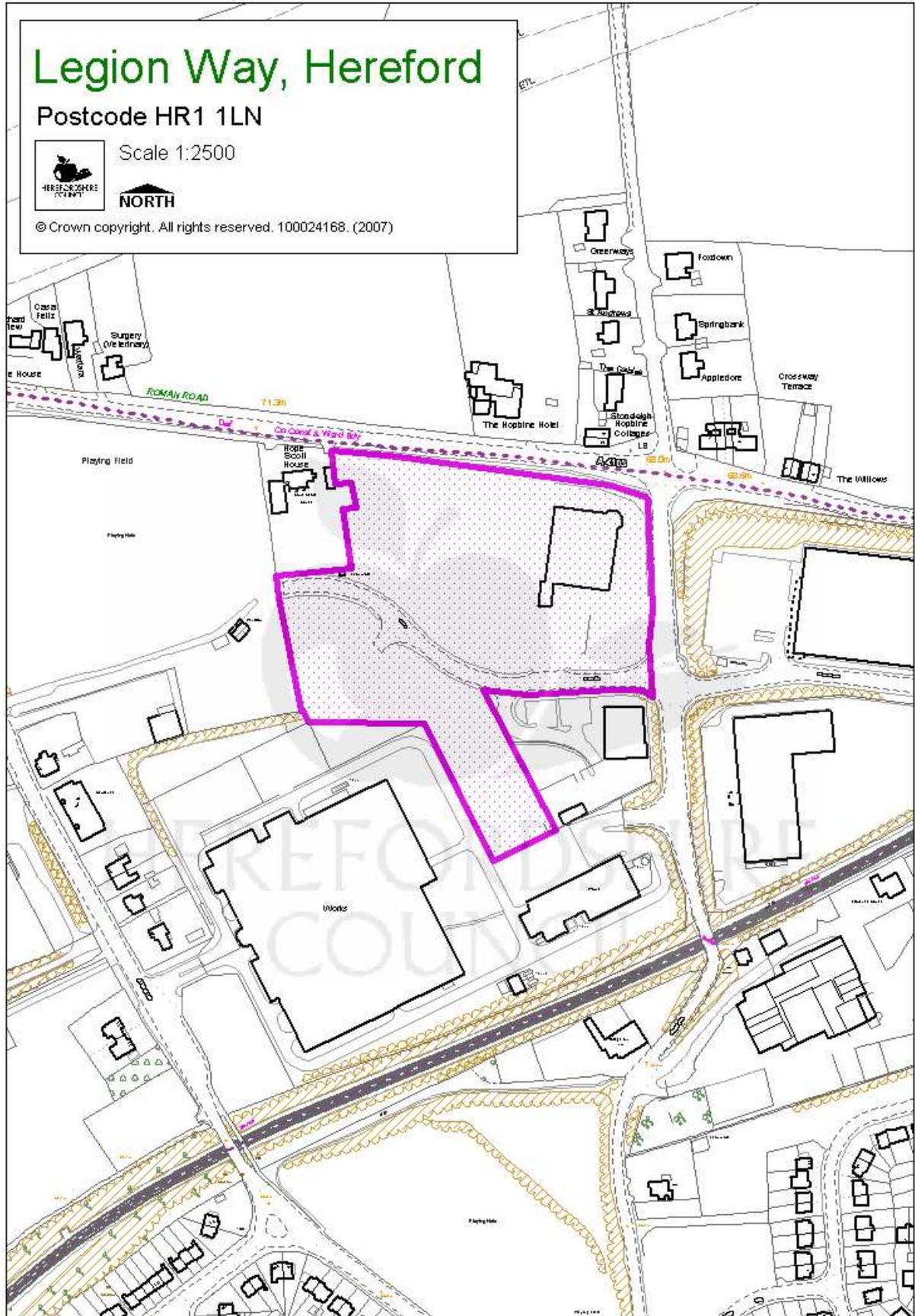
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43 Special Metals, Hereford (Holmer Road (A49/Roman Road A4103))

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site area: Site split - 19.50/3.79 Total = 23.29
General Site Description	<p>Large works (Special Metals). Buildings are not attractive but are purpose built. Reuse opportunities could be limited if current occupiers decide to leave. Site has high visibility to an 'A' road.</p> <p>Output area – 010B Ward – Three Elms Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation -Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history - DCCE2006/3900/F: Extension to existing factory (bodycote) - approved with conds (05/02/2007) CE2003/1063/F: Proposed new offices, depot & creche - approved with conds (22/08/2003)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings are purpose built but reasonably unattractive and are not modern.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site is substantially exposed to noise, dust and/or smell which significantly affects the quality of the immediate environment.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing but also no vacancies obvious on site.
Ownership	Ownership / Owner aspirations	Wiggins Special Metals own large site to west. The smaller site to the east has been bought by a private individual.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be significantly contaminated requiring substantial ground preparation and remediation.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Special Metals Hereford

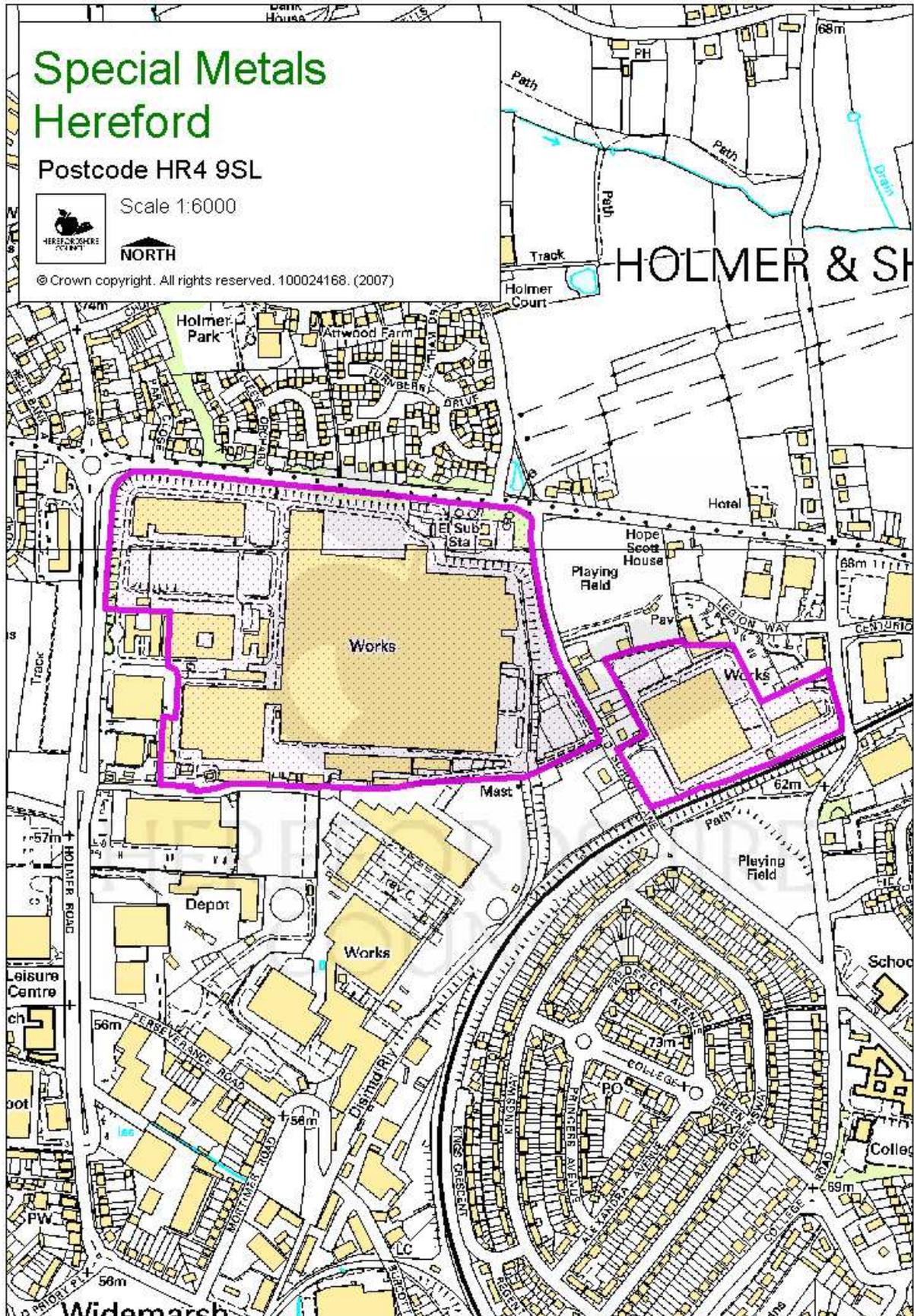
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44 Whitestone Business Park, (off Langstone Lane) Withington

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 4.65 ha
General Site Description	<p>Small business park in relatively rural surrounding. Most buildings are not new but are very well maintained. Good parking provision. Public areas are well maintained. Some building are new and modern at rear of site. Small area still under construction – at capacity once finished.</p> <p>Output area – 008B Ward – Hagley Sub area – County Town</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states "Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Good parking, well maintained public access areas. Well managed site. Good quality buildings
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Reasonably attractive semi-rural location.
	Amenity Impacts (e.g. noise, dust & smell)	Some noise from furniture business on site.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby – a few dwellings adjacent.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
	Availability of local facilities including retail and housing.	Relatively limited due to location outside of urban area.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Roads quite narrow on approach.
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing evident on site (but site already developed to a high standard).
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is unlikely to have physically constraining features.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site is already developed to high quality

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Whitestone Business Park Withington

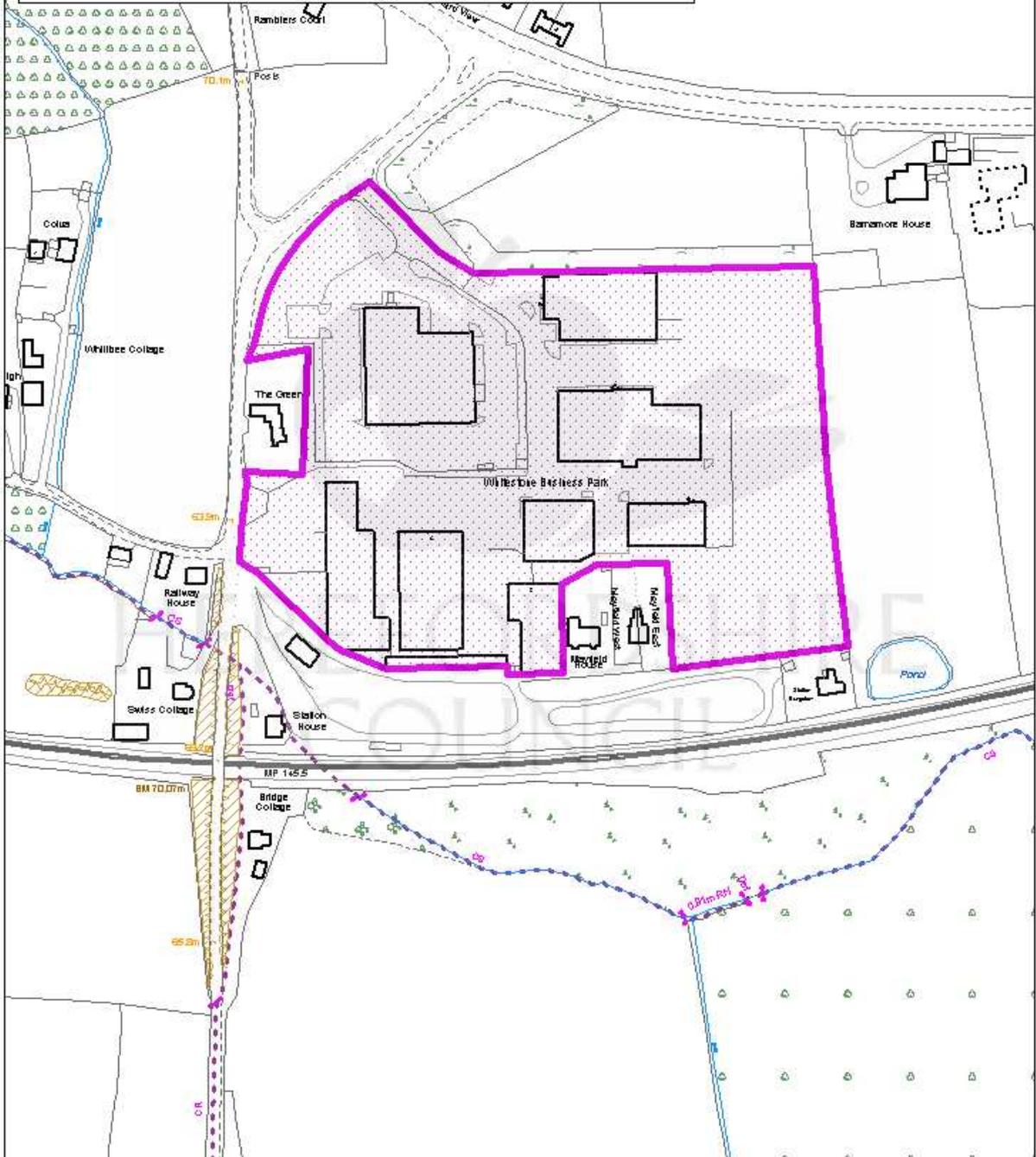
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45 - Burcott Road, Hereford

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.44 ha
General Site Description	<p>Some buildings are in poor condition and others are of adequate quality. Some marking present on site. One unit is vacant and one unit is being marketed.</p> <p>Output area – 012C Ward – Central Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history – DCCE2003/3841/F: Vehicle dismantling shed - approved with conds (06/02/2004)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition. Restricted provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day – from car scrap yard.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses or open countryside.
	Road Frontage Visibility	The site is not visible from any road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding area is of poor quality and required significant regeneration. Development/ redevelopment of the site would significantly enhance the wider environmental quality

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods
	Quality of Site Access	Significant site access (visibility) constraints / possible 'ransom' issues
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years.
	Marketing and enquiry interest	One vacancy, one marketing board on site.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No obvious physically constraining features. Site is between 1 and 5 ha.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone) but S tip on edge of a high risk flooding zone (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment will significantly improve the quality of the wider environmental quality and townscape without impacting on environmental resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as deprived for multiple deprivation (super output area lower level is in the top 25% most deprived neighbourhoods in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Burcott Road, Hereford

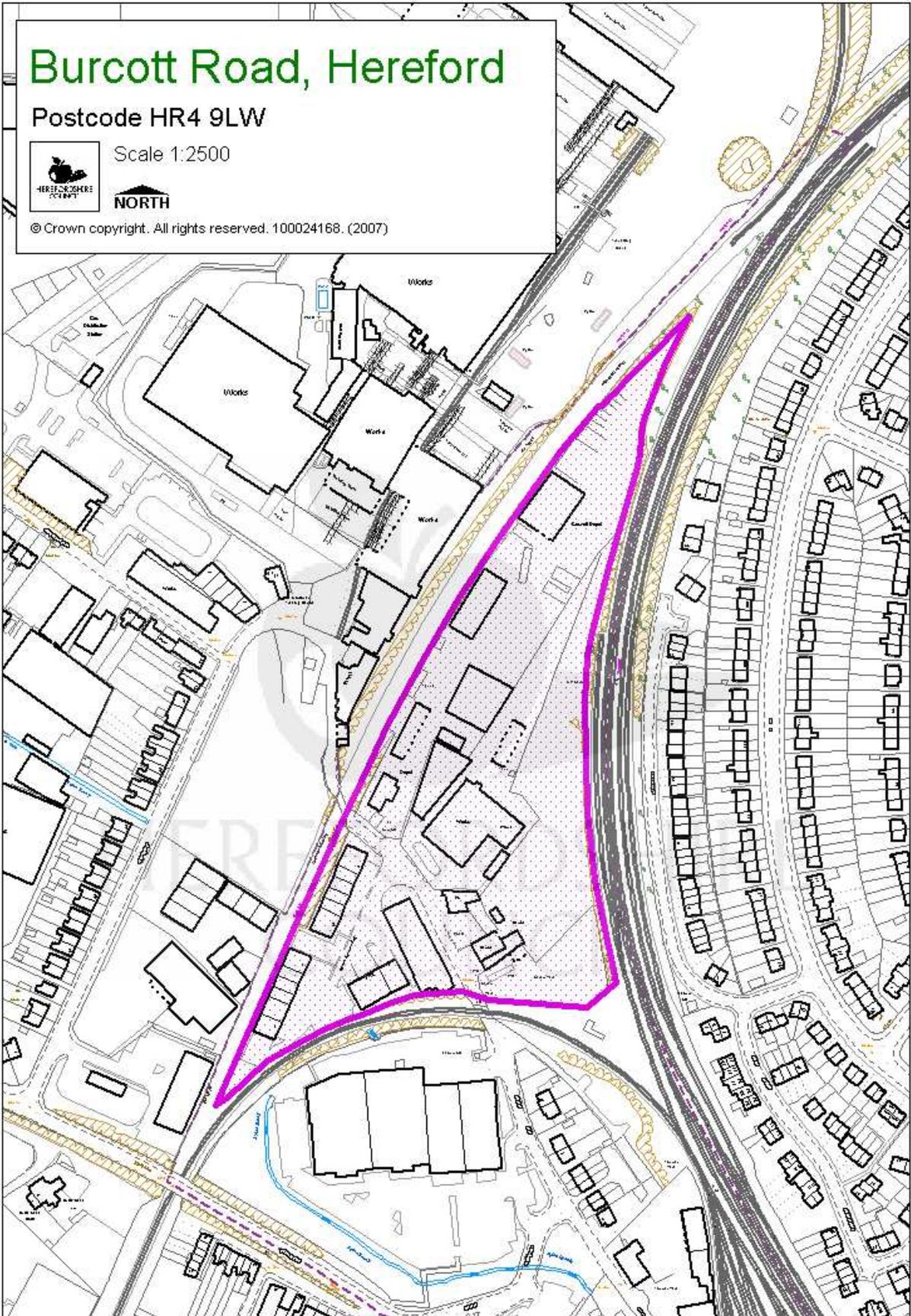
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46 Churchward Trading Estate, Hereford (Barrs Court Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.42 ha
General Site Description	<p>Small, fairly modern units, the majority of which are occupied. Site is highly visible from a local road.</p> <p>Output area – 012A Ward – Aylestone Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. On the opposite site of the road (Barrs Court Road) is a conservation area</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition. Units are small and fairly modern of a reasonable quality. Poor frontages to the road.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	Residential opposite site.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing. One unit appears to be vacant.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site has obvious physically constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are reasonable footpath and/ or cycle links to the site but use may be constrained by certain factors.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. However, frontages to the road could be improved which would improve surrounding townscape quality.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Churchward Trading Estate Hereford

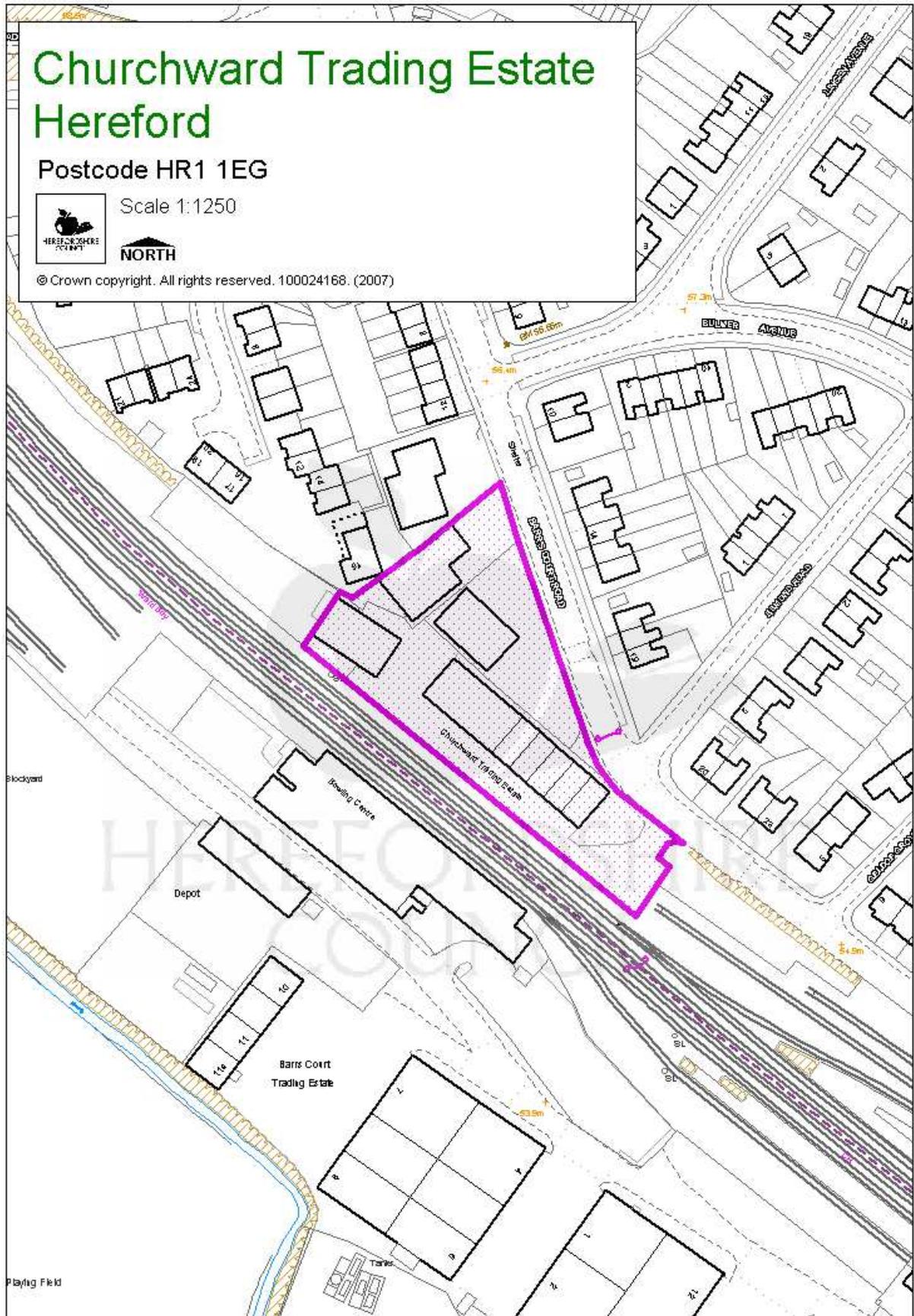
Postcode HR1 1EG



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**Site No:47/ Holmer Road, Hereford (off Harlow Road and Perseverance Road),
HR4 9SW**

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 15.8 ha
General Site Description	<p>This site is nearly 16 ha in size and is predominately industrial with some development opportunities within it. The largest occupier is Joseph Ash Galvanising Works which occupies a number of large units and an open storage area. In addition there are a number of small units on the site and an area of residential dwellings.</p> <p>Output area – 010B Ward – Three Elms Sub area – County town (but also A49 Corridor)</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history –</p> <p>DCCE2004/3746/F: Change of use of residential garden to commercial land (rear of 104 Newtown rd) - approved with conds (26/11/2004) DCCE2004/2601/F: Erection of 1890 sq m of new build commercial/industrial units and refurbishment of existing B1/B8 units - approved with conditions (27/09/2004).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of a moderate quality and condition. Mixed industrial site – some small units, scrubland at back.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment.
Quality of the Wider Environment	Adjoining land uses	The site has some sensitive uses (i.e. housing) within the site.
	Road Frontage Visibility	The site has some visibility to a local road.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding area is of poor quality and required significant regeneration. Development/ redevelopment of the site would significantly enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a major arterial route with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years.
	Marketing and enquiry interest	One board on small unit was only evidence of marketing on site.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No significant environmental constraints or abnormal development requirements identified.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Large site with no obvious physically constraining features.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Could be some contamination requiring some ground preparation and remediation.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone) but S tip on edge of a High risk of flooding zone (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominantly / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development/redevelopment of parts of the site could provide an improvement to the existing townscape quality without additionally impacting on environment resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site could contribute towards local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Holmer Road, Hereford

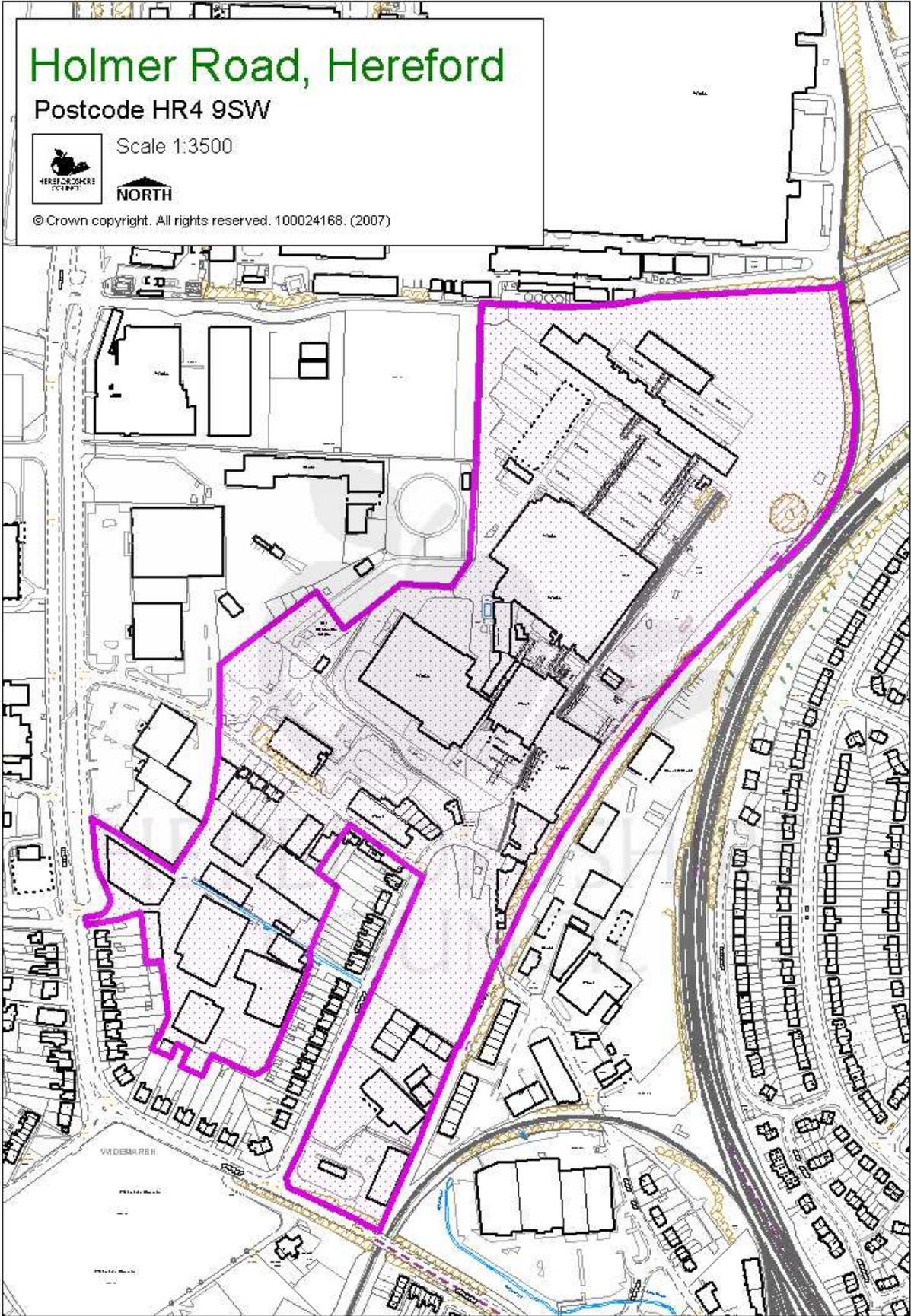
Postcode HR4 9SW



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NORTH

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Site No.48 / Rotherwas Industrial Estate (Netherwood Road), HR2 6JU

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 123 ha
General Site Description	<p>The Rotherwas industrial estate is over 120 hectares in size and has over 125 companies operating within it. A former war time munitions factory, it has since the 1970s been subject to piecemeal development. The entire site is covered by policy E5 in the UDP as safeguarded employment land and buildings. However, a number of specific sites within the estate are allocated as E1 sites for new B1, B2 and B8 development.</p> <p>Available development land within the estate can be divided into the following four main phases or areas:</p> <ul style="list-style-type: none"> • Phase 1: Various plots within the estate, predominantly fronting 'The Straight Mile' (Holme Lacy Road); • Phase 2: The Southern Magazines site, accessed from an extension to a local estate road (Haugh Road); • Phase 3: The Northern Magazines site, accessed via a new link road from Vincent Carey Road; • Phase 4: The Chapel Road area. <p>The Rotherwas Industrial Estate was formally awarded Enterprise Zone (EZ) status on 17th August 2011. The site was nominated by the Marches Local Enterprise Partnership (LEP) with an aspiration to develop part of the site into a centre of excellence for the defence and security sector with additional employment hubs focused on advanced technologies, environmental technologies and food and drink technologies. The Marches LEP anticipates that the scheme will become a catalyst for enhanced economic growth throughout the Marches through the creation of highly skilled jobs and encouragement of overseas investment into the area.</p> <p>A draft Local Development Order for the EZ was issued for public consultation during February and March 2012. The final stage of the process will be to submit the LDO to the Secretary of State for consideration. Once confirmed, the LDO will introduce a simplified planning process which will in effect grant conditional planning permission for B class employment development within the EZ. The aim of the Order (along with the financial and other incentives available to businesses in the EZ) is to accelerate economic growth through attracting new businesses and also encouraging the sustainable growth of existing companies.</p> <p>Historically parts of the EZ site (and adjoining land) were subject to flood risk and a comprehensive flood attenuation scheme has been designed in partnership with the Environment Agency and is now in place.</p> <p>A parcel of land to the south west of the Southern Magazines forms part of the EZ, however it was not an employment allocation in the UDP. It is anticipated that this will be developed for employment uses over the Core Strategy plan period.</p>	
	Output area – 021A Ward – Hollington Sub area – County Town	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of a good quality and condition providing an range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers.
	Amenity Impacts (e.g. noise, dust & smell)	Could be some noise from works but limited.

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - residential, countryside, sewage works, construction of more employment.
	Road Frontage Visibility	The site has road visibility although degree of visual prominence depends on location within the estate.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located 1 - 2 kilometres away from a motorway or major arterial route.
	Quality of local road access	Could be some congestion on the local road network but likely to be limited to peak periods and eased by the opening of the new access road.
	Quality of Site Access	No apparent site access (visibility) constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years although phased development of the estate has occurred over time and strategies are in place / being implemented to address environmental issues such as flood risk to release further development land.
	Marketing and enquiry interest	Some 'To Let' signs observed but estate appears to be popular and buildings generally well occupied. Some very recent development of modern office / industrial premises in the heart of the estate on Holme Lacy Road
Ownership	Ownership / Owner aspirations	Various owners. Active delivery of further employment development across the estate.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Flooding, access, archaeology, contamination and biodiversity.

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares . Given the scale of the site, it is unlikely that the physical site features considered against this indicator will significantly impact on the development potential of the site
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination will likely be an issue for a number of parts of the site, including the Northern Magazines area given the former munitions factory use.
	Flooding	NE & W tip: high risk of flooding (flood risk category 3a or 3b) NW & mid section : medium flood risk (flood risk category 1 or 2) S edge: No risk of flooding on the site (outside of identified flood risk zone). Flood defence strategy for the area is now in place to address flood risk issues, which has been developed in partnership with the Environment Agency.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route. Bus routes within site.
	Ease of walking and cycling	Extensive footpath network within the site. Also, planning permission granted for the creation of a footpath / cycle link from the site to the north of Hereford (Bartonsham) via a new bridge over the River Wye, with completion expected during 2013.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Well maintained. A few buildings could be redeveloped that are older to improve the overall quality of the site. In addition there are development opportunity areas which would benefit from development, notably the 'Romney Huts' within the Chapel Road area. Development of vacant parts of the estate could have potential to impact on ecology (including Great Crested Newts). Ecological issues will need to be fully considered as part of any development proposals for those parts of the site likely to be ecologically sensitive such as land within the Northern magazines area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)

Appraisal Criteria	Indicator	
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Major employment opportunity to deliver significant range of economic development objectives. The site has been identified as the sole EZ within the Marches LEP area. Aspiration to develop part of the site into a centre of excellence for the defence and security sector with additional employment hubs focussed on advanced technologies, environmental technologies and food and drink technologies. The Marches LEP anticipates that the EZ will become a catalyst for enhanced economic growth throughout the Marches through the creation of highly skilled jobs and encouragement of overseas investment into the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Rotherwas Industrial Estate Hereford

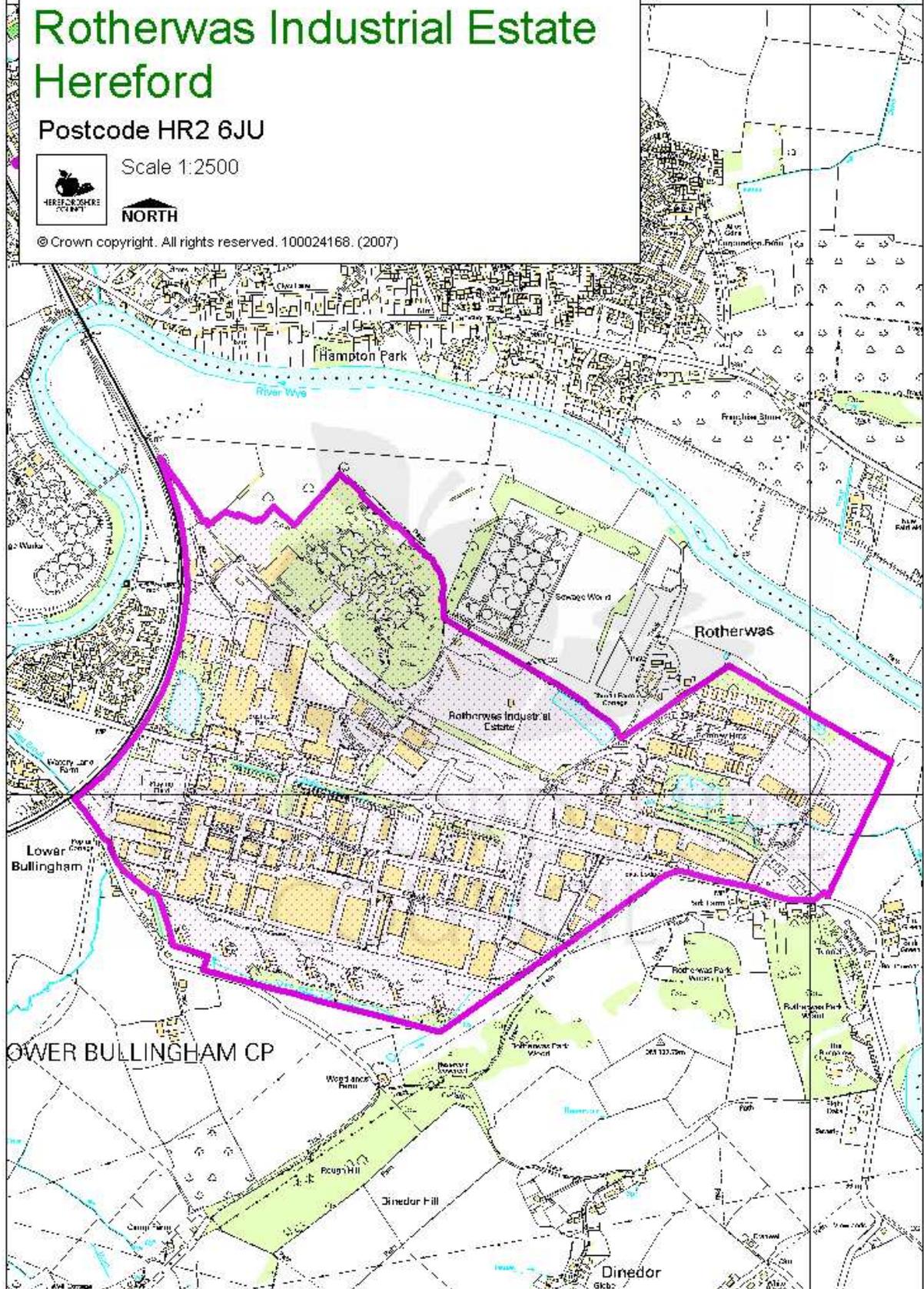
Postcode HR2 6JU



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49 – Barrs Court Trading Estate (Station Approach)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.07 ha
General Site Description	<p>Buildings are not modern but are well maintained. Parking and circulation is congested. Site has no road frontage. Site comprises a period building at the rear and 1960s units, some used by the college, retail uses and other employment uses. Site may cause access difficulties for HGVs.</p> <p>Outout area – 012C Ward – Central Sub area – County town (but also A49 Corridor)</p> <p>Policy allocation - Majority of the site is covered by the broader Town Centre TCR21 and H2 allocation. TRC1 Canal basin and historic core - land to the east of Widemash Street is identified for residential development, the provision of the Herefordshire and Gloucestershire Canal basin with associated wharfage and small-scale retail and leisure including a hotel, bars, restaurants and a visitors centre. All development must be prepared on a comprehensive basis for the site as a whole providing a high quality of design as well as inclusion of new road proposals as identified in policy T10 of the Plan; including provision for 180 dwellings including affordable housing; demonstrate that the retail proposals will not seriously harm the vitality and viability of Hereford city centre either by itself or in conjunction with other recent and proposed retail development; realign and enhance the Widemarsh Brook to provide an amenity space and footpath link through the site; provide a flood alleviation scheme for the site to the satisfaction of the Environment Agency; and provide a financial contribution to the planning obligations identified ensuring the overall aims of the Edgar Street grid proposals are met. Adjacent to the site is the Hereford and Glos canal (RST9). A safeguarded road scheme (T10) cuts though the site on its eastern edge. Policy T10 - the land required for new road schemes (listed) or improvement of existing roads where realignment is necessary will be protected from development which would be likely to prejudice their implementation.</p> <p>Relevant planning history - DCCE2004/1562/F: Renewal of planning permission for demolition of existing building and development of site with new warehouse (Underwood & Co Ltd) - approved with conds (14/12/2004). Site is within EGS masterplan boundary.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition adequate provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors. Noise from railway.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including the station.
	Road Frontage Visibility	The site is not visible from any road frontage.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from an 'A' road.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.
	Quality of Site Access	Significant site access (visibility) constraints / possible 'ransom' issues. Have to access the site through the station.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing boards visible on site but also no vacancies.
Ownership	Ownership / Owner aspirations	This site (at least majority of it) is proposed to be developed for a road, with residential and employment uses (B1c) to the south and north as part of the Edgar Street Grid proposals. The existing owners will have to be relocated.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	Mid section : High risk of flooding (flood risk category 3a or 3b) Remaining area : No risk of flooding on this area (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within Hereford city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route, Site is immediately adjacent to the station.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as deprived for multiple deprivation (super output area lower level is in the top 25% most deprived neighbourhoods in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Barrs Court Trading Estate Hereford

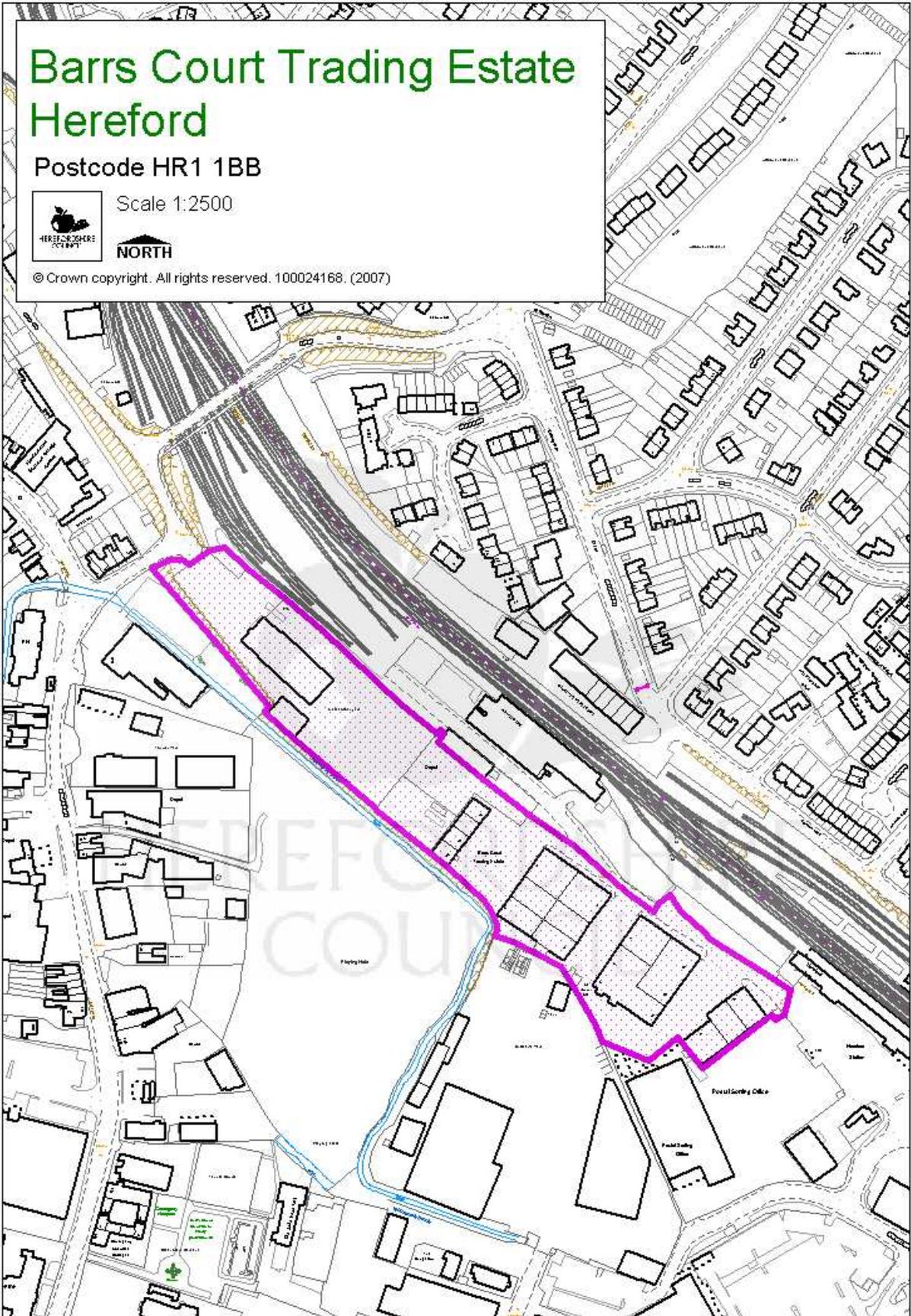
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50 – Bulmers, Hereford (Plough Lane)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 10.95 ha
General Site Description	<p>The Bulmers site comprises of not modern but well maintained purpose built buildings and open storage. Surrounding land uses are other employment and residential.</p> <p>Output area – 010B Ward – Three Elms Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history – None</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings not modern but well maintained. Large area of storage on Bulmers site.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell (from cider production) which somewhat affects the quality of the environment at certain periods of day.
Quality of the Wider Environment	Adjoining land uses	Other employment and residential.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years.
	Marketing and enquiry interest	No signs but site but also no vacancies.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site in excess of 5 hectares with no apparent evidence of physical constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site could be contaminated from current works use requiring some ground preparation and remediation.
	Flooding	Eastern edge – North to South : High risk of flooding (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	The site has footpaths to it.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality for nearby residential area however, the site currently appears to be functioning well as an successful employment site.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration strategies for the area. Site already makes a significant contribution.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Bulmers, Hereford

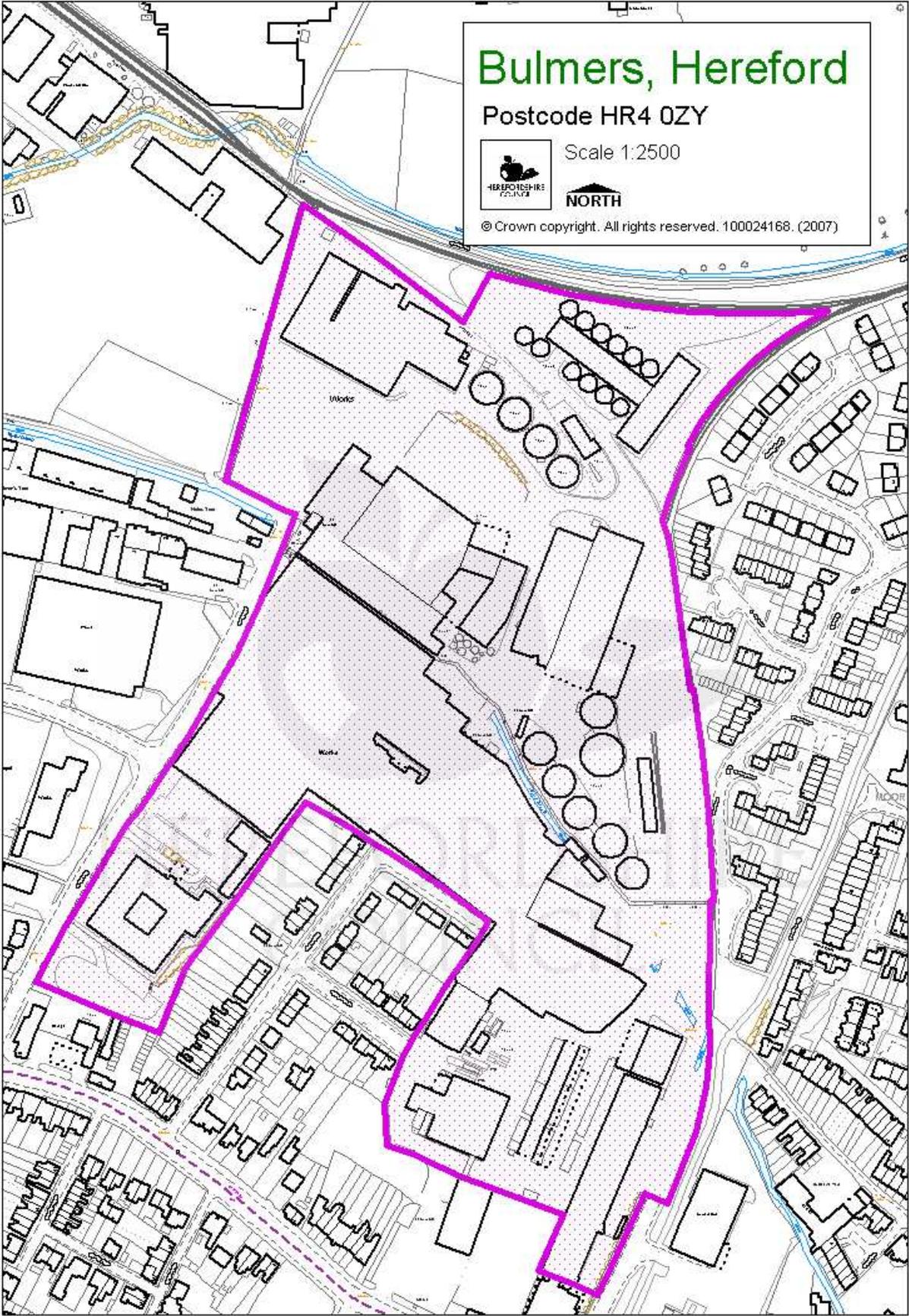
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NORTH

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51 – Plough Lane

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 5.32 ha
General Site Description	<p>Some new buildings on this site are of very high quality. Others are older and poor quality. Relatively wide local roads and no obvious physical constraints or flooding issues. Users of the site include Tool hire, a bathrooms and kitchens showroom, a Plumb centre, Magnet, and Volvo centre.</p> <p>Output area – 010B Ward – Three Elms Sub area - County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history - DCCW2007/0673/F: Extension to industrial unit for storage (unit 7b) - approved with conds (26/04/2007)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixed building stock. Some new buildings are high quality. Majority are reasonable. Garden centre sheds are poor. Overall site is adequately maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	Other employment and residential.
	Road Frontage Visibility	Only visible from road leading into Bulmers site.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The development of the site would neither detract no enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	One to let sign on site – but no apparent vacancies.
Ownership	Ownership / Owner aspirations	The site is in mixed ownership. Aspirations unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within Hereford City
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	Footpaths only to and within the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A Potential to maintain buildings / areas to a higher standard.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Plough Lane, Hereford

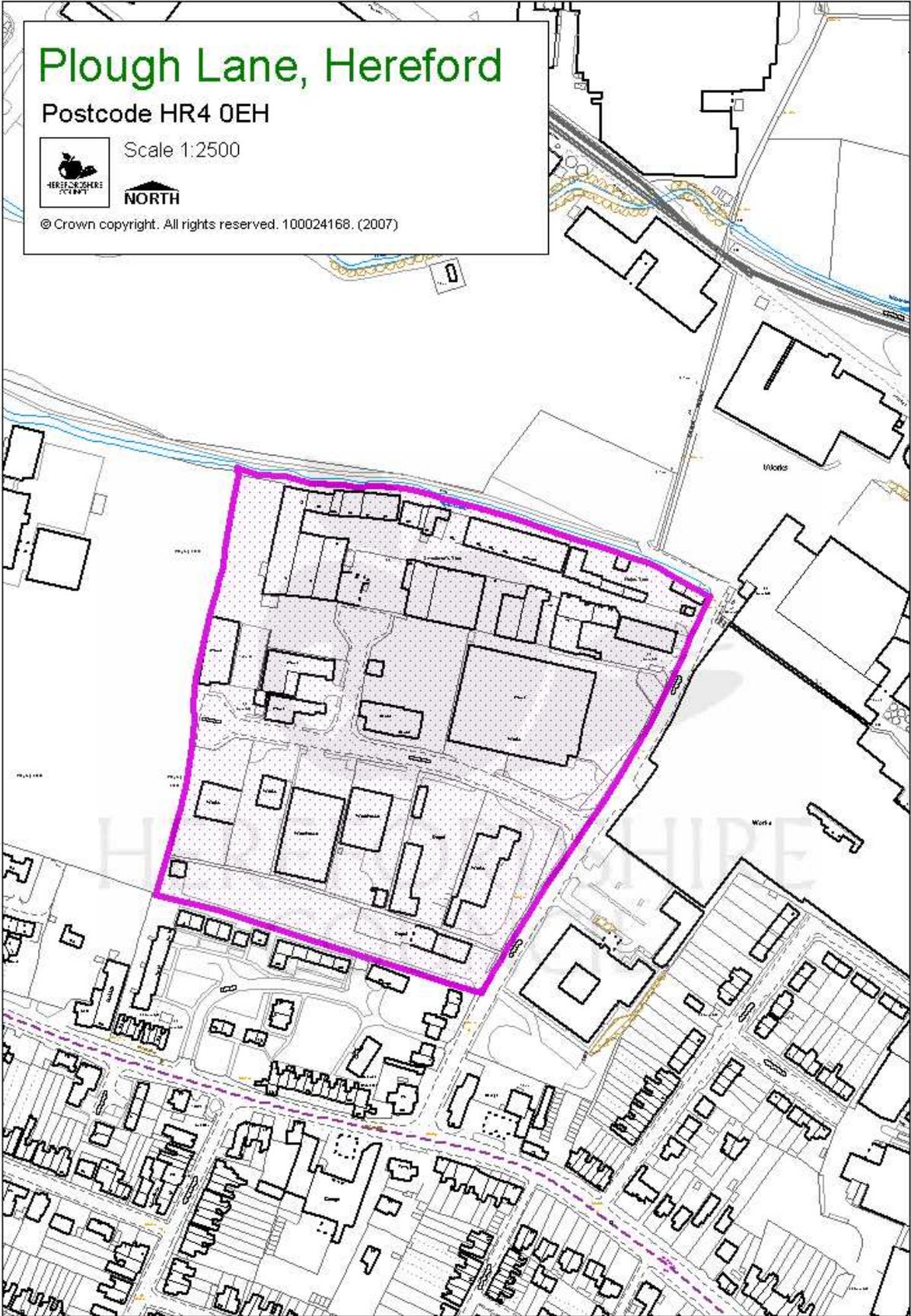
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52 – Sun Valley Hereford (Poultry Lane)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.77 ha
General Site Description	<p>External storage areas are quite untidy but the large office building appears well maintained. Adjacent to existing employment. Flooding issues on some parts of the site.</p> <p>Output area – 010B Ward – Three Elms Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history – None</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Storage area is not very visually appealing – would be more visually attractive if it was better organised. The office building is not modern but is well maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	Some noise from surrounding works.
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses'/or sensitive uses adjoining or within the site.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Local road access to the site is good and reasonably wide.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years.
	Marketing and enquiry interest	No marketing on site but site isn't vacant.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	Southern tip : High risk of flooding area (flood risk category 3a or 3b). Eastern edge : Medium flood risk (flood risk category 1 or 2). Remaining area : no risk of flooding (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre Within Hereford City
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Redevelopment of the site would contribute to local economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Sun Valley, Hereford

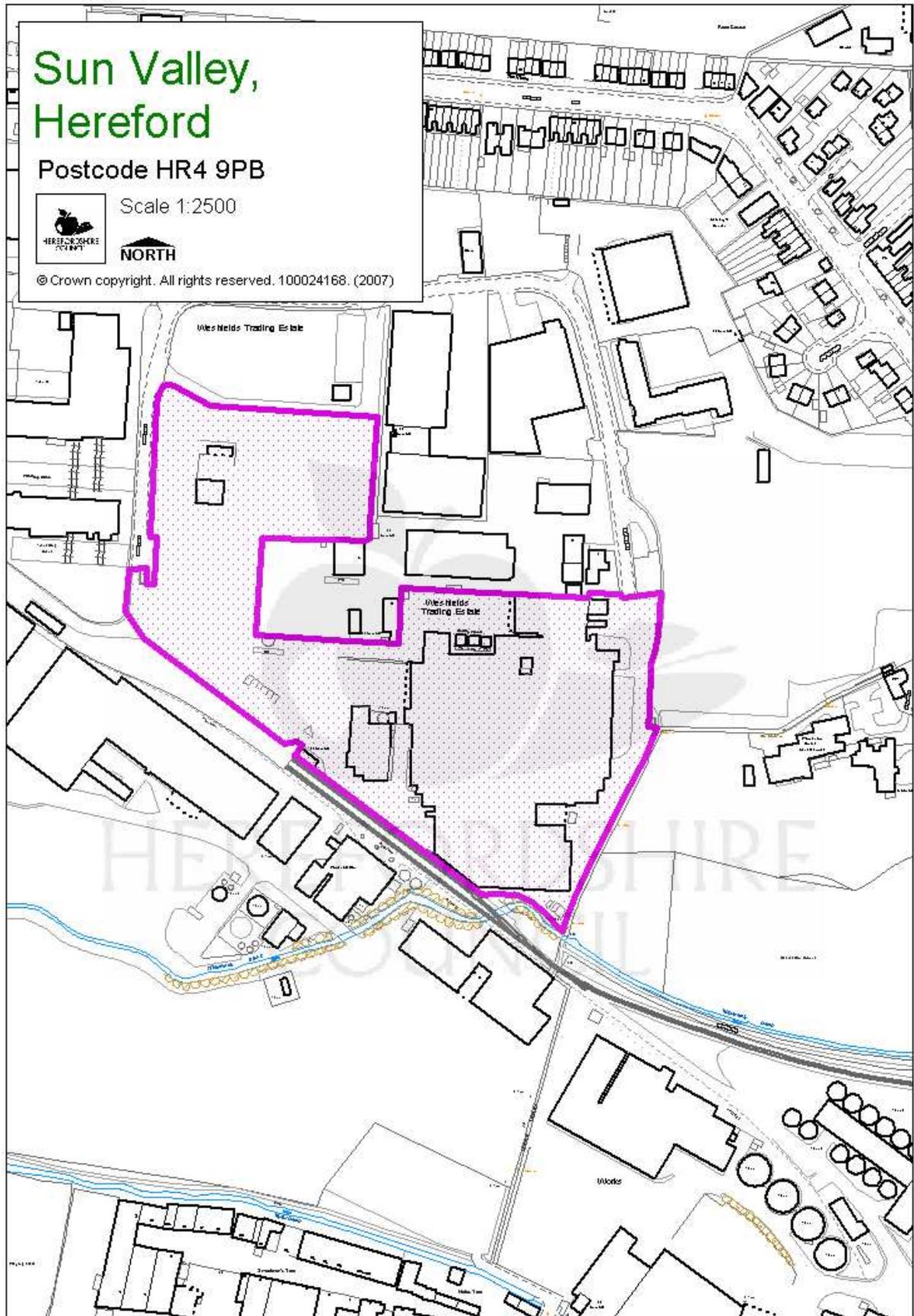
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Site No. 53/ Three Elms Trading Estate (Sidney Box Drive), Hereford, HR4 9PU

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.77 ha
General Site Description	<p>Site with older units. Poor surfacing. Large development opportunity area within site.</p> <p>Output area – 010F Ward – Three Elms Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. Adjacent to the site on two sides are safeguarded open space and allotments (RST4 allocations).</p> <p>Relevant planning history –</p> <p>DCCW2004/3134/RM: Construction of new business units for B1, B2 & B8 uses; new estate spine road and parking; demolition of existing unit 9a - approved with conds (20/01/2005).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings are old but adequately maintained. Lots of cars parked all over the place and road surfacing is very poor.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Moderate quality of external environment.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - Residential
	Road Frontage Visibility	The site is not visible from any road frontage
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a generally reasonable standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints). Current access could be enhanced (as part of new development proposals).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years although much of the site is developed.
	Marketing and enquiry interest	Marketing boards on site including AWM.
Ownership	Ownership / Owner aspirations	Advantage West Midlands (previously) owned this site and it is understood that opportunities for new infrastructure and development of the site are being considered but given the abolition of AWM, implementation of the permission is uncertain. 1.17 ha of the site is currently committed for employment development.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is covered by Hereford UDP (2007) Policy E5 as safeguarded employment land. The site has safeguarded open space/allotment allocation on two sides (UDP Policy RST4).
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Reasonable size / shaped developed plot. Some ground preparation works likely to be required.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	Western Edge N to S : High risk of flooding (flood risk zone category 3a or 3b) Remaining area : No risk of flooding on this area (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route
	Ease of walking and cycling	There are cycle paths and footpaths running at the end of the estate access.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Good potential to address current poor / moderate appearance of estate

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Good potential to deliver regeneration and economic objectives through development of vacant area within the Estate.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Three Elms Trading Estate Hereford

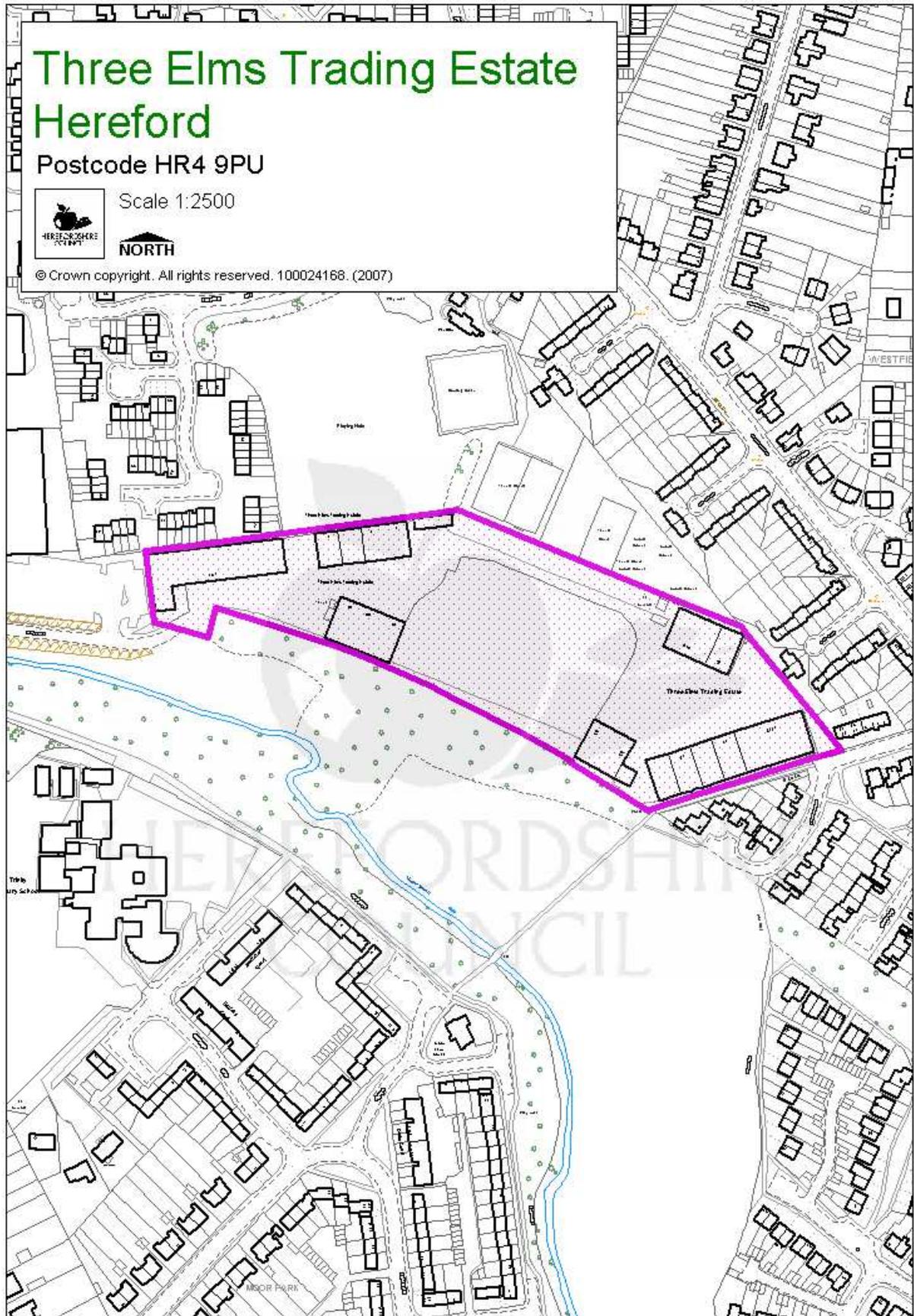
Postcode HR4 9PU



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Site No. 54/ Beech Business Park, HR4 9QJ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.4ha
General Site Description	<p>Dialysis centre. YFC centre. Industrial units (saw tooth roof style). Fairly small site with mix of ages and condition.</p> <p>Output area – 010D Ward – Three Elms Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. A safeguarded road scheme runs along the north of the site.</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixed buildings. Dialysis centre and YFC buildings appear to be new but industrial units not in as good condition.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential and agricultural.
	Road Frontage Visibility	The site has some visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is reasonably attractive including residential and countryside.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to the A4103 and also a local road.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Sharp change in gradient - access therefore somewhat problematic.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years
	Marketing and enquiry interest	1 sign on site. Vacancies appear generally quite low.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works. Maybe from car related works.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Redevelopment of parts of the site could provide an improvement to the existing townscape quality without additionally impacting on environment resources

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Given already developed nature, the ability to deliver further regeneration and economic objectives is limited.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Beech Business Park Hereford

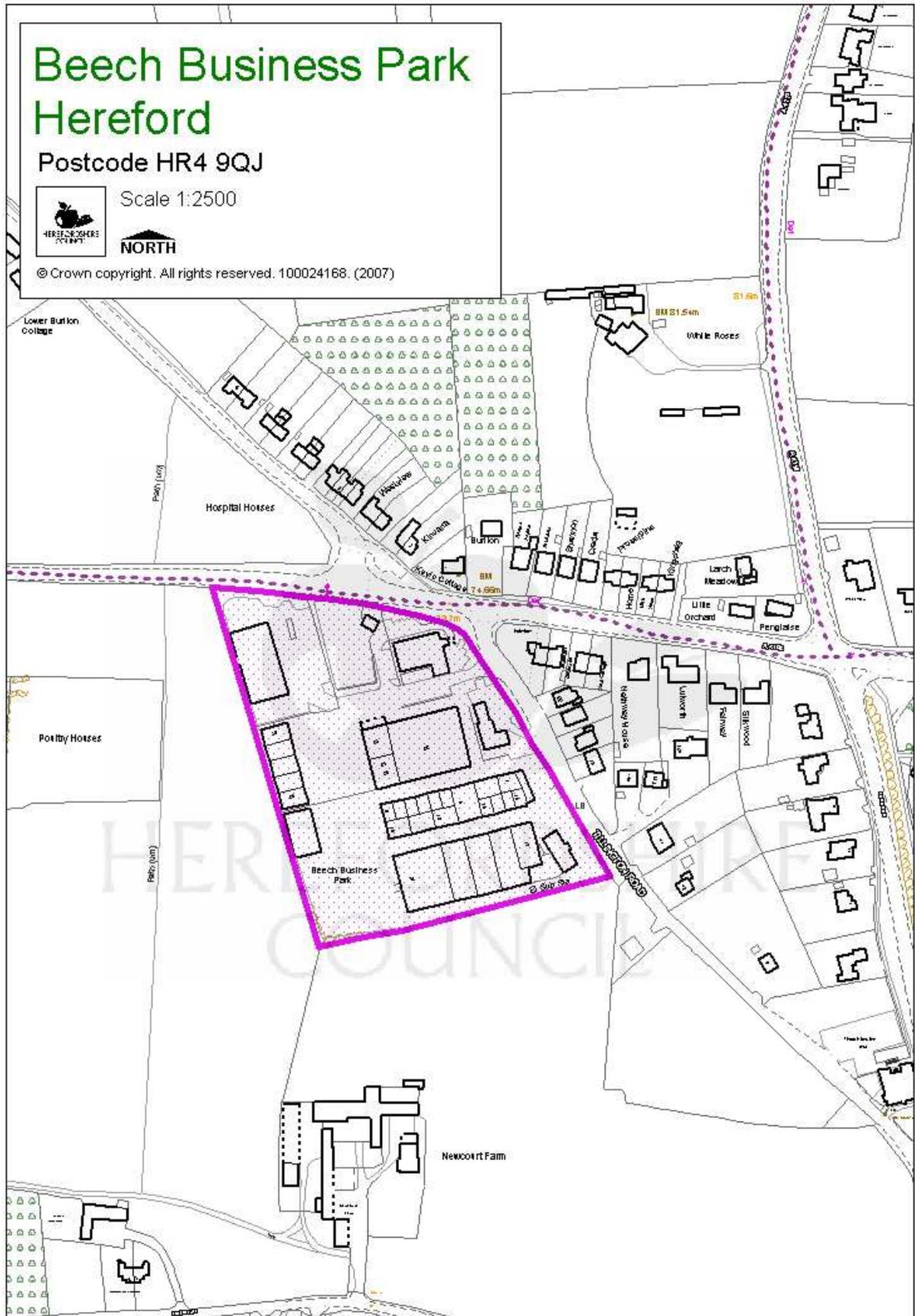
Postcode HR4 9QJ



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55 Aydon Industrial Park, Hereford (off Holmer Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.8 ha
General Site Description	<p>The site is fully occupied by users such as a Citroen garage, Hereford Times and Kia Motors at the rear. Buildings and external areas are not modern but well maintained and there is adequate provision of parking and circulation. High visibility to an 'A' road.</p> <p>Output area – 010B Ward – Three Elms Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and are well maintained. Adequate provision of parking and circulation.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road. With easy accessibility to these routes.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Possible site access (visibility) constrains, including for larger commercial vehicles, which could constrain development.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing or vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The site is already developed to a high standard.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Aydon Industrial Park, Hereford

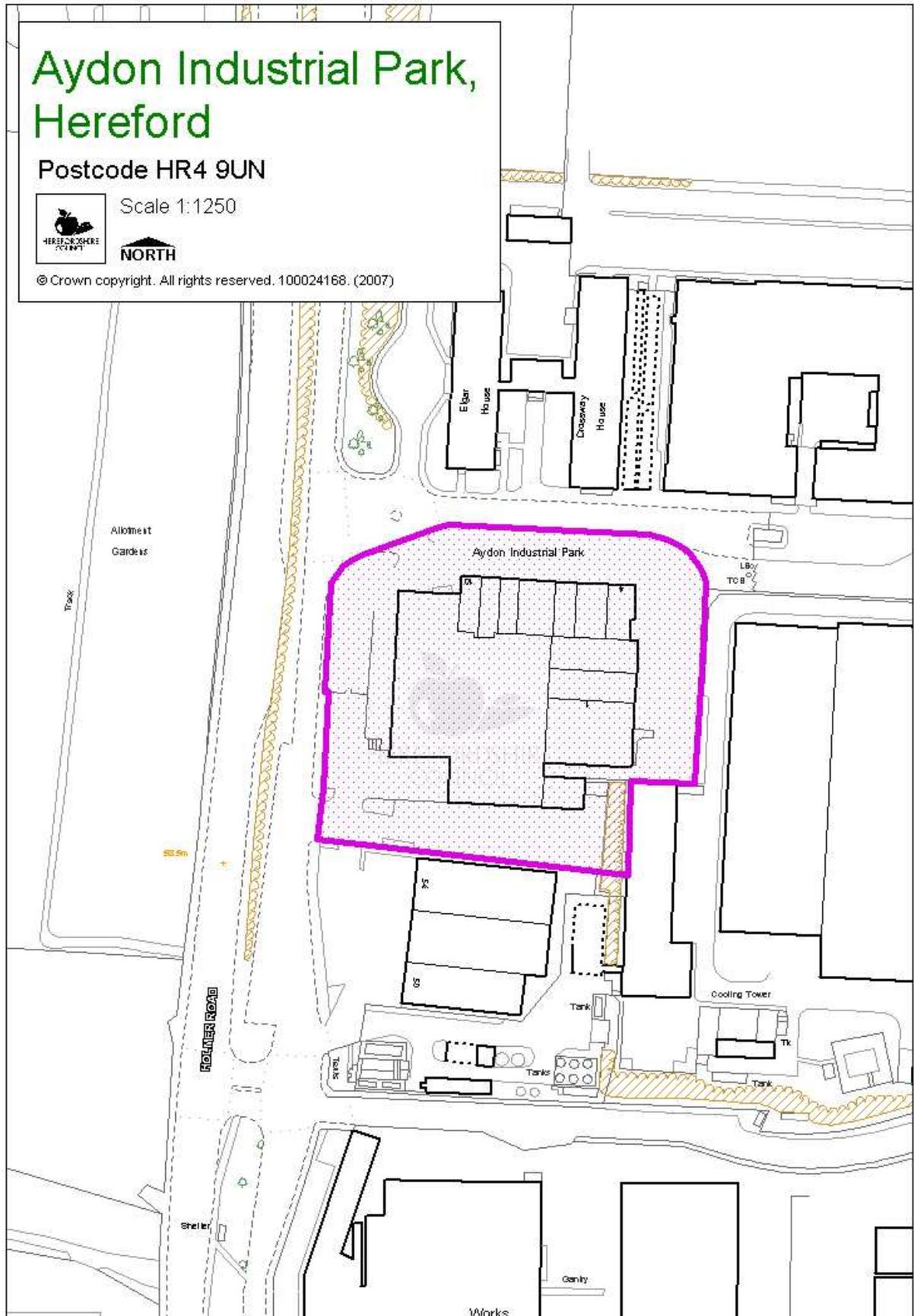
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56 – Land East of Whitestone Business Park (nearest road A4103)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.9 ha
General Site Description	<p>Undeveloped site currently used for storage of store crates and JCBs on part of the site. Greenfield site.</p> <p>Output area – 008B Ward – Hagley Sub area – County Town</p> <p>Policy allocation - Allocated under policy E3 - Land East of Whitestone Business Park Withington 2.9 ha (B1,B2, B3). UDP says this 2.9 ha site has been included to provide for the extension of the Business Park adjacent to Withington, a main village. This allocation forms the final phase of employment development at this location. Access will be restricted to that provided from the Business Park to the west. A development brief will be prepared to guide development.</p> <p>Relevant planning history - DCCE2006/1519/O: Site for mix of offices, warehouses and production area, car parking and amenity buildings - approved with conditions (03/07/2006)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	N/A
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers. Adjacent to Whitestone business park – could attract users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	Site is surrounded by other employment and open countryside.
	Road Frontage Visibility	No direct road frontage visibility.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.
	Quality of Site Access	No current access – could be linked up to Whitestone BP.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years
	Marketing and enquiry interest	No evidence of marketing on site.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site appears to be free from significant environmental constraints.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 ha – no obvious physical features on site – other than site is slightly sloping.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk area)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly Greenfield
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development of a greenfield site which would significantly detract from the existing environmental quality and would be detrimental to the environmental resources in this area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site could contribute towards local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Land east of Whitestone Business Park Withington

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Scale 1:4000



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57 – Rockfield Road (Rockfield Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.42 ha
General Site Description	<p>Site runs along the railway line and has a mixture of building ages and qualities. Condition of public areas are good. Narrow local road at points (one vehicle only).</p> <p>Output area – 011B Ward – Aylestone Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. Site is adjacent to a conservation area (HBA6).</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixture of building ages and qualities.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	Adjoining land uses are residential, other employment and the railway.
	Road Frontage Visibility	Site has high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Very narrow at points – one vehicle only.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years
	Marketing and enquiry interest	No marketing on site but also no apparent vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Appraisal Criteria	Indicator	Site Visit Comments
Site Development Attractiveness	Potential to enhance environmental quality <i>(Vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site would likely have a neutral impact on existing environmental and / or local regeneration strategies for the area
	Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i>	Inconsistency of quality – could all be brought up to same standard of good quality.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within Hereford city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on existing environmental and / or local regeneration strategies for the area..

	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)
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Rockfield Road, Hereford

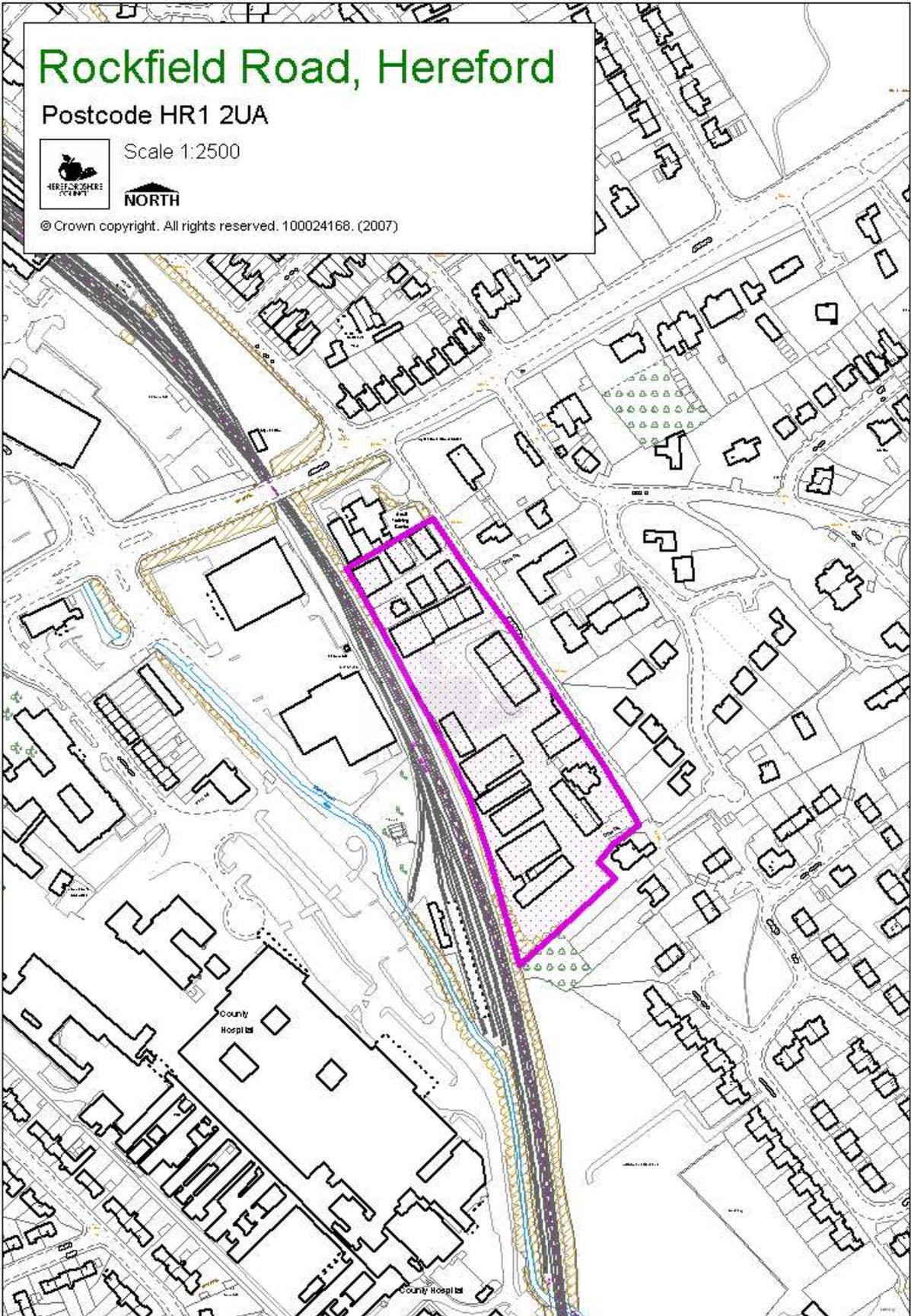
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58 – Foley Trading Estate (Eignmill Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.94 ha
General Site Description	<p>Buildings generally of a moderate quality. Widths of surrounding roads could create issues for larger vehicles. Medium flood risk. Offices front the site, with a car repair garage at the rear along with further offices.</p> <p>Output area – 012F Ward – Tupsley Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. Site is adjacent on two sides to areas allocated for safeguarded openspace and allotments (RST4).</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition. Some older buildings are in need of repair.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Residential adjoining.
	Road Frontage Visibility	Very local residential road access to the site.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Not semi-rural but some areas of open space – attractive residential nearby. However, site is not visually intrusive.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.
	Quality of Site Access	Quite tight from local road onto residential road. Parked cars along road.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	A number of marketing boards were visible on the site. Only one unit appeared to be vacant.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	Medium flood risk (flood risk category 1 or 2)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The site is already developed to a high standard, and already contributes to the area's economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Foley Trading Estate, Hereford

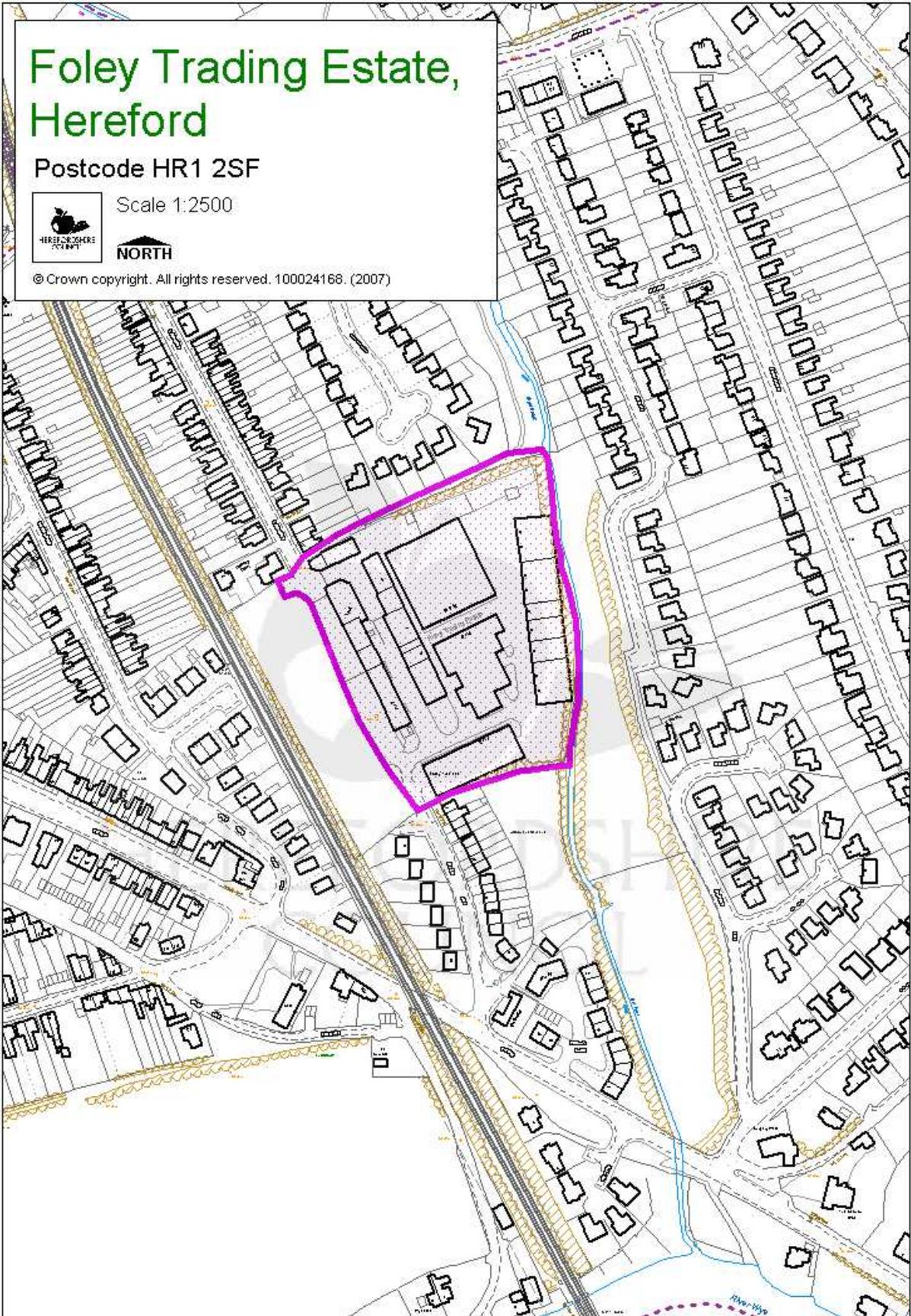
Postcode HR1 2SF



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Site No. 59/ Westfields Trading Estate, Hereford (Red Barn Drive), HR4 9NS

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site area 25.19ha.
General Site Description	<p>The site is allocated under Policy E5 (Safeguarding Existing Employment Areas)</p> <p>Large industrial site with works and offices. Occupiers include Sun Valley, Pentools. Number of separate 'business parks within site (i.e Premier Business Park), Red Barn Cafe Buildings generally older but well maintained Site includes land at south of site (approx. 1.5ha) used for storage by Sun Valley (inside palisade fence quite poorly maintained) and also visitor car parking which could potentially be more intensively developed but likely to be owner specific. Within the east of the estate there is an approx 1.74 ha brownfield opportunity site where buildings have been demolished (also includes car park site).</p> <p>Some noise from works.</p> <p>Output area – 010F Ward – Three Elms Sub area – County Town</p> <p>Planning history</p> <p>Application No DCCW2006/1780/F - Provision of Total Care Village Appeal Ref APP/W1850/A/06/2022861/NWF DCNW2004/1973/F: Erection of B1 & B2 industrial uses - approved with conds (09/08/2004) DCCW2004/3408/F: Construction of kiosk for A3 use - approved with conds (07/01/2005) DCCW2004/0137/F: Erection of industrial building (unit 8) - approved with conds (09/03/2004) DCCW2007/3940/F: Proposed dev of two buildings (4 units) for small business B1 & B8 use (Marshalls Business Centre)</p> <p>1.74 hectare vacant site now has planning permission for a care home so is discounted from available employment land supply.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings generally not very modern but are in good condition and well maintained. Large trading estate with good circulation adequate parking provision. Surrounding environmental quality is unlikely to limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Brownfield development opportunity area (to east of site) accessible from the Westfields trading estate itself. Likely to be attractive for development. Site has already been cleared of buildings. Large area of external storage also exists currently used for parking of HGVs and other storage– rather unattractive but not visible from anywhere except Sun Valley customer car park.
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise from works which could affect quality of the environment at certain periods of day.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (residential).
	Road Frontage Visibility	Parts of the site, including the vacant plot within the eastern part of the estate, have good visibility to local roads.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	For the site as a whole the surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route (A49) but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be no / only minimal site access constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Opportunity site has been available for a number of years (but now has planning permission for a care home).
	Marketing and enquiry interest	No past evidence of active marketing on site (vacant plot).
Ownership	Ownership / Owner aspirations	Site owners of vacant land seeking alternative use for vacant site (care home).
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements. The site is allocated for existing employment (E5) and the policy presumption is to retain the site in employment use. The site adjoins a conservation area (policy HB A6), a safeguarded open space (RST4), and an area liable to flood (DR7).
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Total site is in excess of 5 hectares / no apparent evidence of physical constraining features.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Significant contamination unlikely, no significant ground preparation works required.
	Flooding	Site is in three flood areas - high risk of flooding on the site (Flood Risk Category 3a or 3b) in parts, Medium risk of flooding on the site (Flood Risk Category 2) in parts and Medium risk of flooding on the site (Flood Risk Category 2) in parts.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site immediately adjacent to a main bus route and within 1 km of a train or bus station
	Ease of walking and cycling	There are reasonable footpath links.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	For the site as a whole - Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area as the site is already highly developed.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country) .
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	For site as a whole -development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or strategies for the area. For the vacant area of land within the eastern part of the estate – loss to non-employment (care home) use will negatively impact on its potential to fully deliver economic and regeneration objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Westfields Trading Estate, Hereford

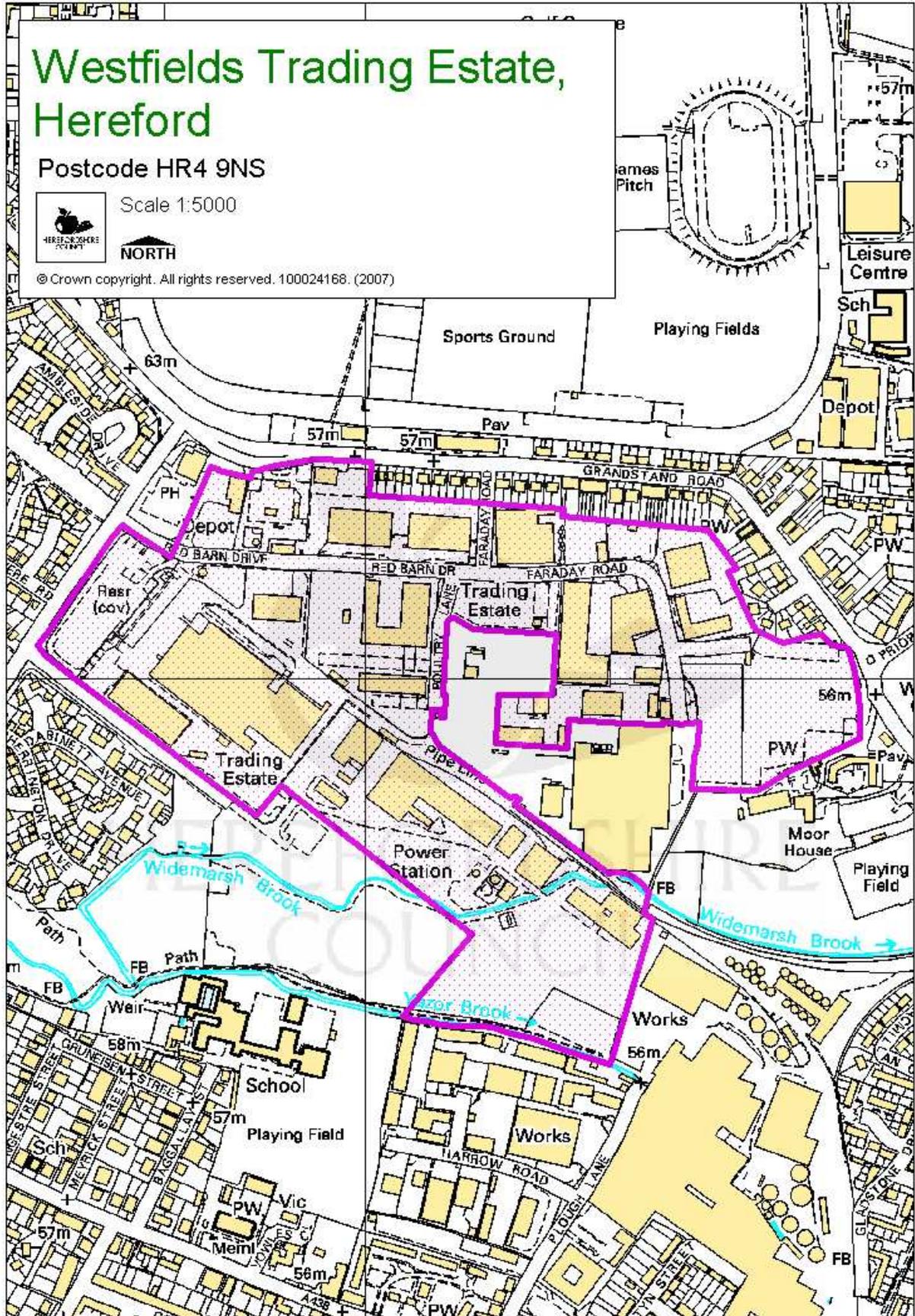
Postcode HR4 9NS



Scale 1:5000



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Site No. 60/ Holmer Trading Estate, HR1 1JS

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 7.64 ha
General Site Description	<p>Small units – blue light taxis, bed and mattresses, suite centre Caravan sales yard Poor access to west part of site poor visibility, very narrow access road West includes mainly small and often poor quality units. The eastern area includes larger and generally better quality buildings.</p> <p>Output area – 011A Ward – Aylestone Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'..) North of the site is a safeguarded road scheme route (T10) where land will be protected from development which would be likely to prejudice implementation. To the south of the site is the Hereford and Glos Canal (RST9). Policy RST9 states that the historic route of the Herefordshire and Gloucestershire Canal together with its associated infrastructure, buildings towpath and features will be safeguarded. Where original alignment cannot be reestablished, a corridor allowing for deviations is safeguarded. New development within the safeguarded corridor , or on adjacent sites, will be required to incorporate land for the Canal restorations. Development not connected with the Canal that would prevent or prejudice the restoration of a continuous route will not be permitted'.</p> <p>Relevant planning history –</p> <p>DCCE2007/1655/O: Mixed use development comprising residential (125 units), employment (office, industrial & warehousing), retail & supporting infrastructure – approved. DCCE2005/2509/F: Proposed storage building extension to existing loading bay - approved with conds (20/09/2005) CE2003/0253/F: Extension to factory and hardstanding area (Goldcrest) - approved with conds (14/03/2003)</p> <p>A planning application made in 2007 for mixed uses pending determination at the time of this study.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of very poor quality and condition
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Mixed quality of external environment including residential, and also other employment uses.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses'/ or sensitive uses adjoining or within the site
	Road Frontage Visibility	Limited visibility for most estate occupiers.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes
	Quality of local road access	West side- very narrow surrounding roads potentially unadopted / heavy congestion at most periods. East side – surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	West side- significant site access (visibility) constraints. East side – parking congestion issues.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing but also no vacancies.
Ownership	Ownership / Owner aspirations	Owner has previously pursued mixed-use redevelopment of site to include employment and residential.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	N/A

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be some potential for contamination requiring minimal ground preparation and remediation works
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighboured ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Redevelopment (for mixed use) could deliver enhanced quality of employment offer but would likely reduce the overall amount of employment floorspace at the site.

	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)
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Holmer Trading Estate, Hereford

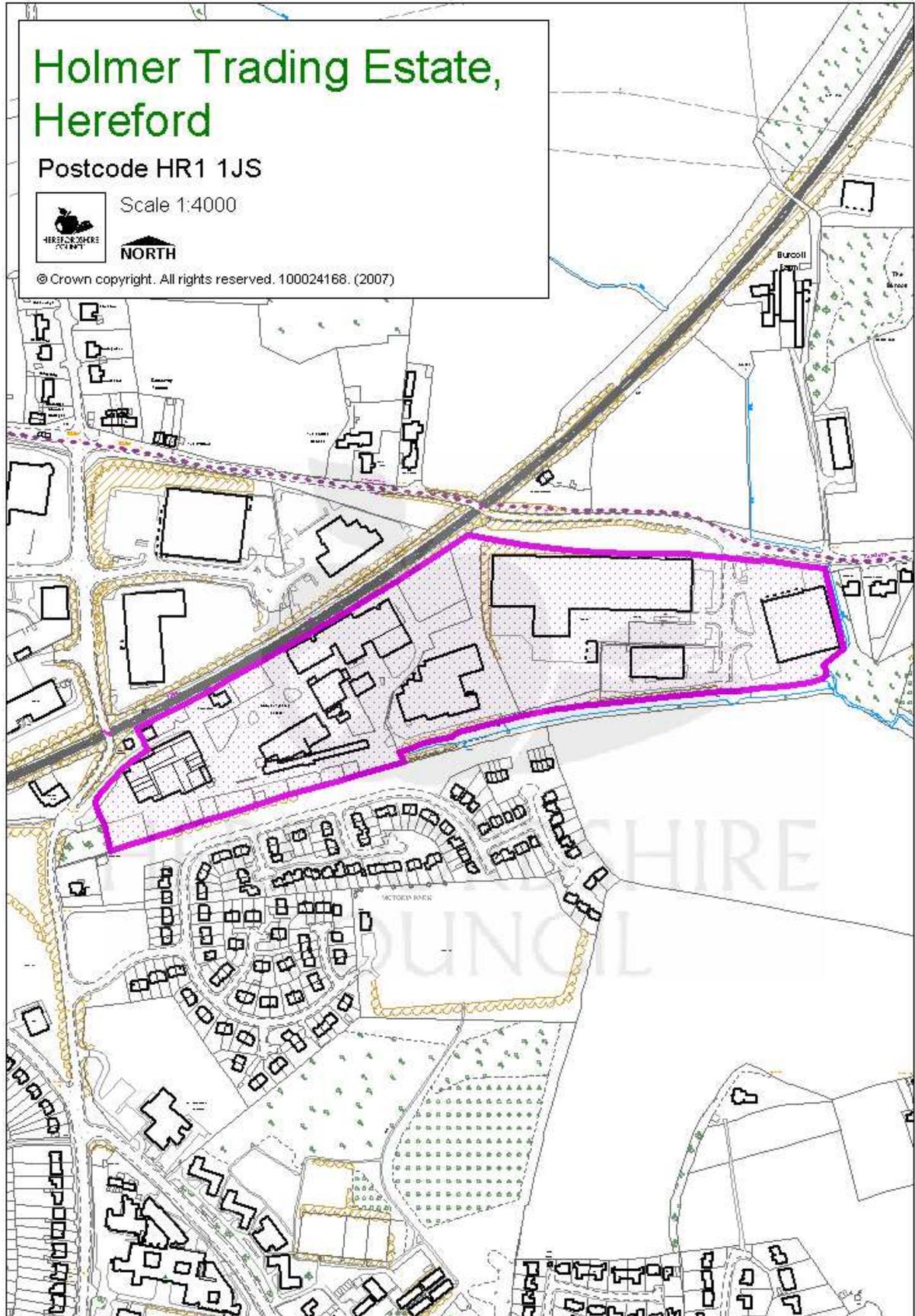
Postcode HR1 1JS



Scale 1:4000



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Eastern Corridor

Land at Little Marcle Farm, Ledbury

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 12.5 ha
General Site Description	<p>The site extends to circa 12.5 hectares and comprises of agricultural fields and sports playing pitches. There are no existing buildings on site. The site is close to the A449 and A438.</p> <p>Ward – Ledbury Sub area – Eastern Corridor</p> <p>Policy allocation – Site is not allocated. The part of the site which provides open space is safeguarded for open space – Policy RST4. Part of site is within area shown as being liable to flooding – Policy DR7</p> <p>Relevant planning history- none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	n/a
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality surrounding environment will be positive factor in attracting occupiers.
	Amenity Impacts (e.g. noise, dust & smell)	Due to the location of the site adjacent to A449 and A438, it is exposed to some noise which somewhat affects the quality of the environment at certain periods of the day.
Quality of the Wider Environment	Adjoining land uses	The site is located in open countryside and is adjacent to other similar uses.
	Road Frontage Visibility	The site has limited visibility to an A road and high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Undeveloped greenfield site so development would detract from the existing wider environmental quality.

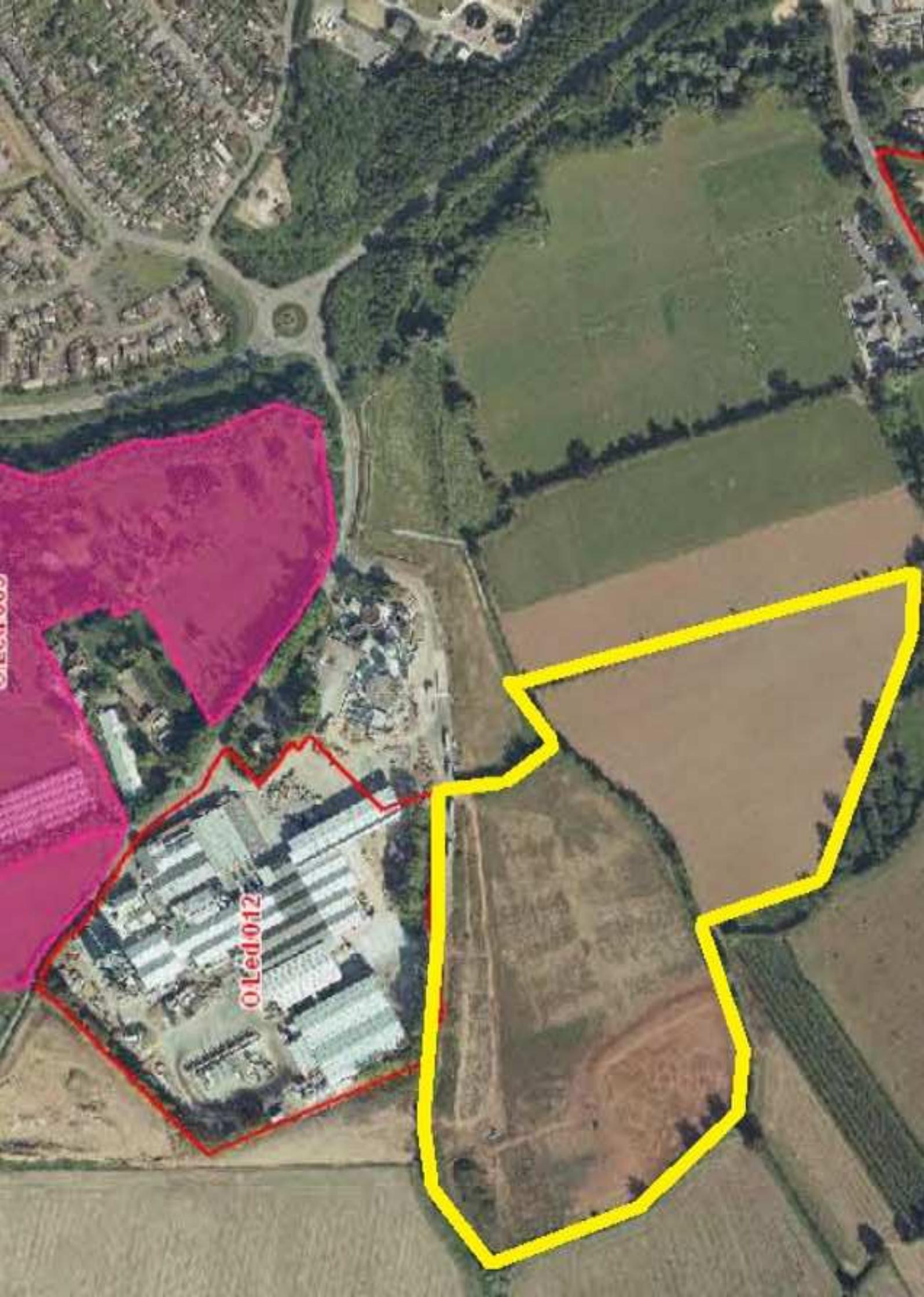
Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located in part less than 1 kilometre away from a major arterial route (A road) but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide and likely to be limited congestion at peak periods.
	Quality of Site Access	No apparent site access constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	n/a
	Marketing and enquiry interest	No evidence of marketing.
Ownership	Ownership / Owner aspirations	Site owners actively pursuing employment uses.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints or abnormal development requirements and these will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares with no apparent evidence of physical constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely
	Flooding	Medium risk of flooding on site – Flood Zone 2

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is greenfield outside of urban area.
	Land classification	The site is wholly greenfield
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpath and cycle links to the site but provision is limited and not continuous.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development of the site would significantly detract from existing environmental quality.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives	Development of the site would likely have a neutral impact on local regeneration for the area given the site is undeveloped.
	Ability to deliver local economic objectives	Development of the site could contribute to the achievement of local economic objectives



01ed012

01ed000

Land west of Panniers Lane, Bromyard

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 10.3 ha
General Site Description	<p>This site comprises of two agricultural fields, currently used for grazing, on the south western edge of Bromyard. The site is split in two by Pencombe Lane. The northern part of the site is adjacent to Worcester Road (A44) and is contained. The southern part of the site is adjacent to Panniers Lane and is open in nature with long distance views to the west. There are some existing business premises on the opposite side of Panniers Lane opposite the southern quarter of site. The site has the capacity to deliver a substantial amount of new employment provision in Bromyard.</p> <p>Ward – Bromyard Sub area – Eastern Corridor</p> <p>Policy allocation – Not subject to an allocation or designation</p> <p>Relevant planning history- none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	n/a
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality surrounding environment.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses. In terms of sensitive uses, there are a couple of residential properties adjacent to the site.
	Road Frontage Visibility	The site has limited visibility to an A road and high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Undeveloped greenfield site so development would detract from the existing wider environmental quality.

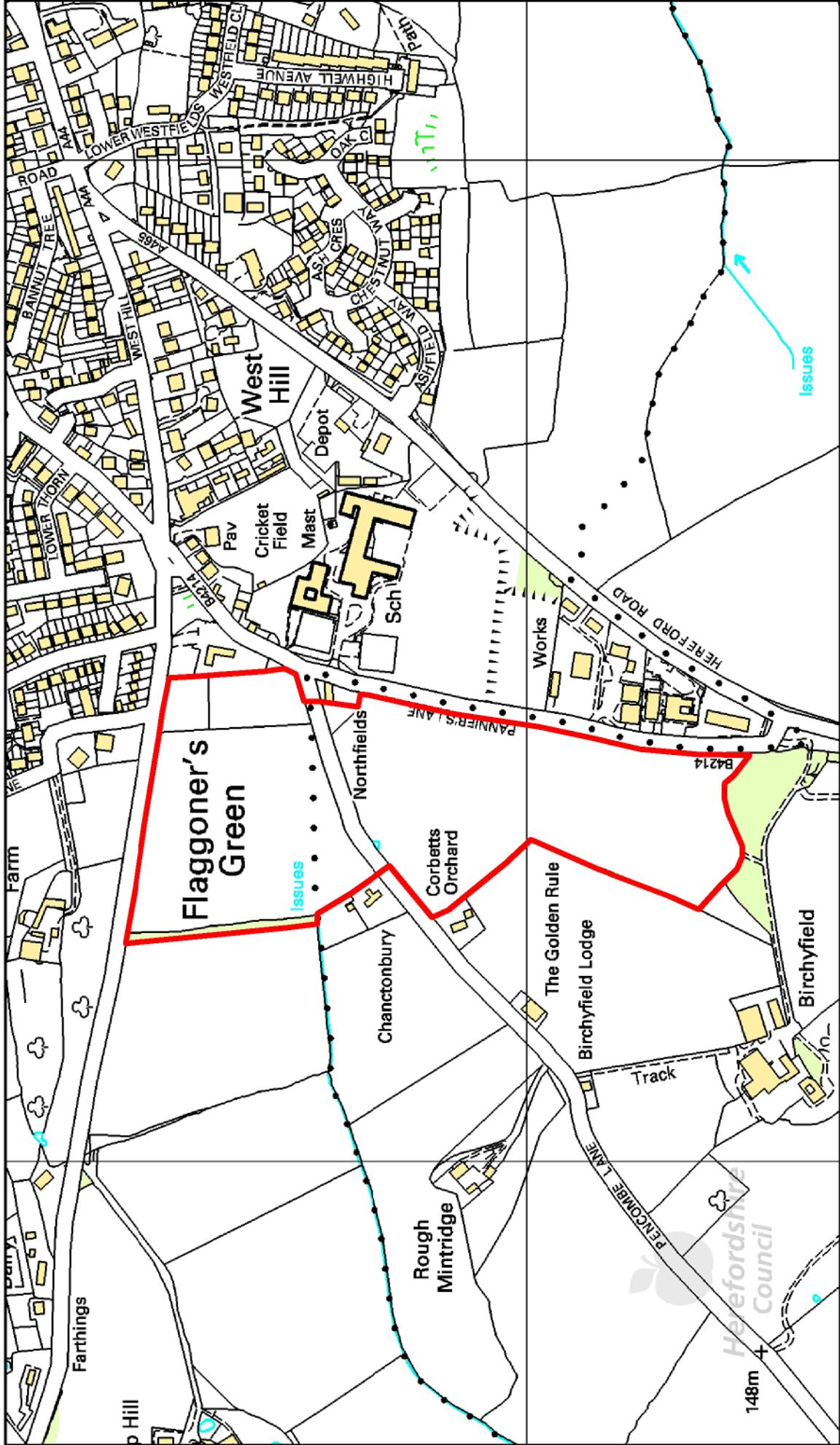
Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located in part less than 1 kilometre away from a major arterial route (A road) but not immediately adjacent. Part of site is adjacent to an A road.
	Quality of local road access	Surrounding roads are wide and there are no apparent issue of congestion.
	Quality of Site Access	No apparent site access constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	n/a
	Marketing and enquiry interest	n/a
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No significant environmental constraints or abnormal development requirements identified.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares with no apparent evidence of physical constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely
	Flooding	Low/no flood risk as in Flood Zone 1

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is greenfield outside of urban area.
	Land classification	The site is wholly greenfield
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpath and cycle links to the site but provision is limited and not continuous.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development of the site would significantly detract from existing environmental quality.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives	Development of the site would likely have a neutral impact on local regeneration for the area given the site is undeveloped.
	Ability to deliver local economic objectives	Development of the site could contribute to the achievement of local economic objectives



MAP TITLE : Land west of Pannier's Lane, Bromyard

NORTH Scale 1:5500



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8. Station Trading Estate, Bromyard, HR7 4NT

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.78 ha
General Site Description	<p>The site is located on the B4023 to the east of Bromyard on the edge of the settlement. Varying sizes, types and quality of units on site. Site is generally adequate but has areas of poor maintenance. The site is sloping and has limited visibility to an A road but high visibility to a local road. Some marketing on site. Uses include Travis Perkins (Timber yard), offices and a poorly maintained area for railway parts storage.</p> <p>Output area – 005A Ward – Bromyard Sub area – Eastern Corridor</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings which states <i>'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'</i>.</p> <p>Relevant planning history - DCNC2004/1045/O: Site for erection of new office and showroom (Bromyard Timber)- approved with conditions (17/05/2004).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Relatively modern buildings but some areas are poorly maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day. Some dust from timber yard.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including a cemetery, some residential, and open space.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway /high visibility to a local road - B4203
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused. Site is on the outskirts of Bromyard.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.
	Quality of Site Access	Could be some visibility issues when exiting the site.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Several unoccupied units to let and one unit for sale.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	3 ha site – sloping.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Unlikely.
	Flooding	North east and southern edge : High risk of flooding (flood risk category 3a or 3b) Remaining area : No risk of flooding (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or on the edge of an existing district or town centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	It is the front of the site which is in need of improvement and the redevelopment of which could improve the existing townscape quality of the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Station Trading Estate Bromyard

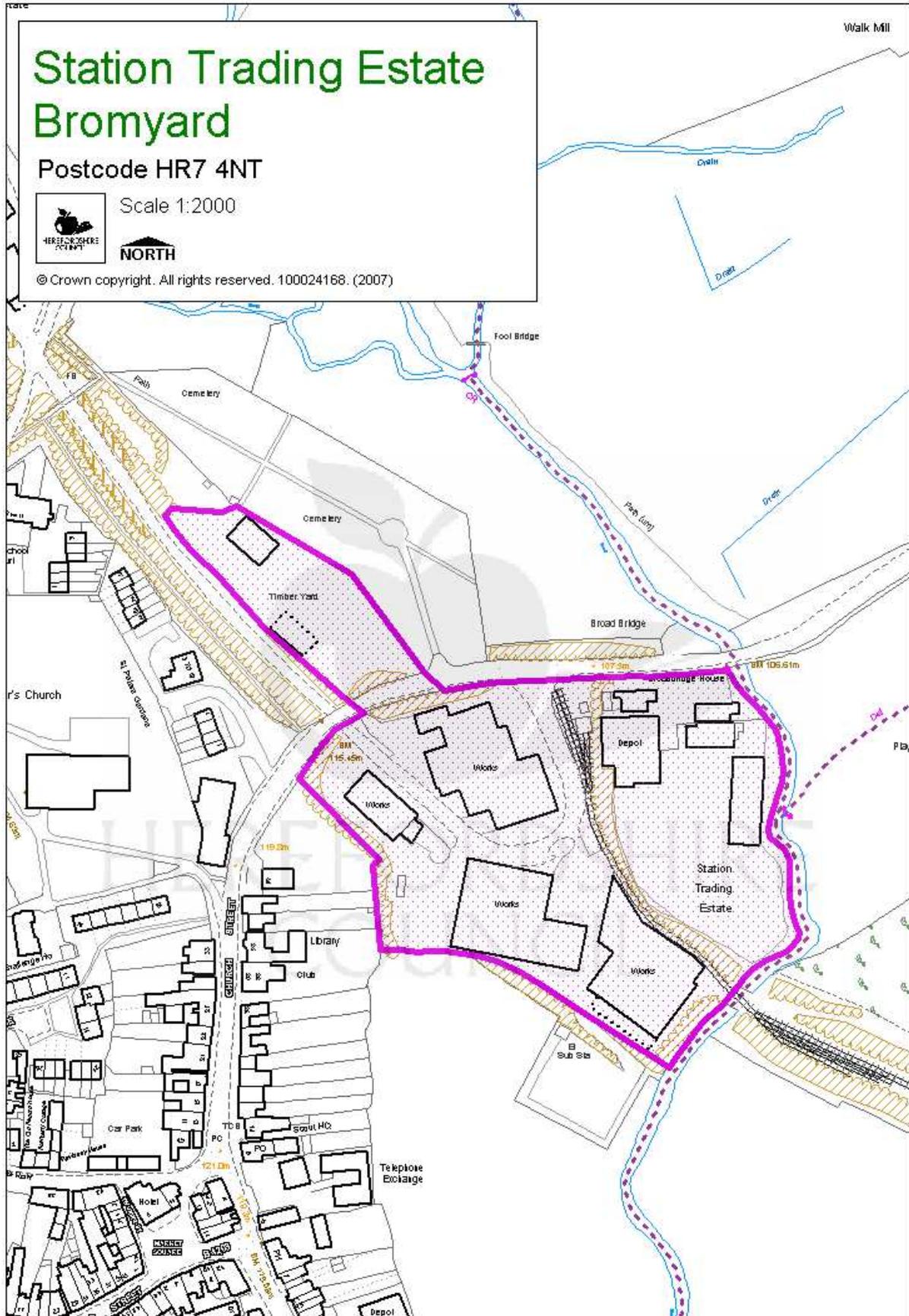
Postcode HR7 4NT



Scale 1:2000



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Site No.9 / Porthouse Bromyard, HR74NS

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 8.76 ha
General Site Description	<p>Relatively large industrial estate comprising a mix of B1/B2 and B8 uses in units varying in size. There are two access point to the site from the east and west (from the B4214). The site area includes Three Mills Trading Estate and Porthouse Business Centre.</p> <p>Mainly average quality buildings along with some higher quality new units. The site is adequately maintained, and benefits from footpaths throughout. Royal Mail on site as well as other occupiers. The units on the eastern part of the site are generally poor quality.</p> <p>There was one marketing board on site for trade counter/business units from 550 sq m (5,920 sq ft) to 2,824 sq m (30,400 sq ft).</p> <p>There is a open area of hardstanding on the north western part of the site. To the north of the site outside of the site boundaries is an area allocated for residential uses so any future development on the north western area would have to consider residential amenity issues. Sensitive uses also include residential uses which occupy the site to the south.</p> <p>Output area – 005F Ward – Bromyard Sub area – Eastern Corridor</p> <p>Policy allocation –</p> <p>Allocated as Policy E5 - Safeguarding employment land and buildings which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>The area to the north of the site which is mentioned in RELS is allocated for residential development, which is why it does not form one of the survey sites.</p> <p>Relevant planning history- planning permission for B1c/B2 (7,960 sq m).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixed site on two sides of the road. Larger area of site is in better condition and has new offices and Royal Mail building.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby – residential and residential UDP allocation.

Appraisal Criteria	Indicator	Site Visit Comments
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. Could be potential issue with surrounding roads.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Number of marketing/ to let boards on site.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No significant environmental constraints or abnormal development requirements identified although small part of site could be affected by flooding (see below).
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares with no apparent evidence of physical constraining features.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Could be contamination from works. But details unknown.
	Flooding	NE edge : Medium flood risk (flood risk category 1 or 2). Remaining area : no risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are reasonable footpath and/ or cycle links to the site but use may be constrained by certain factors.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Quality is reasonable as it is but could be tidied up at edges. Development / redevelopment of this site could therefore slightly enhance existing townscape without additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area given that the site is already fully developed and functioning as an employment site (although more effective / intensive utilisation of certain parts of the site could enhance the sites current contribution in this regard.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Burglows

Porthouse, Bromyard

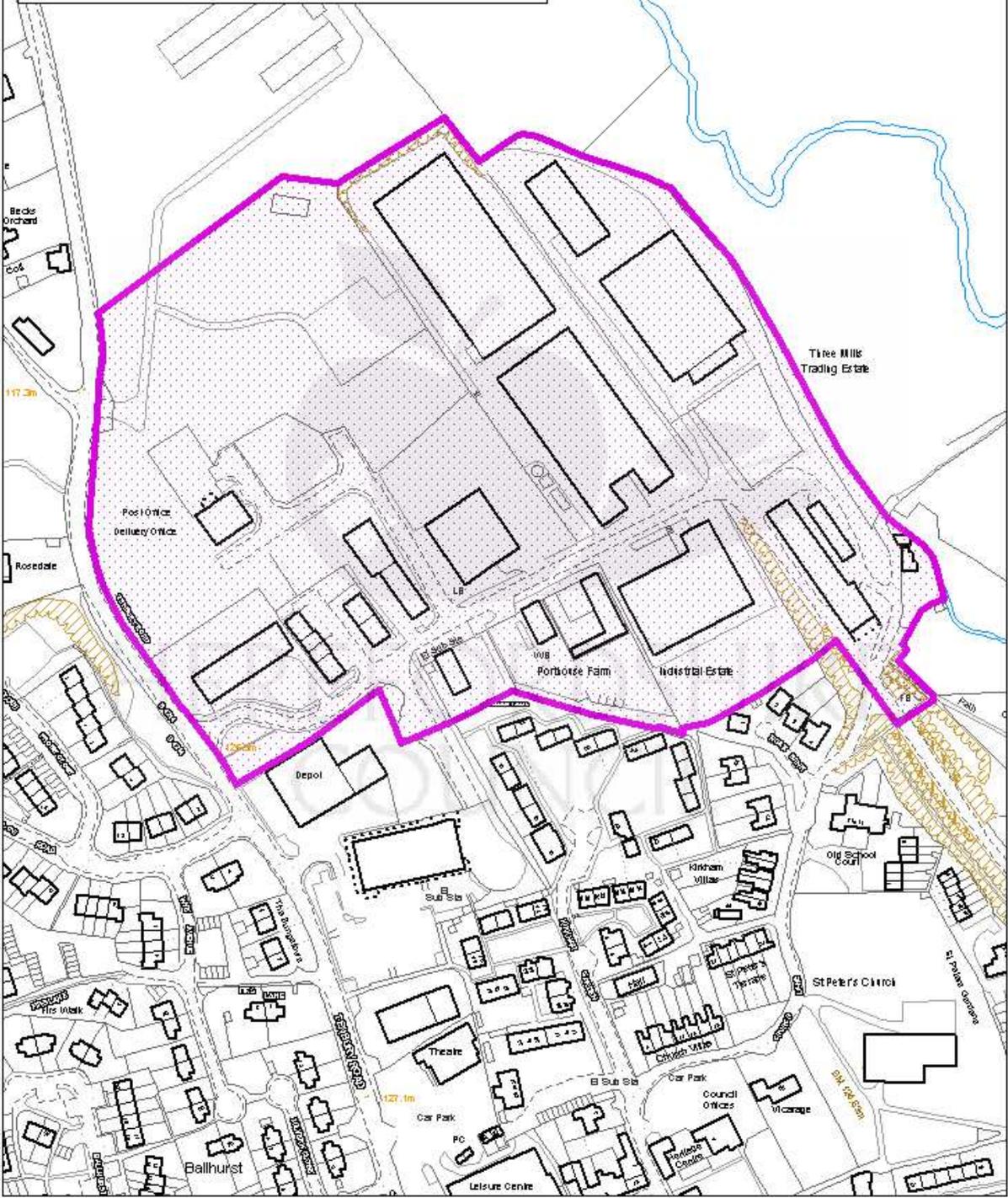
Postcode HR7 4NS



Scale 1:2500



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Site No.10 / Linton Trading Estate Bromyard (Bromyard Downs) HRT4QT

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site area 2.9 ha (area undeveloped 0.42 ha).
General Site Description	<p>Site is allocated under Policy E5 safeguarded employment land and buildings. Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use.</p> <p>Direct access / frontage to the A44. Road surface inside the site deteriorates as you move through it and there is a significant change in levels. Buildings at front of the site (close to A44 are good quality) however buildings towards the rear are poorer, as is layout and circulation, left over areas are overgrown and poorly maintained. Buildings at back could be redeveloped to same standard as front buildings. Site is in open countryside with recycling centre adjacent. Empty plot at front of the site.</p> <p>Output area - 005B Ward - Bringsty Sub Area – Eastern Corridor</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings at the front of the site are good quality but as you move through the site quality deteriorates and access is difficult as the road is narrow, steep and has poor quality surfacing. There is some parking at the front of the site. Circulation to the rear of the site is poor.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users – recycling centre adjacent and accessed through the site which limits market attractiveness score.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of open countryside but with an adjacent waste recycling centre which requires access through the Trading Estate.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road or motorway (A44).
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development / redevelopment that responds to the environment could minimise negative impacts.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a major arterial route with easy accessibility to the route (A44).
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Unknown.
	Marketing and enquiry interest	No marketing on site but also no apparent vacancies either –other than undeveloped plot.
Ownership	Ownership / Owner aspirations	Site owner and aspirations are unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site. Site is allocated under Policy E5 safeguarded employment land and buildings. Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares / may have some physical constraining features – steeply sloping.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Significant contamination unlikely, no significant ground preparation works likely to be required.
	Flooding	No flood risk (outside of any identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than 500m from a main bus route and more than 1 km of a train or bus station.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site could contribute towards local regeneration and or economic strategies for the area. Site quality declines away from the A44 – (partial) redevelopment could bring whole site up to the same quality. Development opportunity in empty plot at the front of the site.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Site No.10b / South of Linton Trading Estate (HR7 4QT)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 5.6 ha.
General Site Description	<p>Site is allocated under policy E3 for employment use – 5.6 ha for B1, B2 and B8 uses (policy E3 'other employment allocations').</p> <p>UDP text 'This 5.2 ha extension to the existing employment site at Linton trading Estate is located on brownfield land. The majority of the extension area was formerly used for clay extraction and will be restored as part of the re-use of the land for employment, The site will be limited to Part B employment uses only. The extension area includes an existing gypsy site. It is intended that this should be relocated southwards to an area adjacent to the lane. Improvement to the road access to the Estate from the A44 will be required.</p> <p>The site is some 1km from Bromyard and measures will be required to be set out in travel plans to demonstrate how sustainable transport choices are to be promoted through improvements to walking, cycling and public transport facilities. Landscaping will form an important element to any scheme. Developers will need to liaise with the Environment Agency to ensure protection of both ground and surface water regimes.</p> <p>A development brief will be prepared to guide further development.</p> <p>South of Linton Trading Estate – accessed through Linton Trading Estate (poor surface) and also from a rural lane to the south. Site currently occupied by household waste recycling centre, a large pond and a gypsy site (not accessible through the trading estate or through the recycling centre).</p> <ul style="list-style-type: none"> - Output area 005B - Ward – Bringsty - Sub-area – Eastern Corridor 	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	<p>Circulation through recycling centre functions well. Access to the recycling centre is through site 10 and is steeply sloping and narrow. Only buildings on this part of the site are sheds (in recycling centre) but are in reasonable quality and condition.</p> <p>Also gypsy site – not accessible from Linton Trading Estate (accessed separately from the south). The recycling centre and gypsy site in particular are likely to negatively impact on market attractiveness score</p>
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other employment (Linton Trading Estate) and open countryside.
	Road Frontage Visibility	The site is not visible from any road frontage.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could minimise any negative impacts.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route (A44) but not immediately adjacent.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. Very steep narrow road up through Linton Trading Estate. Access will need significant improvement as part of any redevelopment plans. Southern access to site via country lane.
	Quality of Site Access	Significant site access (visibility) constraints / possible 'ransom' issues. Have to access recycling centre part of the site through Linton Trading Estate – narrow and steep.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of active marketing on site.
Ownership	Ownership / Owner aspirations	Site ownership and aspirations are unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is allocated under policy E3 for 'other employment use' –for B1, B2 and B8 uses. Could be environmental constraints (i.e. ground contamination and remediation issues) associated with current waste recycling centre and former clay extraction works. Also a large pond on site with potential for nature conservation value.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is between 1 and 5 hectares / may have some physical constraining features (steeply sloping, pond, ground conditions etc).

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be contaminated given current use as recycling centre and former clay pit extraction use.
	Flooding	No flood risk (outside of any identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is less than 50% brownfield.
	Ease of access to public transport	The site is more than 500m from a main bus route and more than 1 km of a train or bus station.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will likely neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a positive impact on local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in a ward of high economic activity (76% plus economically active in employment).

South of Linton Trading Estate Bromyard

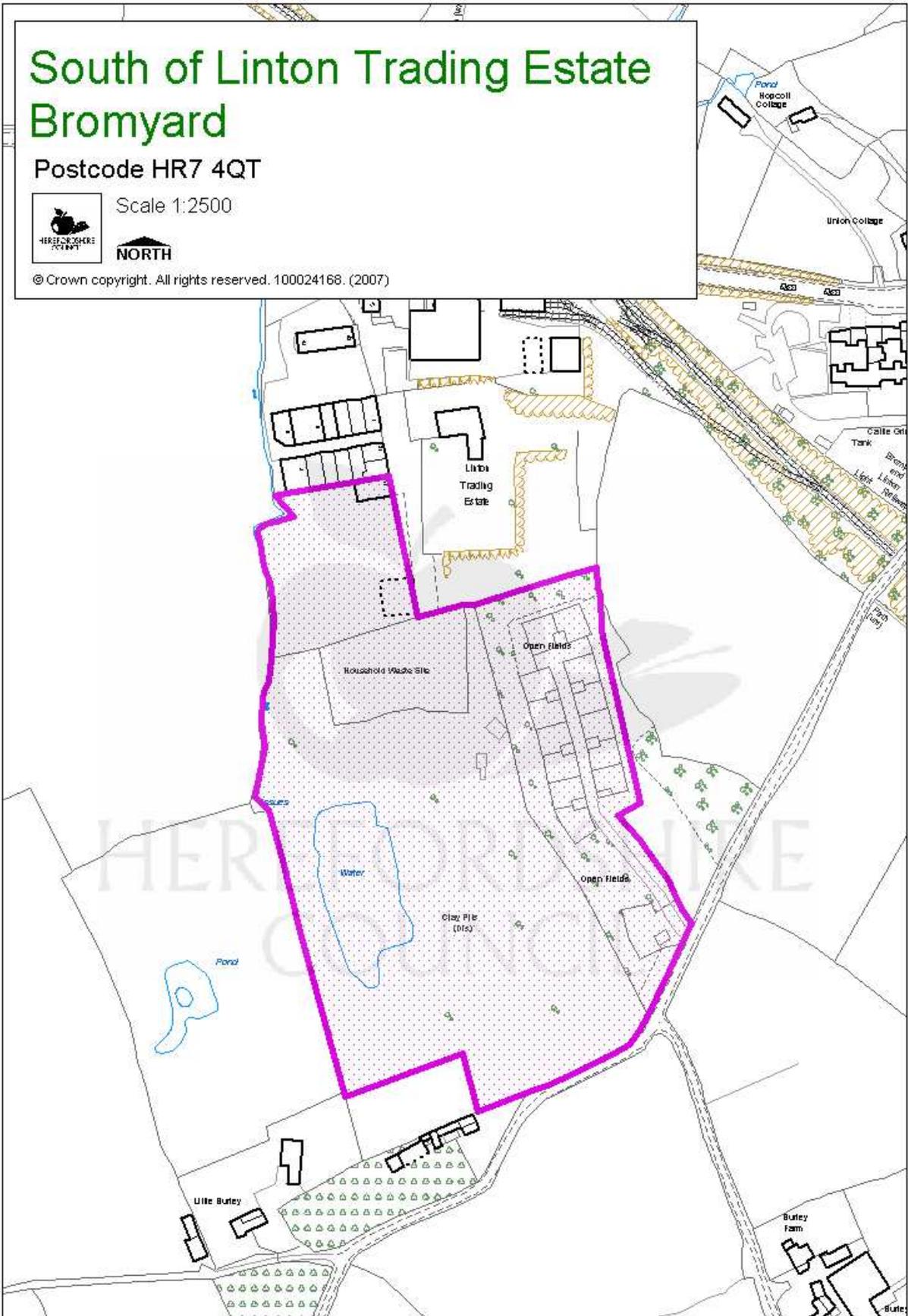
Postcode HR7 4QT



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Site No.11 / Court Farm Business Park, Bishops Frome off Summerpool WR6 5AY

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 1.62 ha
General Site Description	<p>Small units – including Euroheat and Severn Manufacturing One marketing board on unit to let (agent John Goodwin Tel 01536 34648) Units of a good standard. Mix of B1 and B2 uses.</p> <p>Output area – 005G Ward – Frome Sub area – Eastern Corridor</p> <p>Policy Allocation - Unallocated. Within Bishops Frome Settlement Boundary (Policy H1, H4). Area liable to flood (Policy DR7). N of site- unallocated; E of site- Area liable to flood (Policy DR7); S of site- Safeguarding open space; W of Site - unallocated residential area.</p> <p>Relevant planning history – DCNE2004/4186/F: Extension to unit 16 - approved with conditions (15/06/2005).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size /adequate provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users. Located in small village. Sewage works adjacent to site.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site may be exposed to some noise, dust or smell which can affect the amenity of the immediate environment For example, one occupier cuts trees – may generate some noise
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses'/ or sensitive uses adjoining or within the site - Sewage works.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused - On edge of village.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located 1 - 2 kilometres away from a motorway or major arterial route.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Local road – unlikely to be congestion but quite narrow.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	One small unit being marketed on the site.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	High risk of flooding at the East (flood risk category 3a or 3b) Medium risk of flooding at the North ((flood risk category 1 or 2) No risk of flooding at the South and West of the site. (outside of identified flood risk).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area but is on the edge of small village.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than 10 min walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site is already developed to a reasonably high standard.</p>

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral on local regeneration and/ or economic strategies for the area as the site is already developed.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

12. Colwall Industrial Estate, WR13 6RN Follow signs to Colwall Station

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.57 ha
General Site Description	<p>Long narrow site adjacent to railway line next to train station. Small modern units – appears to be relatively well maintained. The site has adequate parking provision and no road visibility. The site is completely outside of the defined urban area.</p> <p>Output area - 009C Ward – Hope End Sub area – Eastern Corridor</p> <p>Policy allocation - Unallocated in UDP. Lies within Settlement Boundary (Policy H1, H4). Within AONB (Policy LA1).</p> <p>Relevant planning history - DCNE2005/0445/F: Extension to unit 1 to form office building - approved with conds (23/03/2005)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition. Small units are fairly modern and well maintained with adequate parking.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users although the site is not within a predominantly employment area.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	Site is surrounded by open countryside and a working railway. There are some employment uses to the north west of the site.
	Road Frontage Visibility	Not visible from the road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Built up area close to local centre, railway station and other employment uses. Near to residential uses at entrance to the industrial estate.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are relatively wide and there is likely to be limited congestion at peak periods
	Quality of Site Access	Access is via the station entrance road.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years
	Marketing and enquiry interest	No marketing but no vacancies.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	There are no identified environmental or known abnormal development requirements applying to the site.
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	Site is long and narrow and between 0.5 – 1 ha in size.
	<p>Ground conditions/contamination</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is wholly brownfield, surrounded by Greenfield on the eastern boundary, and residential and employment to the west.
	Ease of access to public transport	The site is more than a ten min walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area. The site is already contributing as a functioning employment site.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Colwall Industrial Estate

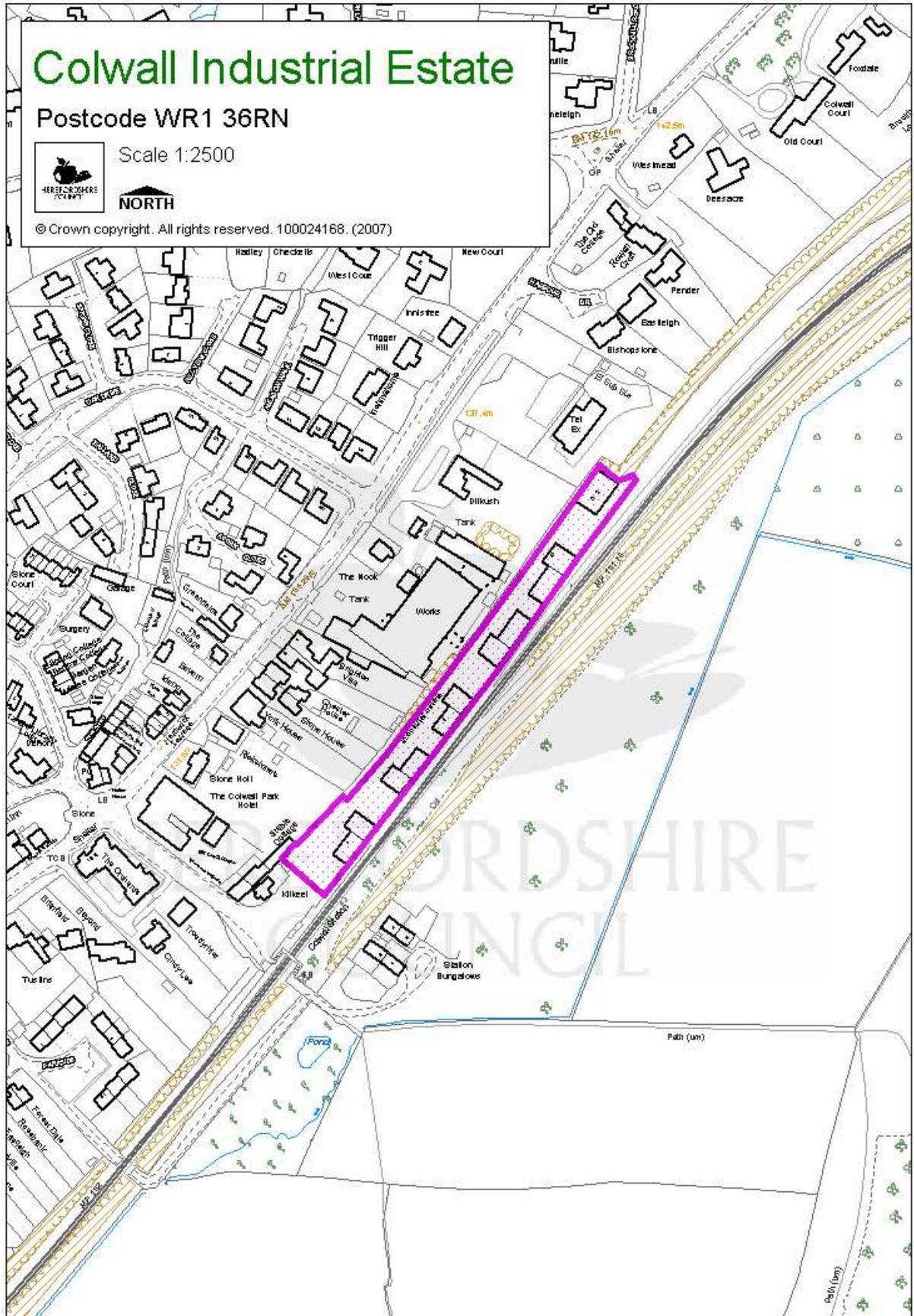
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Site No.13 and 13a - Land North of Railway Viaduct, Ledbury HR8 1LQ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 12.2 ha
General Site Description	<p>Greenfield site Attractive view of viaduct Next to development site. This site in Ledbury comprises of two separate parcels of land which in total extend to circa 12.2 hectares. The parcel of land (Site 13) adjacent to the railway viaduct extends to circa 10.68 hectares whilst the other part (Site 13a), a triangular piece of land situated to the north of Site 13 adjacent to Bromyard Road, extends to circa 1.52 hectares.</p> <p>Output area – 019F Ward – Ledbury Sub area – Eastern Corridor</p> <p>Policy allocation - Allocated as employment land (Policy E3). Land north of Railway Viaduct, Ledbury- 12.2 ha for B1 B2 and B8. Paragraph 6.4.16 c states <i>'the Malvern Hills District Local Plan allocated a total of 12.2 hectares of land north of the railway viaduct for employment uses, envisaging that half the area would be developed pre 2001 with the remainder being reserved for the post 2001 period. In the event, no development has yet occurred. Release of the land is linked to major infrastructure investment, particularly in relation to roads. The land will be accessed by means of a northern extension to the Ledbury bypass, safeguarded by policy T10. A development brief will be prepared to indicate requirements as to layout, landscaping, connections to the road system and the role of public transport. The route of the Herefordshire and Gloucestershire Canal, which passes the southern boundary of the proposal, needs to be respected, as do views through the railway viaduct (a Grade II listed building)'.</i></p> <p>No brief has been prepared or planning for this site. This site has been looked at in the SHLAA. It is identified that development could potentially pay for access works that employment development is unlikely to be able to support. This being said, there are considerable access issues associated with the longer southern site access in particular which could inhibit most forms of development. Access would have to be created through a viaduct which is a scheduled ancient monument/Listed Building. It is understood that Network Rail would also likely request that develop/Council assumes maintenance liability for the entire length of viaduct. Part of the site could potentially be used for the expansion of adjoining businesses.</p> <p>Relevant planning history – Site 13 – none Site 13a – Planning permission granted for the employment development of the site</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	N/A
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers.
	Amenity Impacts (e.g. noise, dust & smell)	<p>Site 13 – The site is exposed to some noise from the railway and adjacent employment uses which somewhat affects the quality of the environment.</p> <p>Site 13a - The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors</p>

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses or open countryside.
	Road Frontage Visibility	Site 13 – The site is not visible from any road – no road frontage to the site. Site 13a - Site has high visibility to local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Mixed environmental quality including attractive open countryside, listed viaduct and larger employment occupiers.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located 1-2 kilometre away from a major arterial route (A 438)
	Quality of local road access	Surrounding roads are relatively wide, with no signs of congestion.
	Quality of Site Access	Site 13 - Not accessible except through 13b or under railway viaduct Site 13a –Accessible from B4214.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site 13 - Site has been available (e.g. allocated) for more than 10 years. Site 13a – Site has been committed for less than 2 years
	Marketing and enquiry interest	No evidence of active marketing.
Ownership	Ownership / Owner aspirations	Site 13 – Unknown Site 13a – Site owner is actively pursuing employment use – planning permission exists
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site 13 - Site is bounded by a listed viaduct, through which future access will be required. Network Rail has also indicated to the Council a desire for the developer / Council to ensure maintenance responsibility for the length of the viaduct. Site 13a - There are no identified environmental constraints or known abnormal development requirements.

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No significant physical site features identified but see comments regarding access above.
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly Greenfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route and railway station.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of this greenfield site could detract from the existing environmental quality and could be detrimental to the environmental resources in this area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Ability to deliver regeneration objectives	Development of the site would likely have a neutral impact on local regeneration for the area given the site is undeveloped.
	Ability to deliver specific local economic objectives	Development of the site could contribute to the achievement of local economic objectives.

Land north of railway viaduct, Ledbury

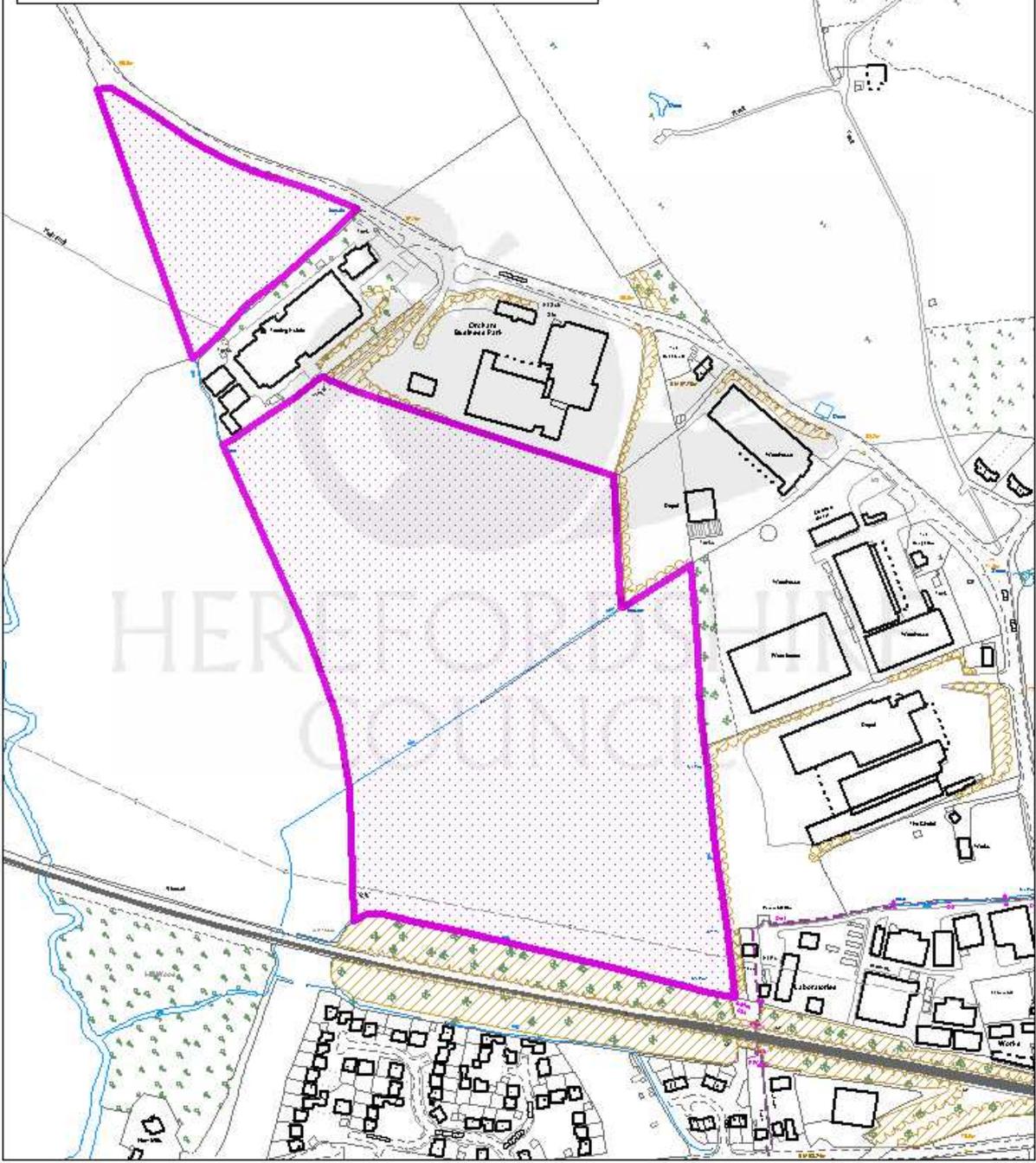
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14 Homend Trading Estate Ledbury

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.38 ha
General Site Description	<p>The site is comprised of 4 buildings subdivided into 16 units. The site extends along the railway line. Occupiers include a mix of B1 and B2 uses (Car servicing, Royal Mail, bathrooms, carpets).</p> <p>There are a couple of vacancies according to sign at the entrance (Units 3a and 5a) but no marketing boards.</p> <p>The site has good parking provision and adequately surfaced.</p> <p>Access to the site is through Ledbury Train Station off the A435– there may be rights of way issues and the site entrance is relatively steep. The site does not benefit from frontage onto the A435.</p> <p>To the north and south of the site are wooded areas which run along the railway line. Beyond the southern site boundary is residential uses.</p> <p>The site is at capacity and there is limited space for expansion.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing /quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Modern building. Lots of parking and adequately maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Surrounding uses include the Ledbury train station, a nursery, and residential.
	Road Frontage Visibility	The site is not visible from any road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a major arterial route

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. Accessing the site in HGVs could also be an issue due to change in levels.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development. Access to the site is via the station car park.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing but also no vacancies.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	No flood risk (outside of any identified flood risk zone)
Site Development Attractiveness	Potential to enhance environmental quality (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / reuse opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or on the edge of an existing district or town centre
	Land classification	The site is wholly brownfield.
	Ease of access to public transport	The site is located within 500m of a train or bus station
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Site is already making a contribution to the local economy,
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Homend Trading Estate, Ledbury

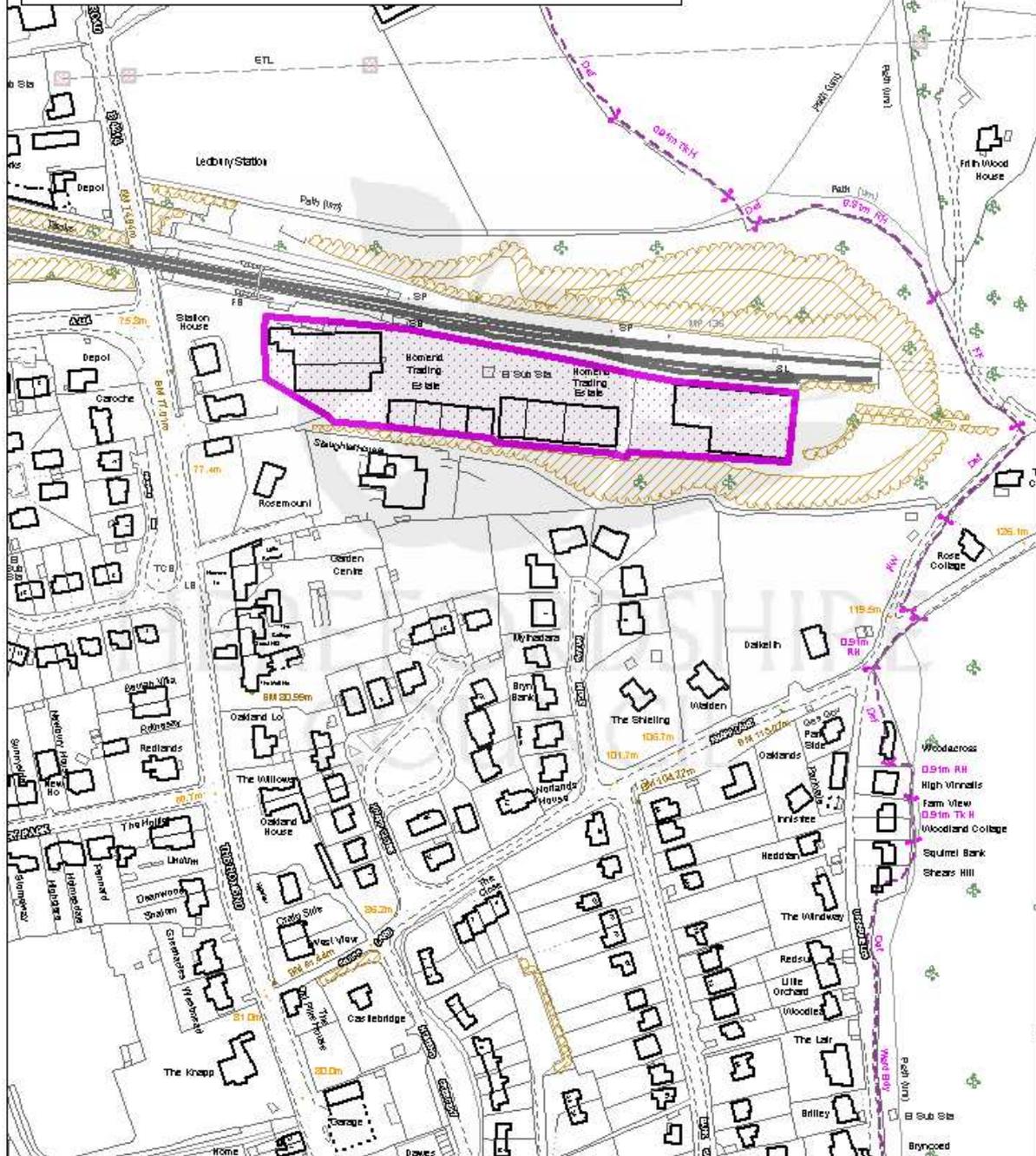
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Site No.15/ Lower Road Trading Estate, Ledbury HR8 2DJ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 13.87 ha
General Site Description	<p>Plastic manufacturing, Travis Perkins (timber yard), MOT centre, Moss engineering.</p> <p>Output area – 019A Ward – Ledbury Sub area – Eastern Corridor</p> <p>Policy allocation - Allocated under Policy E5 which states '<i>Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use.</i>' The two undeveloped areas are allocated under Policy E3- Land north and east of lower road trading estate 4.0 ha for B1, B2 and B8 uses. Paragraph 6.4.17 states '<i>these allocations of 4 ha within the Malvern Hills District Local Plan provide for the extension of the existing Estate. Planning permission was granted in 1988 for part B employment development on the northern site. A new link road from the Ledbury bypass provides for an improved access to the Estate as a whole, including the proposed extensions, and this will enable existing access points from Lower Road to be closed to heavy goods traffic. This will relieve traffic problems created by the industrial vehicles seeking to access the Estate through a residential area.</i>'</p> <p>There are flood constraints at the south of the site but this is unlikely to be an absolute barrier to employment development. The proposed configuration of buildings submitted with the planning application could possibly be altered/ designed out to alleviate potential for flooding.</p> <p>Relevant planning history – DCNE2004/0960/F: Industrial unit consisting of office block and warehouse (Area 17 - New Mills) - approved with conds (10/05/2004) DCNE2004/3342/F: Detached steel portal framed building to house, 3 coach garage and workshop (Newbury coaches) - approved with conds (11/11/2004) DCNE2005/0638/F: Proposed warehouse extension (Amcors Flexibles) - approved with conds (20/04/2005) DCNE2004/3106/F: Proposed extension to industrial unit (Units 1 & 2) - approved with conds (20/10/2004) DCNE2005/3798/F: Alterations to form additional first floor offices - approved with conds (03/01/2006).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Large undeveloped areas. Quite poorly maintained site. Older industrial units.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	To the north, east, and south of the site is residential. The A417 is located to the west of the site and beyond this is a watercourse and agricultural land. Part of the undeveloped part of the site is wasteland. Quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby (residential).
	Road Frontage Visibility	Small section of the site fronts the A417, the remainder has local frontage only.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years (but some vacant sites committed).
	Marketing and enquiry interest	No signs on site but also no vacancies.
Ownership	Ownership / Owner aspirations	0.63ha Miton Developments 0.95ha Rexam Flexibles 0.39ha Rexam Flexibles.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The flood risk map on the Environment Agency Website shows that Flood Zone 2 runs along the eastern boundary of site but not within the site. However more detailed maps should be sought from the Environment Agency to show the extent of the floodplain. If the site proves to be outside of Flood Zone 2 then there will be no significant environmental constraints to development.

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Physical site features not likely to affect redevelopment opportunities.
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required
	Flooding	W tip in high risk of flooding area (flood risk category 3a or 3b) W edge in medium flood risk area (flood risk category 1 or 2) Remaining area : no risk of flooding (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area.
	Land classification	The site is more than 50% brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	Footpaths available.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Several 'waste ground' areas could be developed – this would improve the quality of the trading estate – currently spread out and disjointed.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development of vacant areas would assist in delivery of regeneration and economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Lower Road Trading Estate, Ledbury

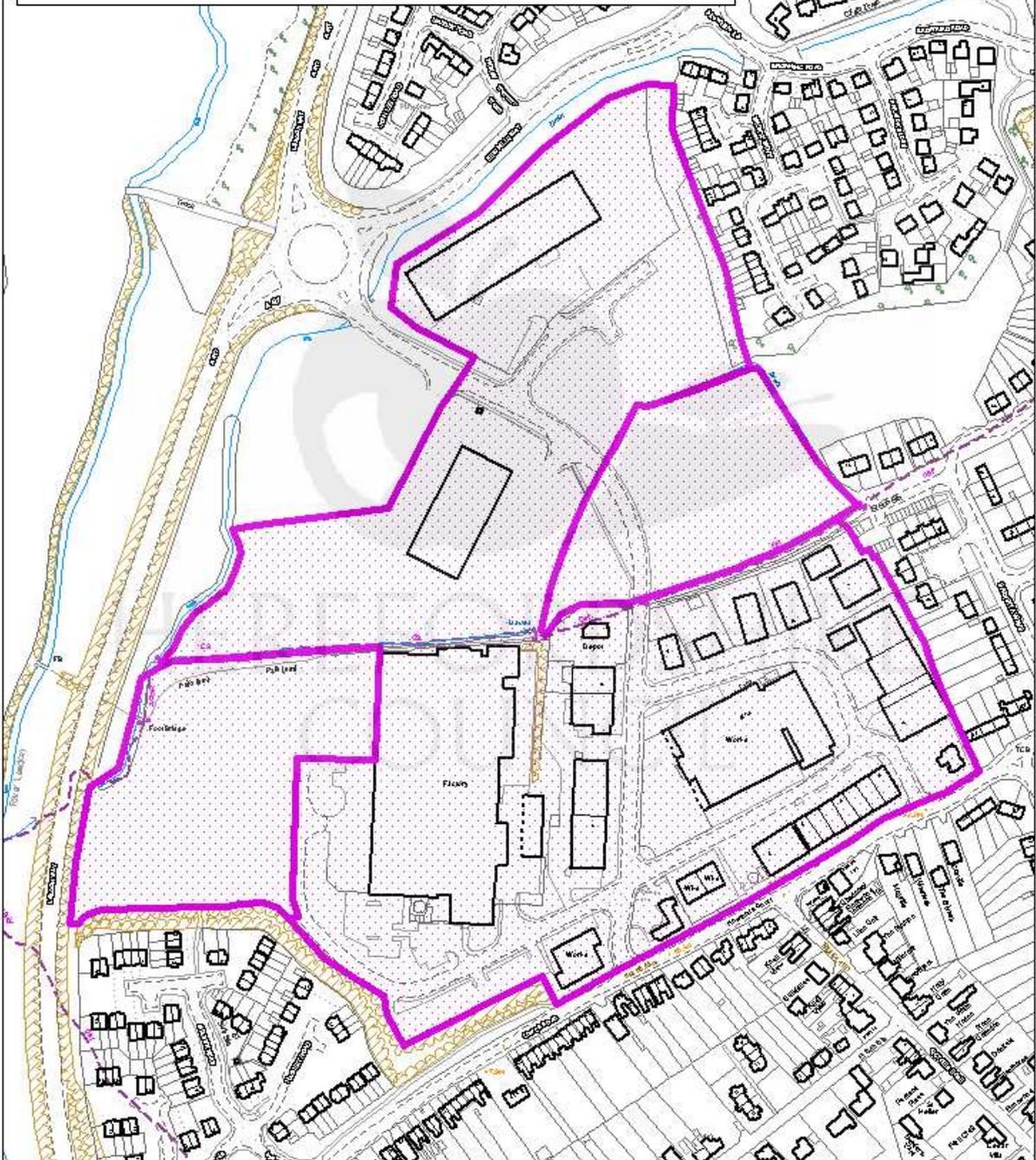
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Scale 1:3000



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16 Bankside Industrial Estate, Ledbury

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.69 ha
General Site Description	<p>Small generally modern units. Old cottage buildings have been developed for new housing.</p> <p>Occupiers include used cars, a blacksmiths, and chilled foods. Buildings at the front of the site are average in quality.</p> <p>Output area – 019D Ward – Ledbury Sub area – Eastern Corridor</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings which states <i>'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'</i>.</p> <p>Relevant planning history – None.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	A lot of cars were parked at the front on the site visit. Buildings at the front of the site are in poor condition.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential.
	Road Frontage Visibility	The site has high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide and so are only likely to have limited congestion at peak periods.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years
	Marketing and enquiry interest	2 marketing signs on site.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 0.5 and 1 hectare with no obvious physically constraining site features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources. Where the site fronts the road could be improved significantly.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on existing local regeneration and/ or economic strategies for the area as the site is functioning as an industrial estate currently.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Bankside Industrial Estate, Ledbury

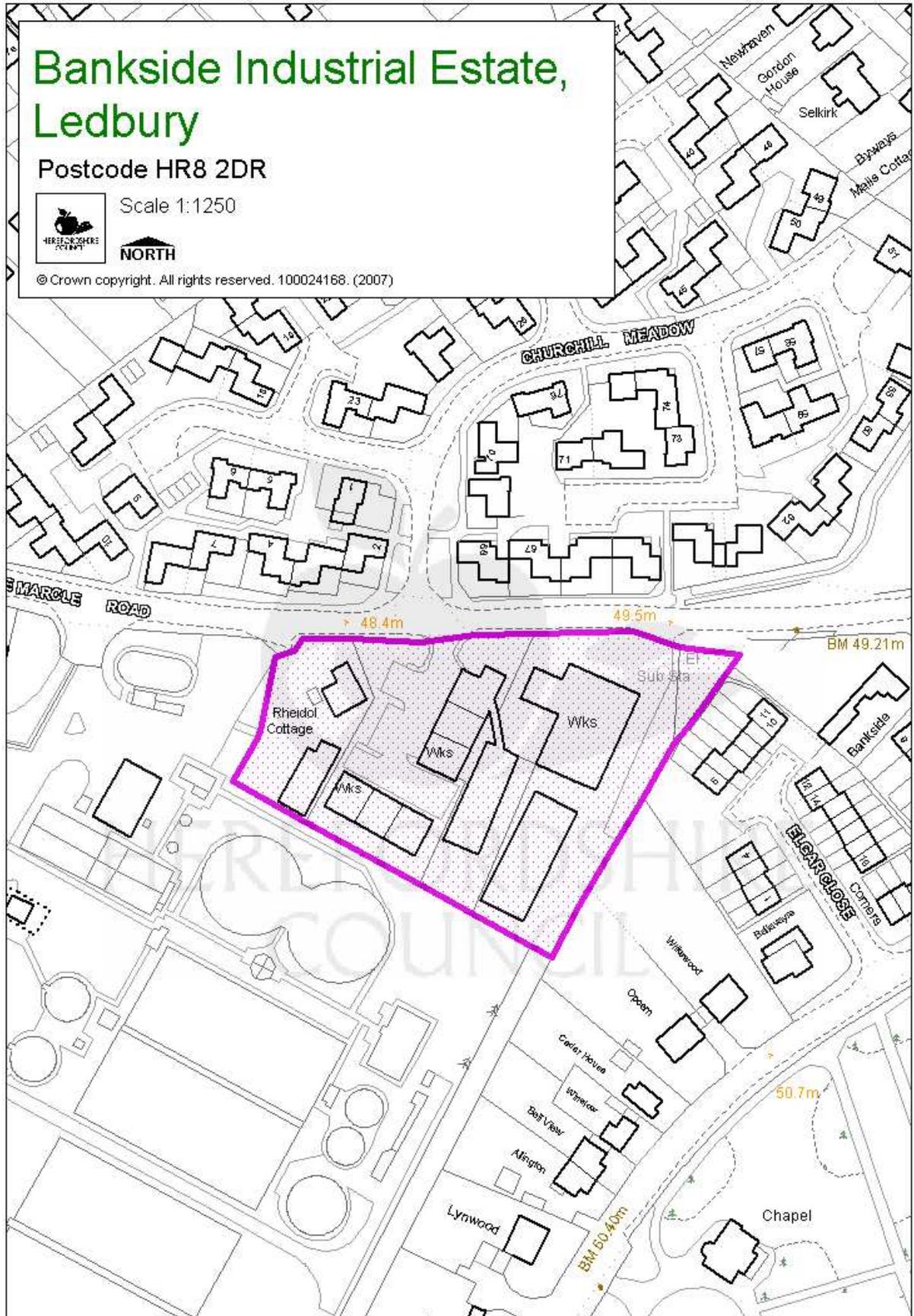
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17 Old Wharf Industrial Estate

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site area 3.16 ha
General Site Description	<p>Garden centre, garden servicing machine centre, Meadow Cheese company.</p> <p>Output area – 019D Ward – Ledbury Sub Area – Eastern Corridor</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings which states <i>'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'</i>.</p> <p>Relevant planning history –</p> <p>DCNE2005/4117/F: Proposed building with decking - re-siting of existing A3 from inside retail unit (Countrywide) (previously approved NE2003/0998/F) - approved with conds (27/01/2006).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Good quality site. Relatively attractive buildings which are well maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment. The cheese factory could create some noise.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of open countryside.
	Road Frontage Visibility	Site is highly visible to B road and some visibility to A road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is attractive open countryside where development would significantly detract from the environmental quality

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a major arterial route with easy accessibility to these routes
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion
	Quality of Site Access	No apparent site access (visibility) constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No signs on site but also no vacancies.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on most of the site (outside of identified flood risk zone) but edge next to a high risk of flooding area (flooding risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration strategies for the area as the site is currently functioning employment site.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Old Wharf Industrial Estate, Ledbury

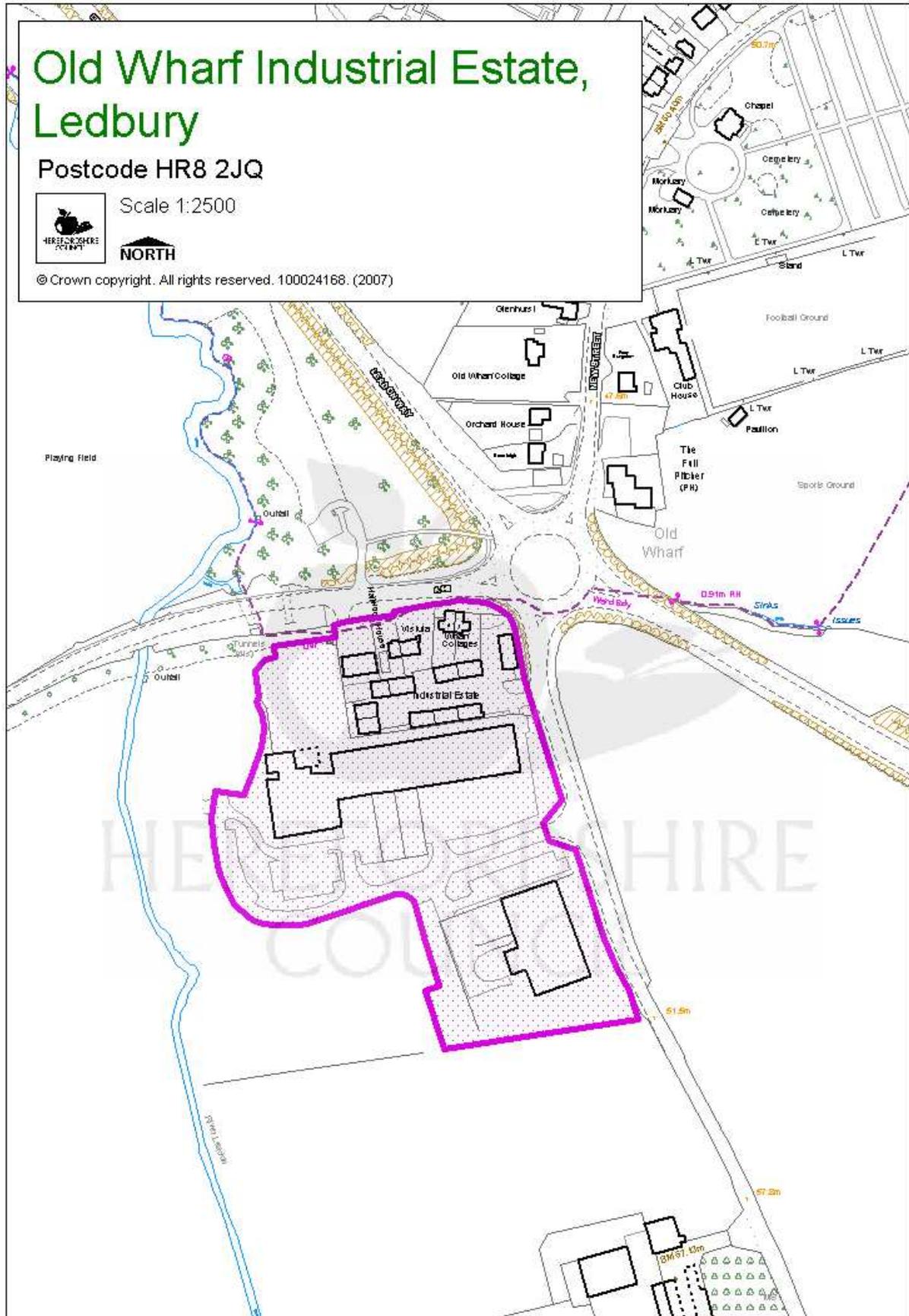
Postcode HR8 2JQ



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18 Jam Factory, Premier Foods, Ledbury

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 5.87 ha
General Site Description	<p>Factory and offices currently for Robertson's Ledbury Preserves. It is understood that the site has been sold to a brewery. Buildings are an average size with older building stock. The site is remote with poor public transport connections.</p> <p>Output area – 019B Ward – Ledbury Sub area – Eastern Corridor</p> <p>Policy allocation – none</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Buildings are not modern but are very well maintained. External areas are well managed and there is adequate parking and circulation provision.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors (potentially there could be some noise/ smell from factory but non present at time of site visit).
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of open countryside
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road and has high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Not allocated but existing employment site
	Marketing and enquiry interest	No marketing but site is not vacant.
Ownership	Ownership / Owner aspirations	It is understood that the Jam Factory is in the process of being sold to a well established Brewery in the area. There is a current planning application proposing the redevelopment of the site for beverage manufacturing which will extend beyond the existing site boundaries to the south.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Could be some contamination from Jam Factory works.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area as the site is already a well functioning employment site.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Jam Factory, Premier Foods Ledbury

Postcode HR8 2JT



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19. Hereford Road, Ledbury HR8 2PR

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.47 ha
General Site Description	<p>Users include Bradford Kemps Building Supplies Ltd (unit to east). Steward M Duncan Traditional Upholstery occupy the western units. Poor quality units with relatively congested parking and circulation in largely residential area.</p> <p>Potential for redevelopment.</p> <p>Output area – 019F Ward – Ledbury Sub Area – Eastern Corridor</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings which states <i>'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'</i>.</p> <p>Relevant planning history – None.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users. Building Supplies is a relatively new building (Eastern part of site). Western part of site – buildings are of a poor condition and are not modern.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has no bad neighbouring uses but is very close to residential which may be potentially sensitive.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development. Within the site circulation very poor this may spill out onto access to the site at busy periods.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Vacant unit on west of site but no marketing signs.
Ownership	Ownership / Owner aspirations	Interesting to find out owner aspirations – potential for redevelopment.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is constrained by some environmental constraints / abnormal development requirements which could limit development potential. The site may slightly constrained by the change in levels.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is less than 0.5 ha. The uneven nature of the site could act as a constraint.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Building supplies storage yard at back of site could have some limited potential for contamination requiring minimal ground preparation and remediation works
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area (on the edge of Ledbury).
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment on the western part of the site will improve the quality of the wider environmental quality and townscape without impacting on environmental resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of eastern part of the site would have a neutral impact local regeneration/ economic strategies for the area. The redevelopment of the eastern part of the site could have some limited ability to contribute to local regeneration/ economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Site No.21 / North of Petrol Filling Station, Ross on Wye HR9 7QQ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.13 ha
General Site Description	<p>Scrubland. Currently used partly as car parking for Labels retail outlet, partly undeveloped scrubland/greenfield. Significant change in levels between car park and the rest of the site and from main road to the site.</p> <p>Output area – 022A Ward – Ross on Wye East Sub area – Eastern Corridor</p> <p>Policy allocation –</p> <p>Allocated as employment land under Policy E3- Other employment land allocations (land north of petrol filling station, Overross, Ross on Wye), 1.2ha, B1 B2 and B8. Paragraph 6.4.19 c states 'This 1.2 hectare site formed a proposal in the South Herefordshire District Local Plan and was brought forward in 1988 in conjunction with the Somerfield Distribution Depot and the Cattle Market development. Full planning permission was granted in 2000 for Part B employment uses'. Lies within the Ross onWye Settlement boundary (on the border). S of site- unallocated; W and N of site- unallocated. All area is within AONB (Policy LA1).</p>	
	<p>Relevant planning history</p> <p>DCSE2007/0534/O: Storage unit use class B8 (area 1408 sq m) DCSE2004/0821/F: Demolition of petrol filling station, independent office suite and new entrance to factory outlet centre with car parking – approved with conditions (30/04/2004) DCSE2007/0181/O: Erection of offices (B1) 1858 sq m (net lettable), 2137 sq m (gross) with 86 car parking spaces - approved with conditions (20/06/2007).</p> <p>Since the RELS information (2006/7) a planning application for B1 uses has been approved (in 2007).</p> <p>Policy Constraints – AONB – Wye Valley</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	N/A
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers. Within/on the edge of existing employment area.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses and open countryside. Slopes away from main road.
	Road Frontage Visibility	The site is not visible from any road frontage.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes (M50).
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints - though access is currently up to 'Labels' retail outlet. Could be created from main road.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Unknown.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey but recent planning history for office and warehousing development indicates some market interest.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is constrained by some environmental constraints / abnormal development requirements which could limit development potential (e.g. AONB designation).
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 0.5 and 1 hectare but could be constrained by certain physical site features, notably the change in site levels.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Unknown - try to find out about.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area (Edge of Ross on Wye).
	Land classification	The site is less than 50% brownfield - <i>Car parking area is brownfield the rest of the site is greenfield.</i>
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site make a contribution towards local regeneration / economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

North of Petrol Filling Station Overcross, Ross on Wye

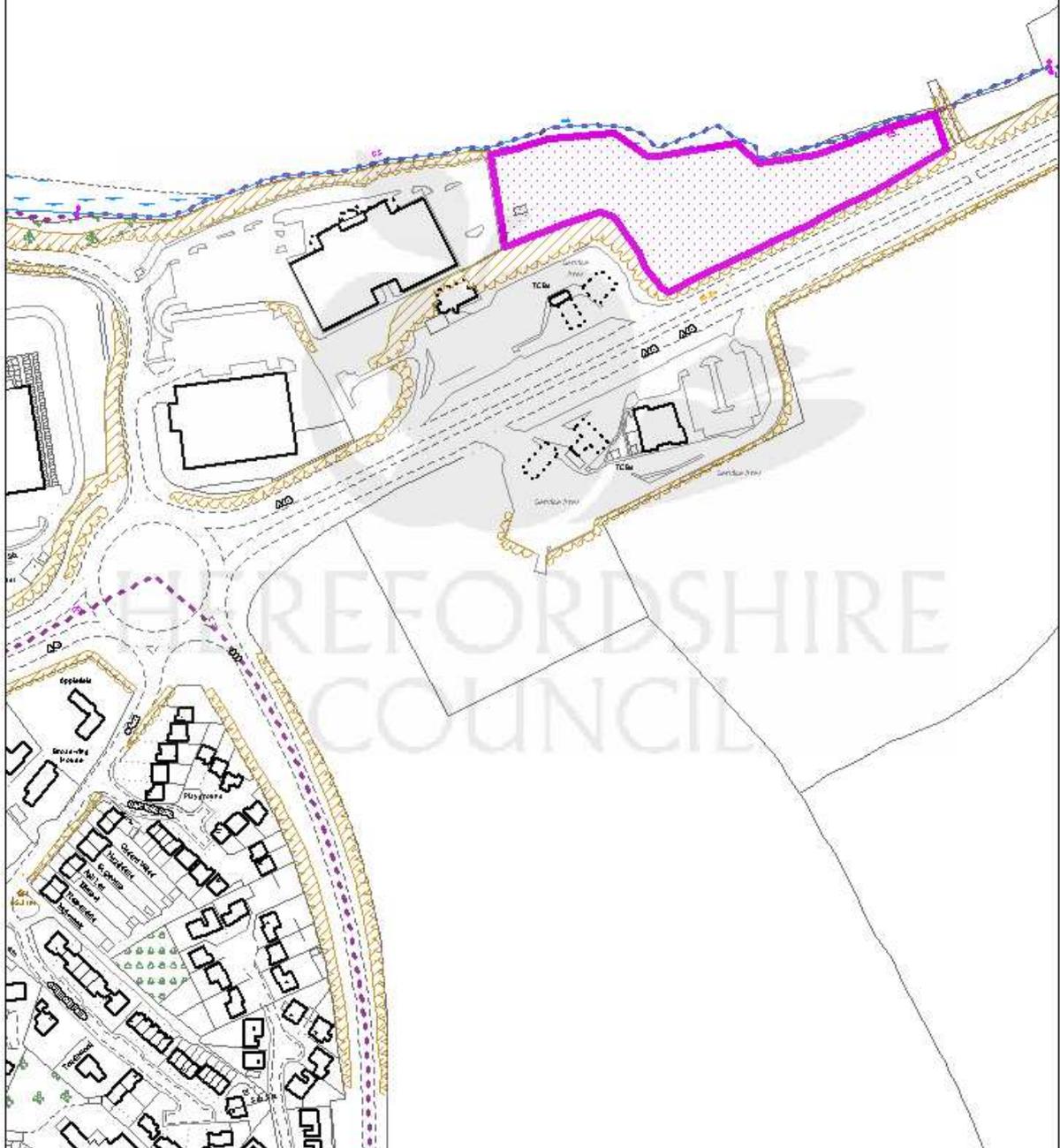
Postcode HR9 7QQ



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Site No.22 / Ashburton Industrial Estate, Grammar School Close, Ross on Wye HR9 7QQ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 11 ha
General Site Description	<p>Large site with mix of uses and qualities of building. Main occupiers include Travis Percival, Perkins, Network Q and Dawleys. Part of the site is scruffy in appearance including International coach hire, storage of lorries and trucks, stacking pallets and caravan park. Very poor surfacing. Construction taking place at back of site which is adjacent to Morrisons. L&C recycling also on site.</p> <p>Output area – 022B Ward – Ross on Wye East Sub area – Eastern Corridor</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states "Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. Part of Southern area of site falls under AONB (Policy LA1). Part of western area of site is Area liable to flood (Policy DR7). NW of site- Established residential areas (Policy H1); S of site- some Established residential areas, some unallocated land; N of site- unallocated, Area Liable to flood (Policy DR7); SW of site- unallocated, AONB (Policy LA1).</p>	
	<p>Relevant planning history - DCSE2005/3922/F: Construction of garage building for coaches - approved with conds (09/01/2006) DCSE2005/1153/F: Extension to existing to form additional B1 floorspace with associated offices (Old Goods shed) - approved with conds (21/08/2006) DCSE2007/0675/F: Proposed open sided building to provide outdoor plant cover, external works to provide car parking - approved with conds (27/04/2007) DCSE2007/2198/F: Proposed extension (A.B.T) - approved with conds (29/08/2007) DCSE2005/3528/F: Proposed retail carpet and furniture store - approved with conds (10/03/2006) DCSE2004/0822/F: Proposed extensions (JS Carpets) - approved with conds (30/04/2004)</p> <p>Policy constraints – AONB – Wye Valley A Flood Alleviation Scheme is underway in Ross but the impact on alleviating flood risk of this site in unknown at this stage. The release of this land for employment uses will depend on the results of the scheme.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of variable quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness parts of the site for certain users – Area of hardstanding at back of site is in very poor condition with very poor quality buildings, and circulation issues. The rest of the built site (east) has reasonable to good quality units. And a good overall internal environment.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for users (but parts of the site are affected by internal qualitative issue
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site appears to be exposed to some noise, dust or smell which can affect the amenity of the immediate environment.- <i>Hardstanding shaded area of the site in particular may be exposed to noise and dust. The rest of the site is unlikely to be exposed to amenity impacting factors.</i>

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	Majority of site has no 'bad' neighbouring uses. Residential in certain places could be sensitive. Household waste recycling centre could be a 'bad'/ sensitive neighbour.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Surrounding area is of high quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a major arterial route with easy accessibility to this route.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints) although access to the rear part of the site is more restricted.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Unknown.
	Marketing and enquiry interest	Evidence of active marketing - 2 boards on site with signs to let. A number of existing planning permissions for employment development.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>The site is constrained by some environmental constraints / abnormal development requirements which could limit development potential. Flood alleviation appear to be going on adjacent to site by Morrisons. Part of site is within the AONB.</p>

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares. Potentially physically constraining features, notably flooding over part of the site (see below).
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Unknown although could be potential for some contamination given nature of existing occupiers such as a waste recycling centre and open vehicle storage.
	Flooding	Northern edge E to W & next to zone 3 : Medium flood risk (flood risk category 1 or 2). Remaining area: No risk of flooding (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or on the edge of an existing district or town centre (Edge of Ross on Wye).
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision not continuous.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of the very poor hard- standing area would improve townscape quality. The majority of the site is already developed to a high standard therefore there would likely be no or limited improvement in environmental quality through redevelopment.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the majority of the site would have a neutral impact on regeneration and/ or economic objectives. However, regeneration of the underutilised areas of the site could potentially contribute significantly to local regeneration and/ or economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Ashburton Industrial Estate Ross on Wye

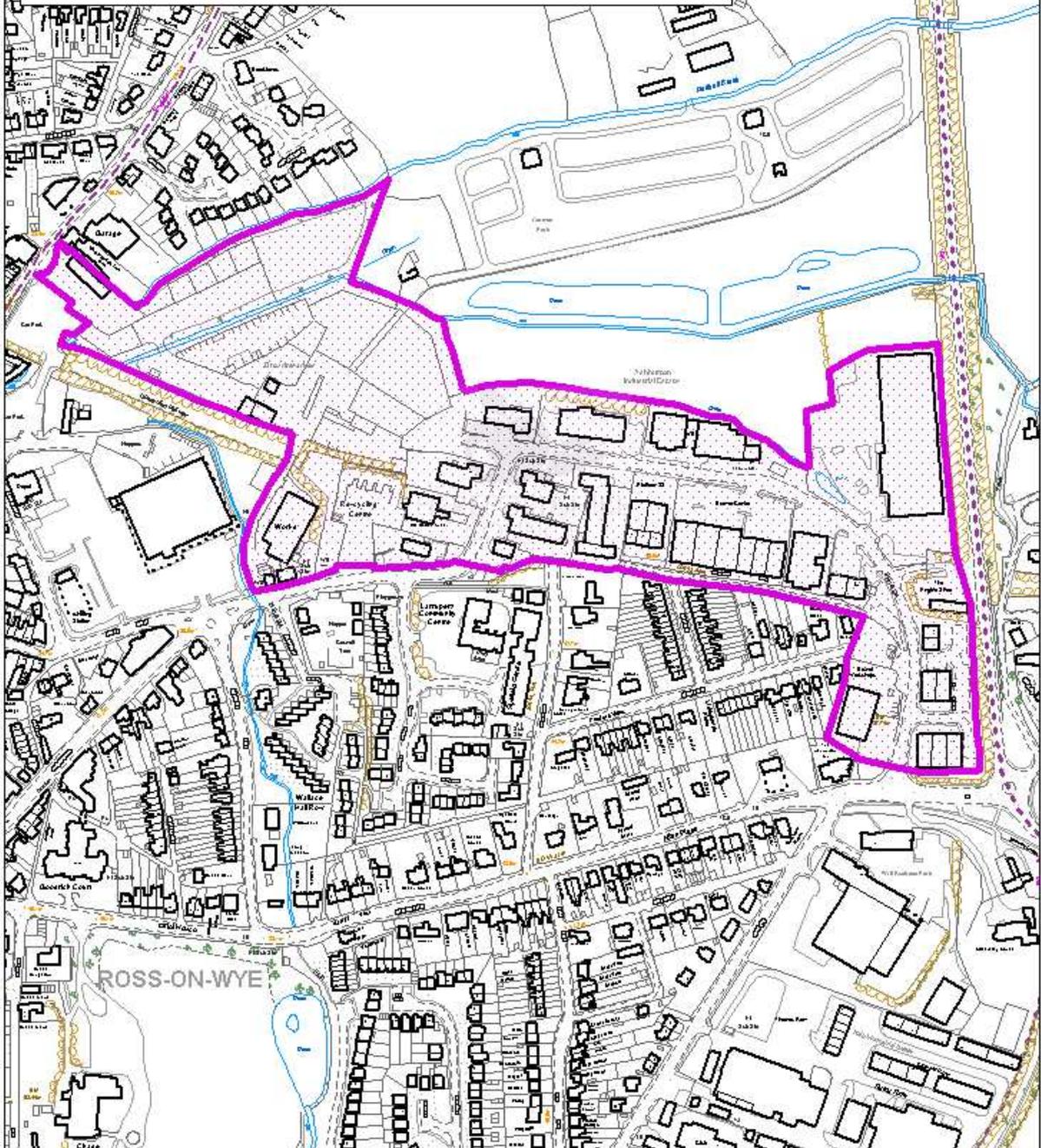
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Site No.23. / Land North of A40, Model Farm, Ross on Wye(A40) HR9 7NN

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 10 ha
General Site Description	<p>Existing farm, not currently in employment use but is an allocated employment site.</p> <p>Output area – 022A Ward – Ross on Wye East Sub area – Eastern Corridor (but also A49 Corridor)</p> <p>Policy allocation - Allocated as employment land under Policy E3 (land north of A40, Model Farm, Ross onWye), 10.0ha for B1 B2 and B8. Paragraph 6.4.22 states 'the need for additional employment land at Ross-on-Wye was initially considered and discounted during the preparation of the South Herefordshire District Local Plan. The Inspector recommended that the need for additional land be reviewed through Plan formulation. Accordingly, a study has been undertaken as part of the process of preparing the UDP. This compares employment land supply with the land and premises requirements of indigenous firms, inward investment and start ups, and concludes that a site of 10 to 13 hectares capable of accommodating a range of requirements for Part B uses will be required within the Plan period'. W of site- open space (Policy HBA9).</p> <p>An SPD is to be adopted for the site which will outline the approach that should be taken to the development of the site for employment purposes. The principal development objective identified for the site is the creation of a pathfinder employment development, assisting the growth of the local economy. There will be a preference for the development of innovative knowledge based industries on this site. A comprehensive, mix of high quality employment uses is envisaged for this site.</p>	
	<p>Relevant planning history –</p> <p>DCSE2007/3140/O: Outline planning application for the dev of employment uses incl. B1,B2 & B8. Together with change of use to form landscape buffer zone - council approved application (18/01/2008) Construction is not anticipated to commence for the next two years.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	N/A
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will likely be a positive factor for the majority of potential site occupiers.
	Amenity Impacts (e.g. noise, dust & smell)	None observed on site visit.
Quality of the Wider Environment	Adjoining land uses	Site is located in open countryside. A green buffer to the west of the site is protected though the UDP.
	Road Frontage Visibility	The site has a frontage to A40.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Open greenfields/farm land surrounding the site. The surrounding environment is attractive open countryside where development would significantly detract from the environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to the A40 and with accessibility to the M50.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Unknown.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey. On developed sites vacancy levels appear very high - No marketing on this site.
Ownership	Ownership / Owner aspirations	Look into this - ? is it allocated if still in ? use?
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Number of existing hedgerows, mature and semi-mature trees across the site and a small pond. The site is within the source protection zone of the Alton Court aquifer.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 5 hectares with no apparent evidence of physical constraining features. Large flat greenfield site.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly Greenfield - farm building and open farm land.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development of this greenfield site could detract from the existing environmental quality and would impact on environmental resources (i.e. result in the loss of a greenfield site) in this area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbored ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development of this site would make a significant contribution to the delivery of economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Land north of A40, Model Farm Ross on Wye

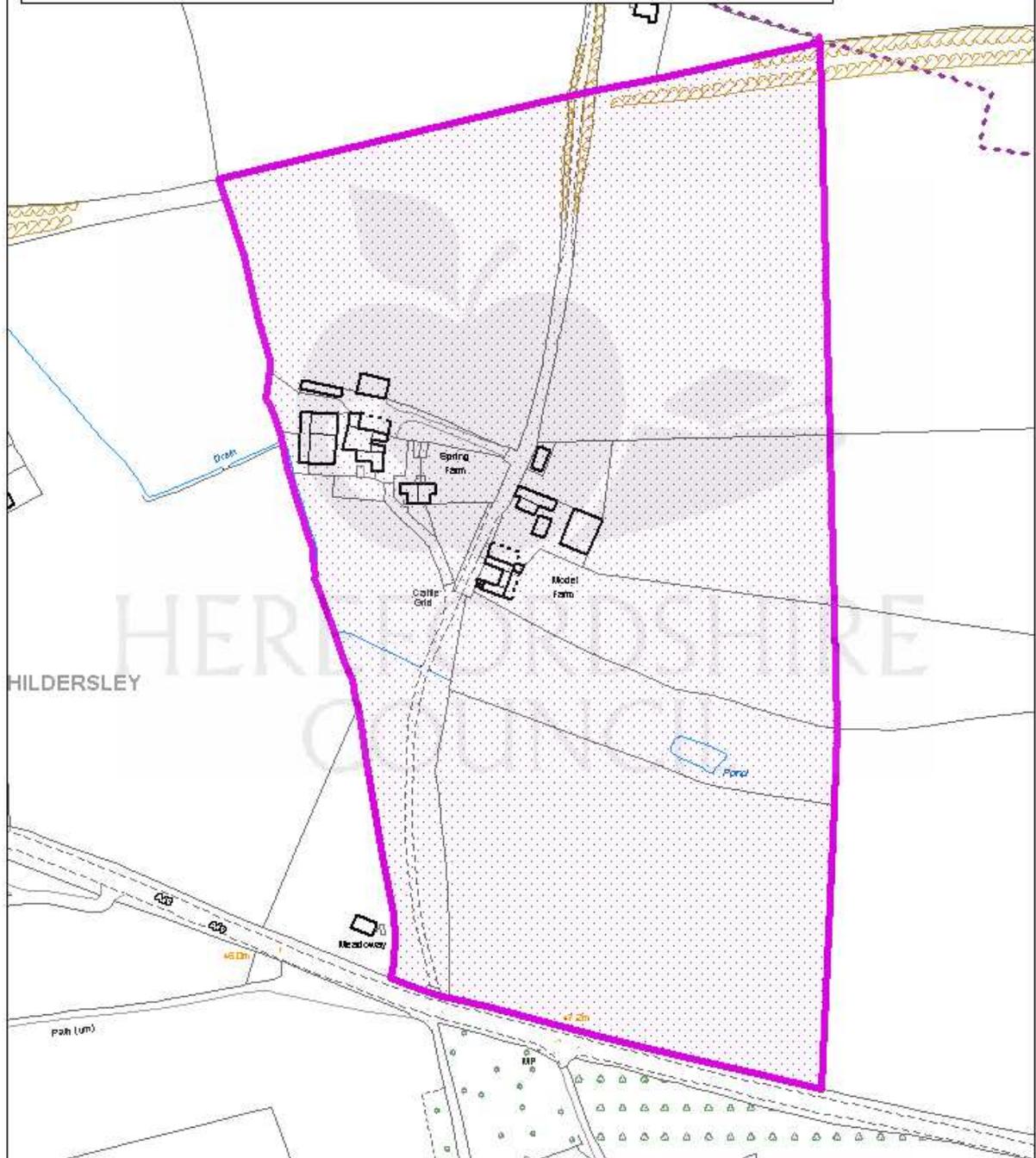
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24. Haigh Trading Estate, Alton Road, Ross on Wye

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.56 ha
General Site Description	<p>Good circulation and parking.</p> <p>Mix of building sites, types and qualities. Other employment uses are adjacent to the site. The southern site is being marketed and the buildings are currently being refurbished.</p> <p>Output area – 016C Ward – Ross on Wye East Sub area – Eastern Corridor (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings which states <i>"Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use"</i>. Part of AONB. Within Ross on Wye Settlement Boundary (Policy H1, H4). West of site- Established Residential Area (Policy H1); North and South of site- Policy E5; East of site- unallocated open space.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users . On average good quality. Southern site is being redeveloped (refurbishment of units currently under construction) so very good quality. The service road goes around the back of the site.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment. This is likely to stop once construction is completed.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of active marketing with moderate levels of interest for employment uses indicated by agents / may be some recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear average. The site containing buildings that are being refurbished is being marketed. All other units are occupied.
Ownership	Ownership / Owner aspirations	N/A
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential . The site is within an AONB.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources. There is housing opposite the site.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The site is already developed to a high standard.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Haigh Trading Estate Ross on Wye

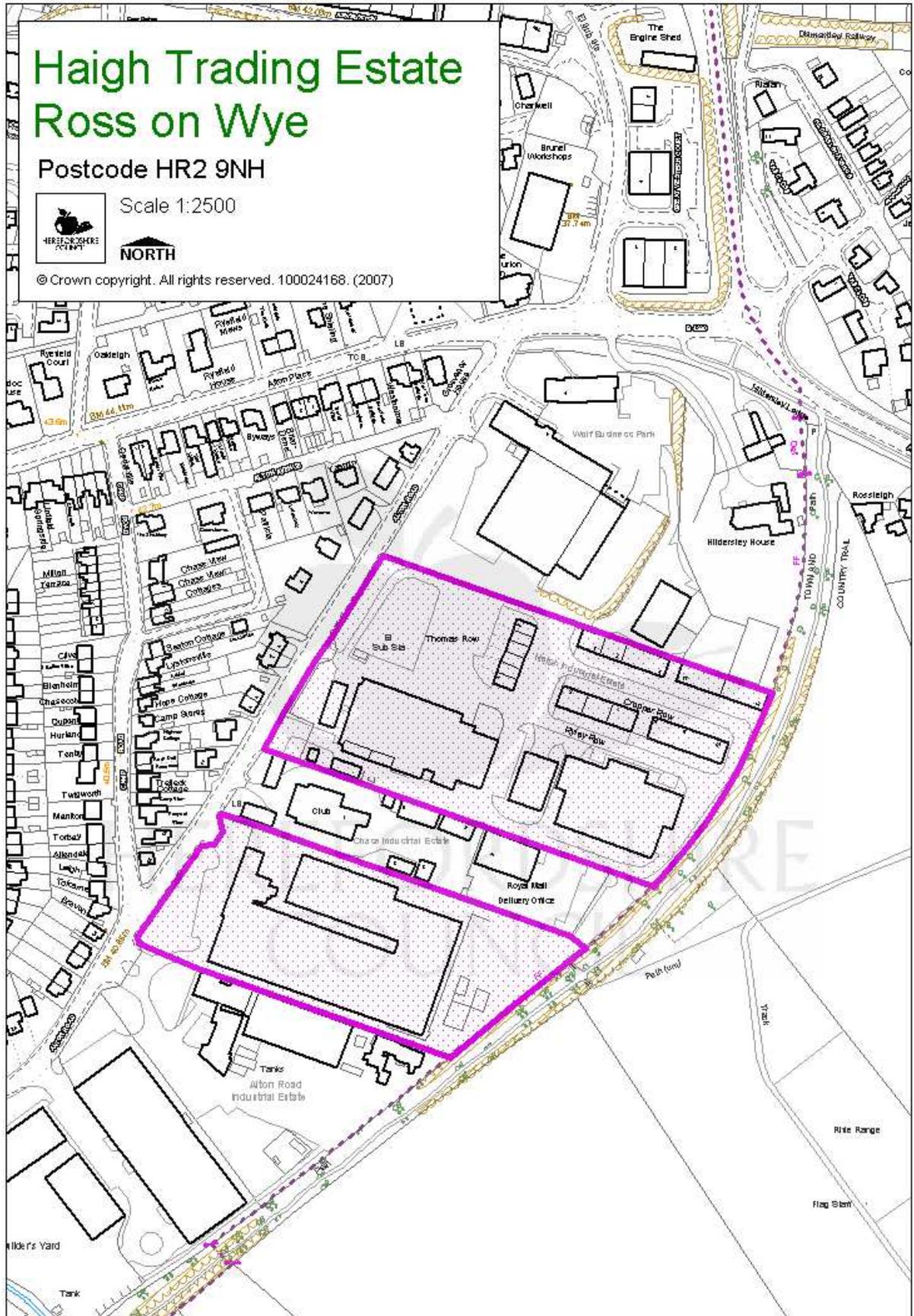
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25. Chase Industrial Estate, Alton Road, Ross on Wye, HR9 5WA

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.77 ha
General Site Description	<p>Mix of buildings on this small site. The majority are of a reasonable condition and quality. At the rear are new Royal Mail buildings. A working men's club is at the front of the site.</p> <p>Output area – 022A Ward – Ross on Wye East Sub area – Eastern Corridor (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states '<i>Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use</i>'. Part of AONB. Within Ross on Wye Settlement Boundary (Policy H1, H4). West of site- Established Residential Area (Policy H1); North and South of site- Policy E5; East of site- unallocated open space.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Mix of buildings. Majority of reasonable quality and condition. Club at front and sheds but well maintained at rear new Royal Mail. Good parking and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. On two sides the site is neighboured by employment. Residential on the other side of road.
	Road Frontage Visibility	The site has high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion
	Quality of Site Access	No apparent site access (visibility) constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of marketing on site and also no vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential. The site is within a designated AONB.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is between 0.5 and 1 hectare with no obvious physically constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area.
	Land classification	The site is wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are reasonable footpath links to the site but use may be constrained by certain factors.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources</p> <p>The site is already an adequate quality but as the adjacent is being refurbished the wider employment area could all be brought up to same high standard.</p>

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighboured ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment

Chase Industrial Estate Ross on Wye

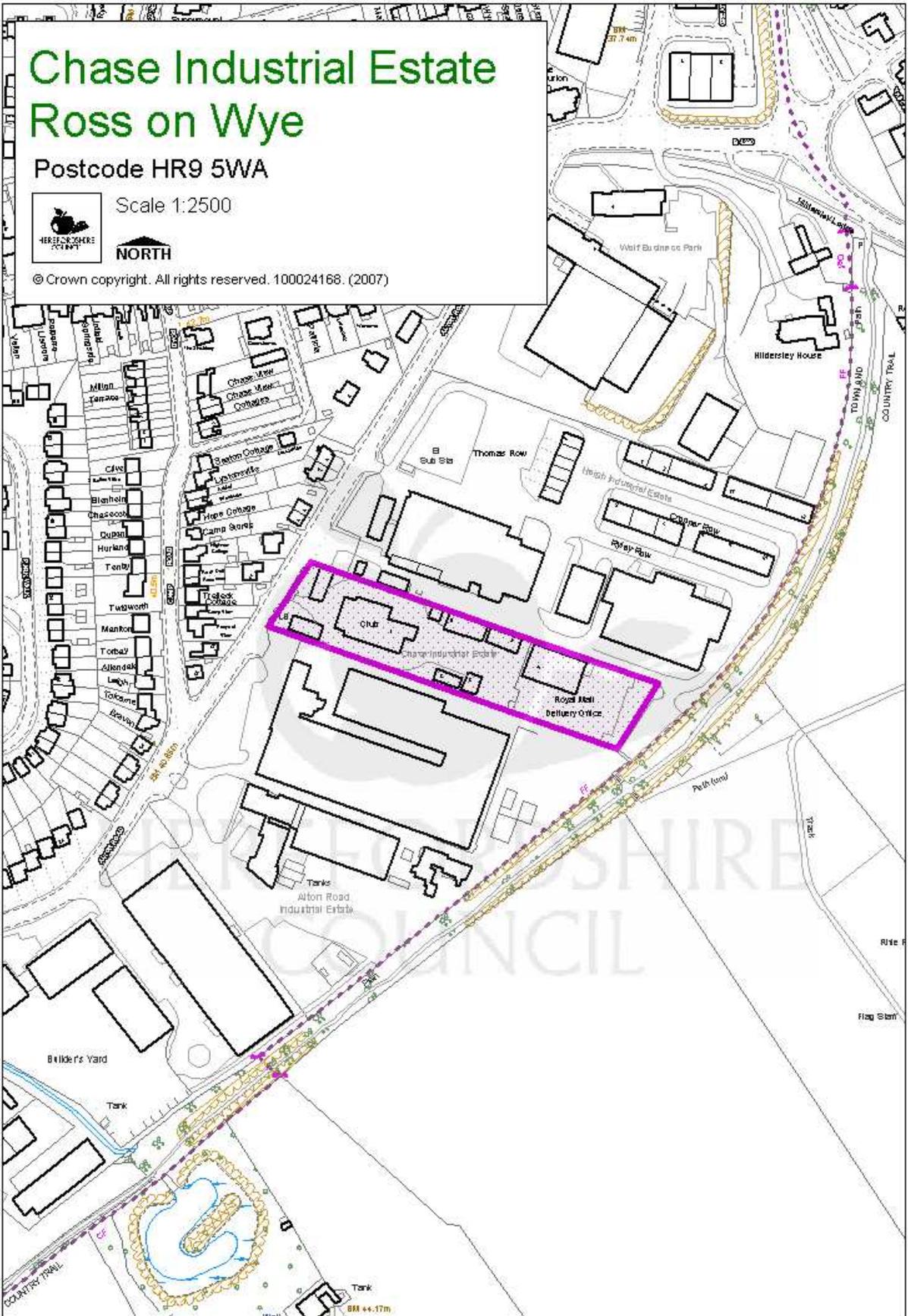
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26. Alton Road Industrial Estate, Ross on Wye (Alton Road) HR9 5NB

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 5.03 ha
General Site Description	<p>Reasonable quality with mixture of age and quality of employment buildings. 1 unit to let at back of site. Adequate access from local road. Occupiers include ATS, cinema and computer technology etc. M/C manufacturing, Bradfords Kemps Building Supplies.</p> <p>Output area – 022A Ward – Ross on Wye East Sub area – Eastern Corridor (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states '<i>Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use</i>'. N of site- Policy E5; S and W of site- Established residential areas (Policy H1) E of site- Unallocated open space. Falls within Ross on Wye Settlement boundary (Policy H1, H4). Part of AONB (Policy LA1).</p> <p>Relevant planning history – None.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users Buildings and external areas are of variable quality and condition providing a range of building type and size / variable provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - residential uses opposite the site.
	Road Frontage Visibility	The site has some visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality. Could bring this industrial estate up to standard give rent/adjoining site.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent (M50)
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion
	Quality of Site Access	Likely to be only minimal access (visibility) issues.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of marketing or vacancies.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements although site is within the AONB.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is unlikely to be significantly constrained by certain physical site features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources . Could bring the site to standard of the adjoining site being refurbished.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighboured ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The site could make a reasonable contribution to local economic/ policy objectives if this site could be redeveloped in conjunction with the adjacent site which is being refurbished to create better quality accommodation.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Alton Road Industrial Estate Ross on Wye

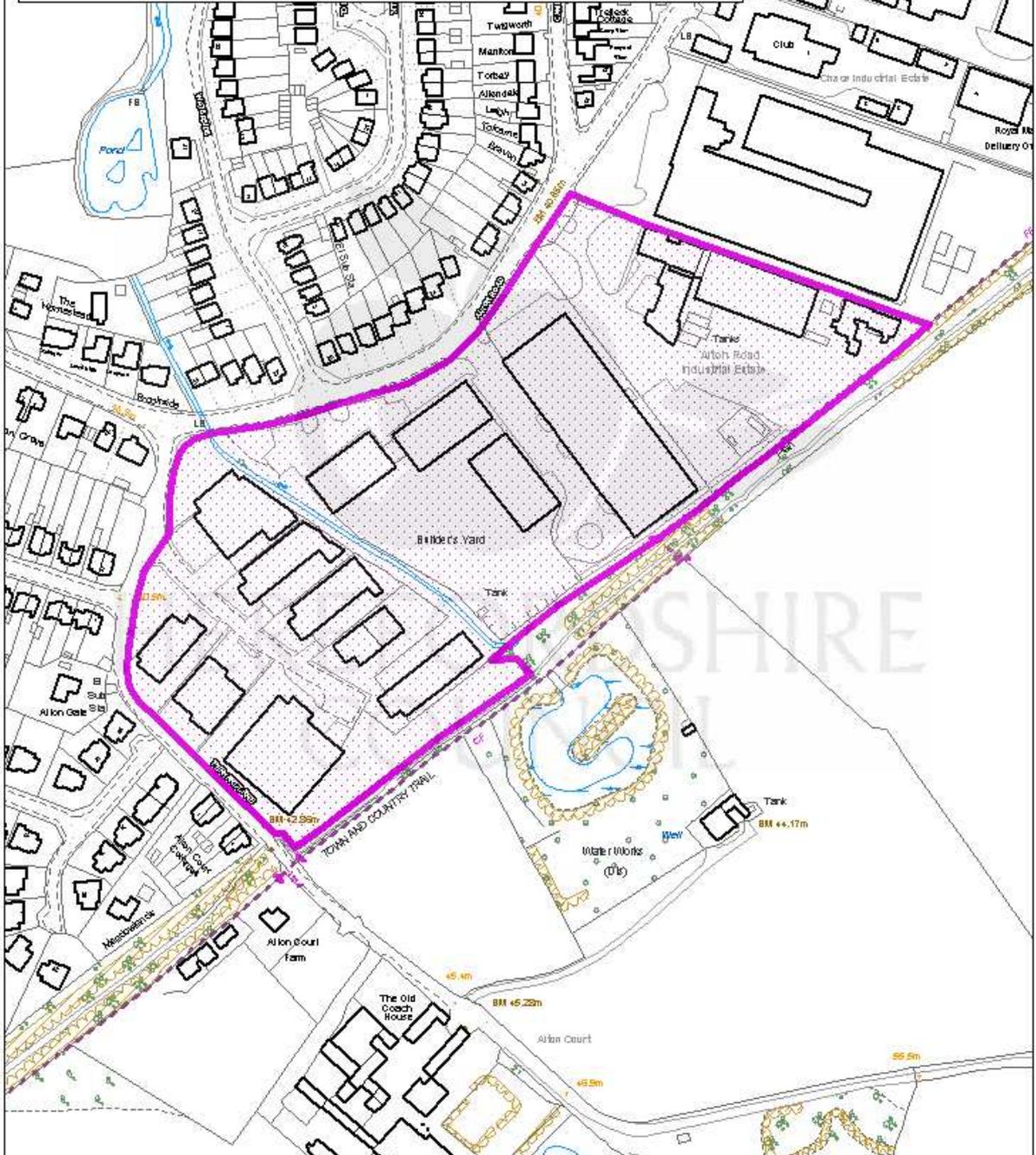
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Site No. / Name/ Address

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 1.76
General Site Description	<p>Located in area of other employment uses. Buildings on this site are of a moderate condition with adequate parking and circulation provision. Site is within easy access to the M50.</p> <p>Output area – 022A Ward – Ross on Wye East Sub area – Eastern Corridor (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states <i>"Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use".</i> N and S of site- further Policy E5 allocation. E and W of site- Established residential are</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users. Buildings serve their purpose and are of an adequate quality and condition. There is a large area of open storage (pallets etc).
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to the M50 with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of active marketing at time of site visit. 2 boards up for units for office/business/employment uses.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential - Site is unlikely to be significantly constrained by environmental constraints but is located in an area of AONB.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is between 1 and 5 hectares and has no obvious physically constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighboured ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area as the site is already operating at capacity and contributing.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Wolf Business Park Ross on Wye

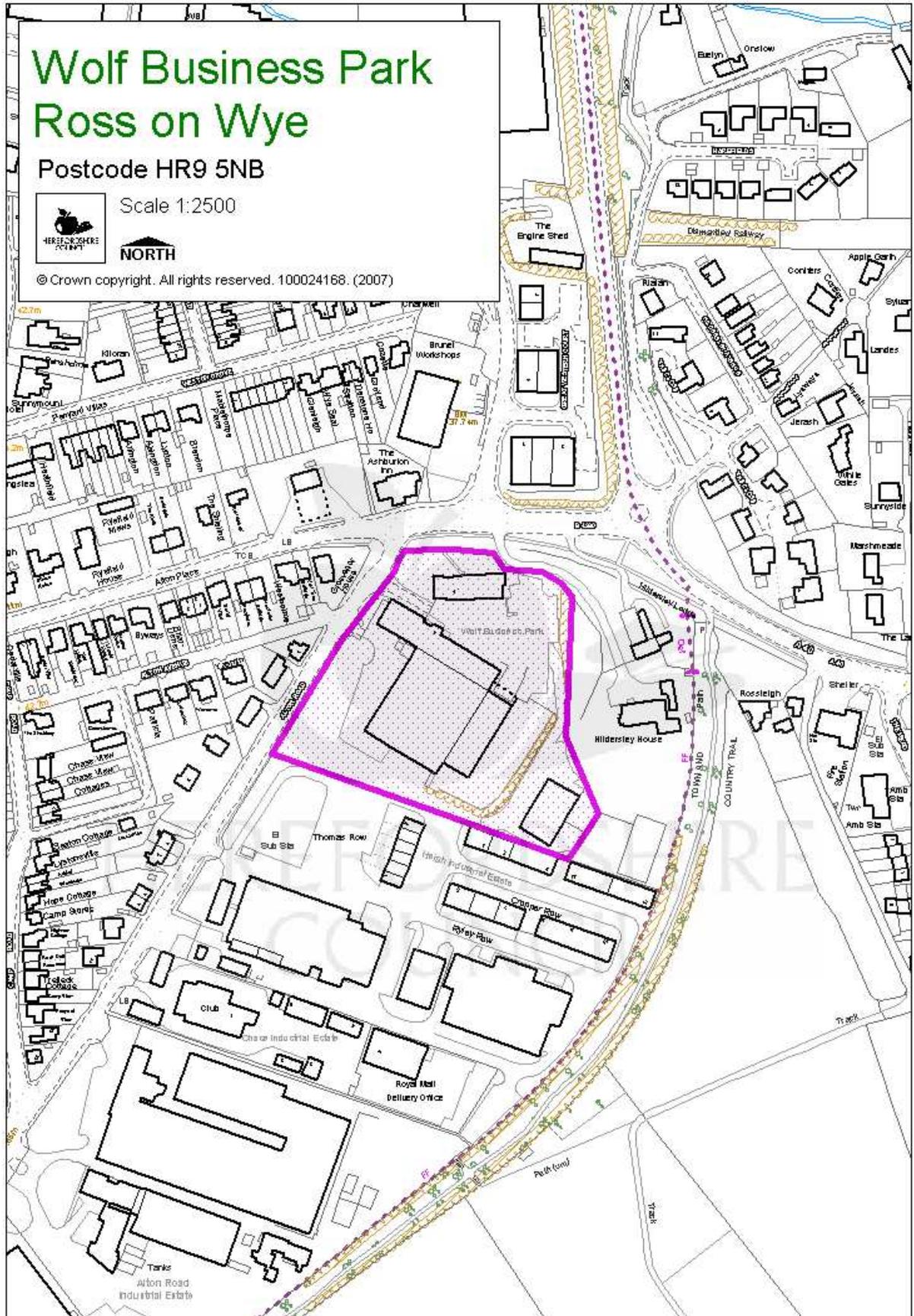
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28. Somerfields Site, Netherton Road, Ross on Wye HR9 7QQ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 6.11 ha
General Site Description	<p>Large single distribution (B8) unit for Somerfield (Food Supermarket) with adequate parking in an area of other employment uses. No road frontage visibility.</p> <p>Output area – 022A Ward – Ross on Wye East Sub area – Eastern Corridor (bur also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states "<i>Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use.</i>" Within Ross on Wye Settlement boundary. S of site- safeguarding open space (Policy RST4); N of site- unallocated open space. Part of AONB (Policy LA1); W of site- unallocated. E of site- unallocated, partly Policy E5.</p> <p>Relevant planning history – none</p> <p>Policy constraints – AONB – Wye Valley</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition providing, with good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses on the edge of the urban area of Ross-on-Wye.
	Road Frontage Visibility	The site is not visible from any road frontage. Only visible from service road within industrial estate.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality. The site lies on edge of Ross on Wye.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to the M50 with easy accessibility to these routes
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion
	Quality of Site Access	No apparent site access (visibility) constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of active marketing (only one unit on the site occupied by Somerfield).
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 ha/ no apparent evidence of physical constraining features. <i>Levels of the site – designed into the site.</i>
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area (edge of Ross on Wye).
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are reasonable footpath and/ or cycle links to the site but use may be constrained by certain factors.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Already fully developed to a high quality therefore redevelopment / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighboured ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/ or economic strategies for the area as the site is already developed and functioning to a high level.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Somerfields Site, Ross on Wye

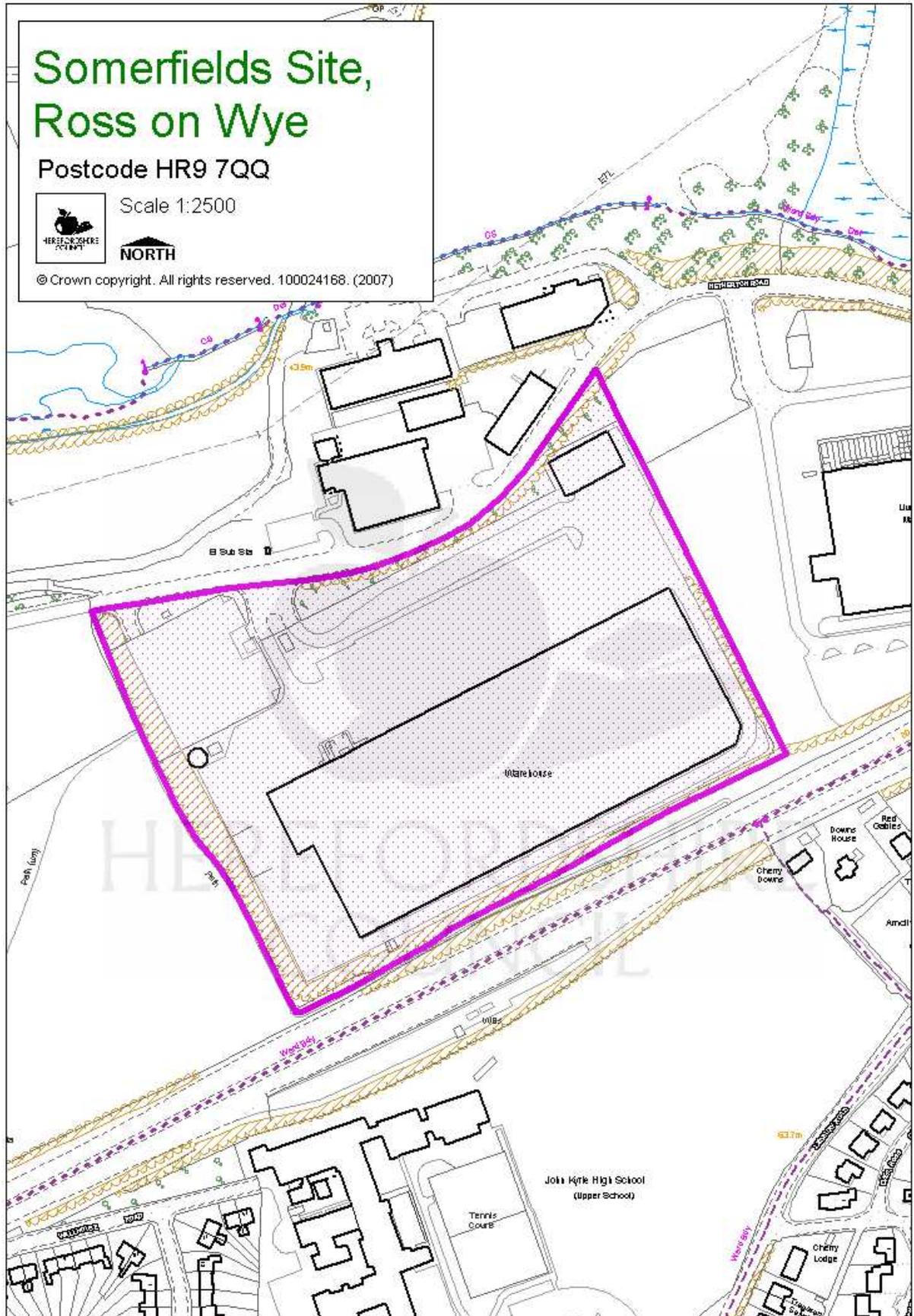
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29. Stoneyhills Industrial Estate, Whitchurch, Off A40, HR9 68X

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.03 ha
General Site Description	<p>Occupiers include furniture imports, post-box makers. Small industrial estate with adequate quality buildings. The site does not appear fully occupied.</p> <p>Output area – 023A Ward – Kerne Bridge Sub area – Eastern Corridor</p> <p>Policy allocation – Unallocated.</p> <p>Relevant planning history - DCSE2005/3803/F: Proposed extension of unit 5 - approved with conditions (18/03/2005) DCSE2005/3893/F: Extension to unit 5 for offices - approved with conditions (26/01/2006) DCSE2004/4331/F: Extension to industrial unit - approved with conditions (07/02/2005) DCSE2005/2629/F: Two storey extension (unit 6) - approved with conditions (19/09/2005) Planning policy constraints – AGLV_South. Area of outstanding natural beauty – Wye Valley.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users - Buildings are of an average quality and site is poorly to moderately maintained. Good parking provision.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Open countryside, garage and some residential.
	Road Frontage Visibility	Only visible from local road despite proximity to major road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing on site. The site feels only partially used – units if occupied do not appear in active continuous use.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is within an Area of Outstanding Natural Beauty. AGLV _ South.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	North Eastern edge : High risk of flooding (flood risk category 3a or 3b) Remaining area : no risk of flooding (outside of the identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site's appearance could be 'tidied up'.</p>

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral on local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Site No. 30 / Long Meadow Industrial Estate, Ewyas Harold HR2 0UA

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.88 ha
General Site Description	<p>Modern well maintained small industrial estate comprising small units and good parking and circulation areas. Surrounding uses are open countryside and residential</p> <p>Output area – 020D Ward – Golden Valley South Sub area – Rural Heartland</p> <p>Policy Allocation – Unallocated. Lies within Ewyas Harold Settlement Boundary. Unallocated surrounding land. Stream show to east of site.</p> <p>Relevant planning history - TO ADD</p> <p>Policy Constaints AGLV south</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Good buildings and condition. Units are relatively small. Good parking provision.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has some potentially sensitive uses nearby including open countryside and residential.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road but is screened from the B road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of active marketing and no vacancies.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	N/A
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	N/A
	<p>Ground conditions/ contamination</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	Contamination unlikely, no significant ground preparation works required.
	Flooding	Located within high Flood risk area.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on existing local regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Long Meadow Industrial Estate, Ewyas Harold

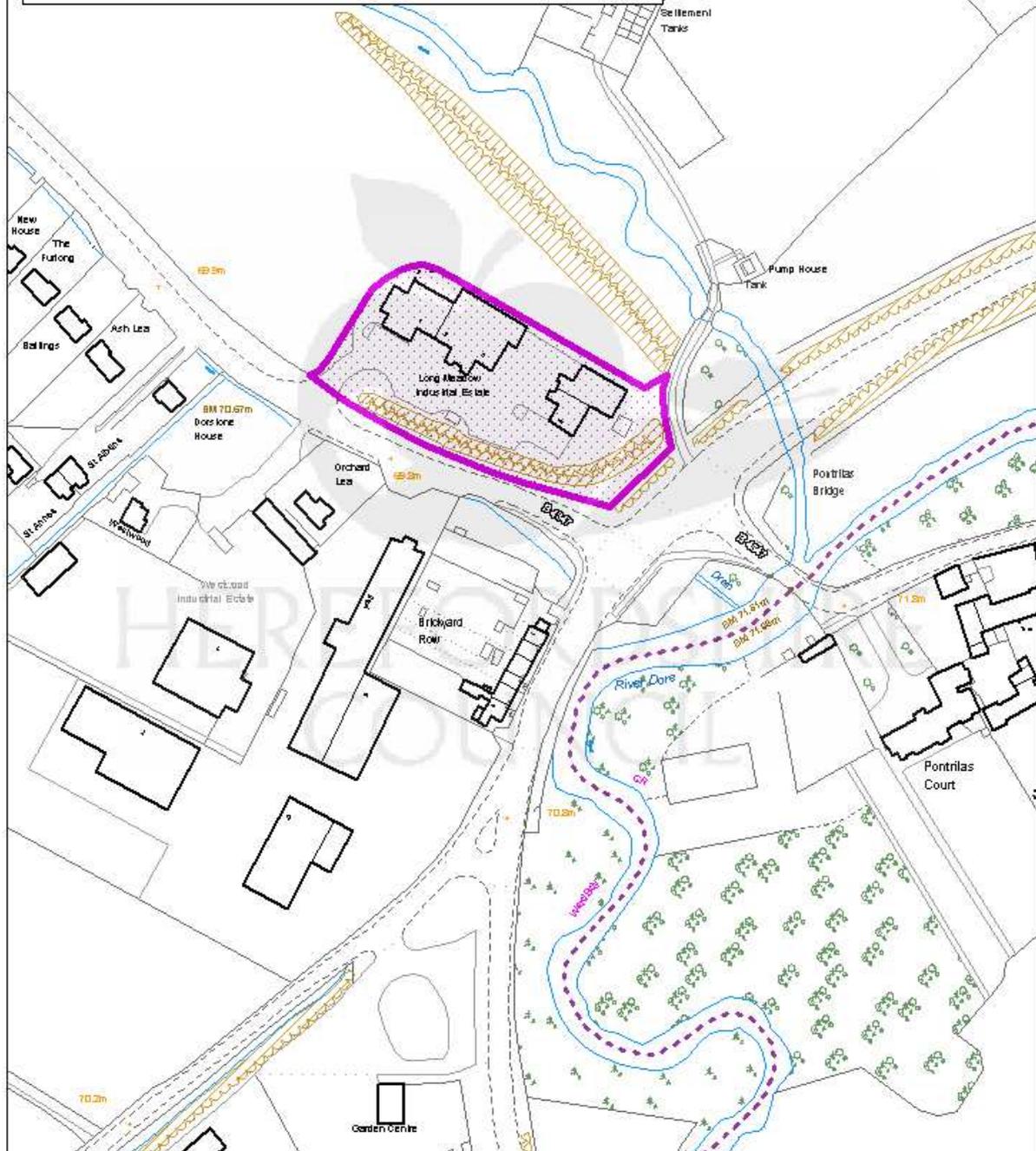
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Rural Heartland

1. Paytoe Industrial Estate, Leintwardine

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.32 ha
General Site Description	<p>The access to the site is narrow. Some industrial uses surrounding the site. The site is comprised of 2 sets of 3 units which are mostly vacant but no marketing boards. Only 2 occupiers.</p> <p>Output area – 001B Ward – Mortimer Sub area – Rural Heartland</p> <p>Policy allocation –</p> <p>Unallocated. The site is on wider Herefordshire Plan as just to south of Leintwardine Inset Plan (23). Within an area liable to flood (Policy DR7).</p> <p>Relevant planning history - None</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users. The location is quite poor.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users due to its location.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located within an area of open countryside.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads very narrow and potentially unadopted which may cause heavy congestion at most periods and be problematic for HGVs.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	No evidence of active marketing or vacant units.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	There are no identified environmental or known abnormal development requirements applying to the site.
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	N/A.
	<p>Ground conditions/ contamination</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	Contamination unlikely, no significant ground preparation works required.
	Flooding	High risk of flooding (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area within the open countryside.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area. The site is within open countryside.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Paytoe Industrial Estate Leintwardine

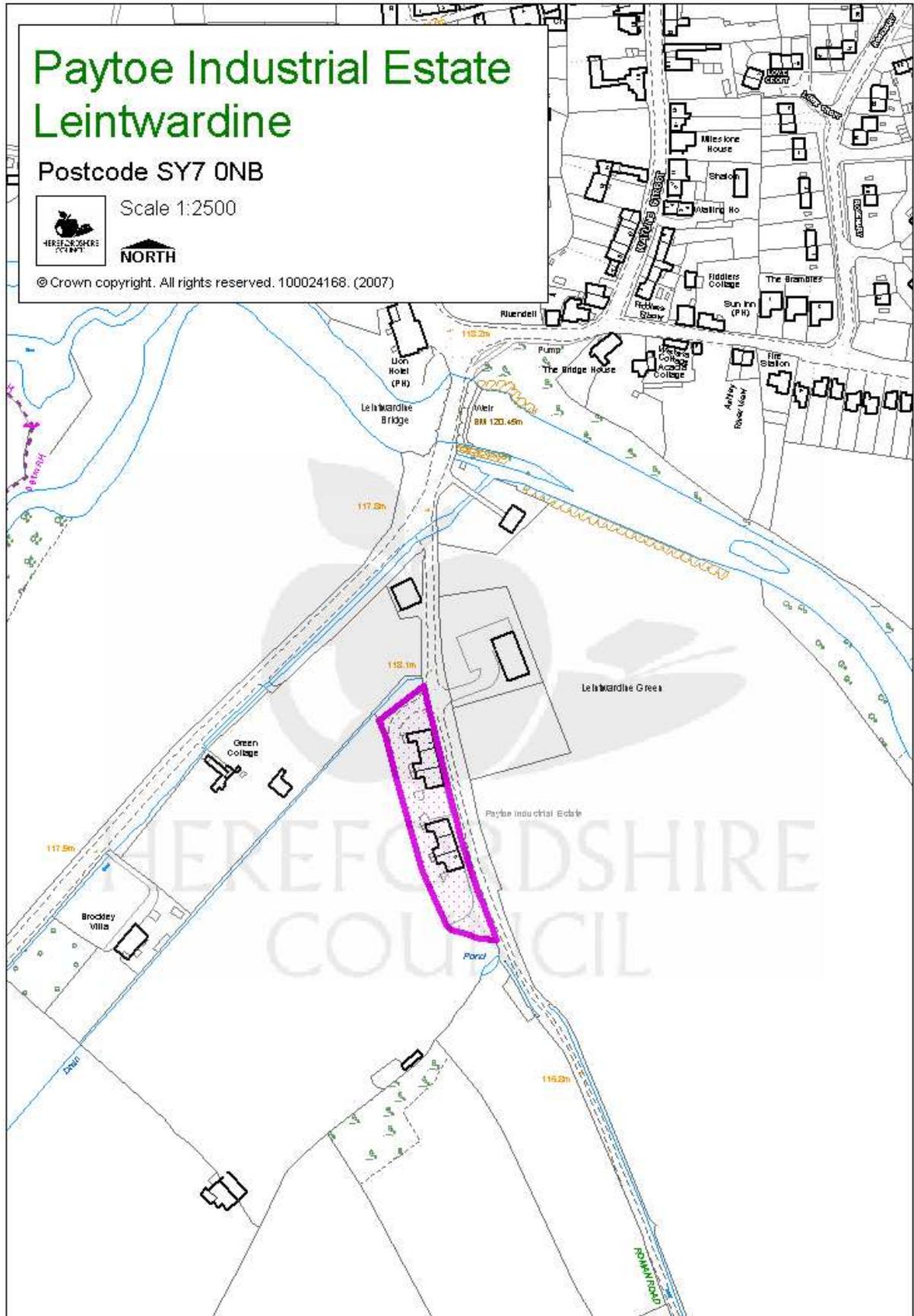
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2. Brimfield Business Park, Brimfield, Off Wyson Lane

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.43 ha
General Site Description	<p>Relatively attractive site, newly surfaced with refurbished units.</p> <p>Output area – 001D Ward – Upton Sub area – Rural Heartland</p> <p>Policy allocation – Unallocated.</p> <p>Relevant planning history - DCNC2007/3201/F: Rear and side extension to industrial unit to create a new unit - approved with conditions (11/12/2007)</p> <p>This site forms part of the 'A49 corridor'.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential.
	Road Frontage Visibility	The site has some visibility to a local road. The site has some limited visibility to the A49 and high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.- <i>Surfacing of site access still to be finished.</i> <i>Units are good quality.</i>
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an A road with easy accessibility to these routes.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints) - <i>Poor quality surfacing of access – still to be finished.</i>
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	Evidence of limited marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high - <i>Marketing on board as entered the site.</i>
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone), but Southern edge next to a high risk of flooding zone (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area as the site is already developed.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Brimfield Business Park Brimfield

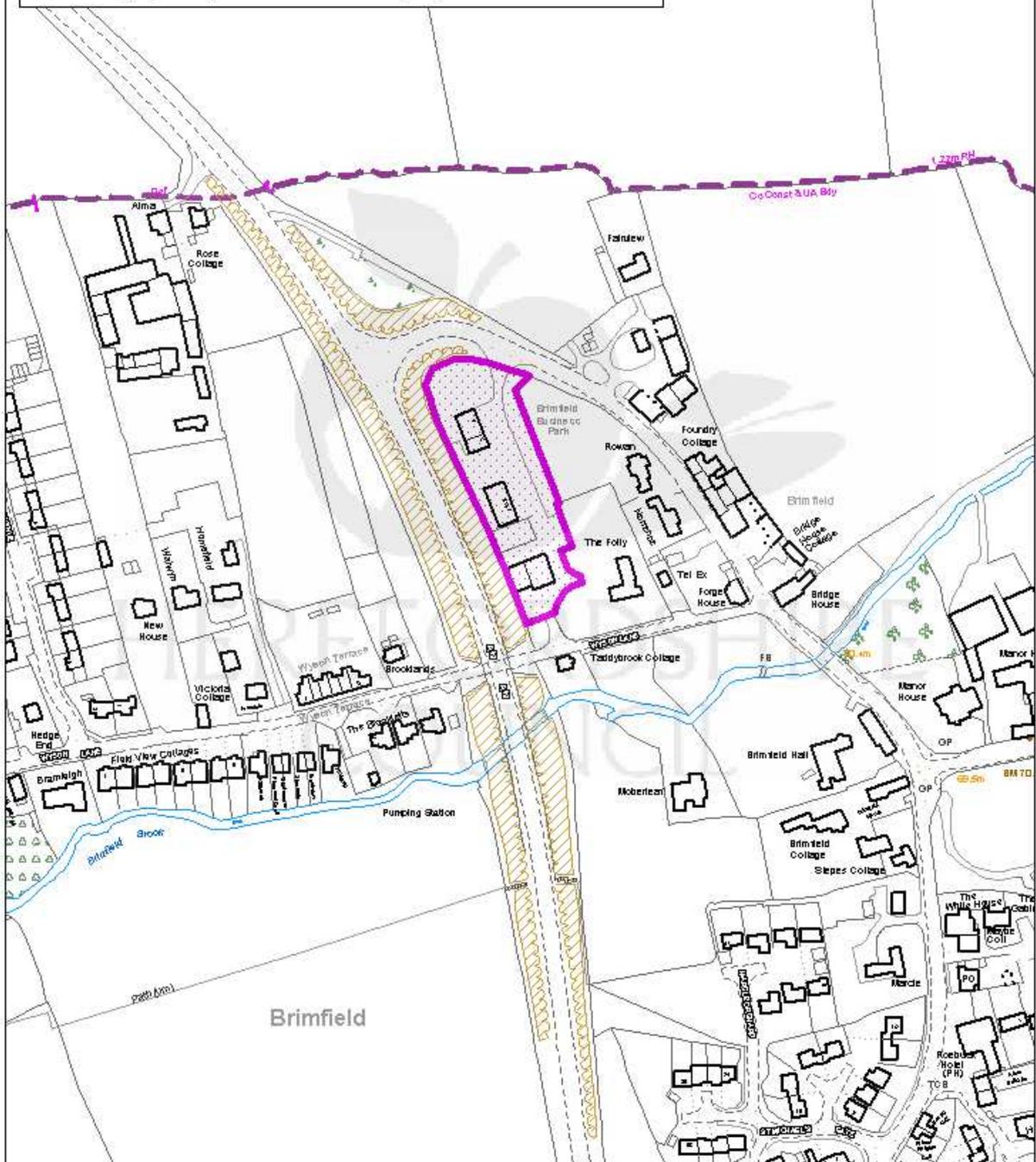
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3. Cobnash Industrial Estate, Kingsland off A4110

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.76 ha
General Site Description	<p>High quality new units on small industrial estate. Road surfacing is poor. Site has only local road visibility but good links to a major arterial route.</p> <p>Output area – 004A Ward – Bircher Sub area – Rural Heartland (but also A49 Corridor)</p> <p>Policy allocation - Unallocated. Outside of the Kingsland Settlement Boundary. Area to north allocated as Area liable to flood, though not directly adjoining site boundaries.</p> <p>Relevant planning history - DCNW2005/0479/F : Extension of fuel oil storage - approved with conditions (23/03/2005)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users as the site is within open countryside.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby as the site is within open countryside.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years.
	Marketing and enquiry interest	Evidence of limited marketing and 2 units are being marketed by AWM PxP. Other units look fully occupied.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site is already developed to a high standard and is well maintained.</p>

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site could contribute towards local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

4. Dales, Leominster off Potters Mill Close

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.76 ha.
General Site Description	<p>High quality units off A road, well maintained. Excellent surfacing, parking and circulation. Good access. Close to Leominster. Open storage at back of site. Potential redevelopment at back of site (fenced off area).</p> <p>Residential development has been completed further to the north of the site. When this land was released for housing, Dales requested that land between the housing and their large unit was retained for their employment expansion. There are no indications that residential development will come forward directly to the north of the site due to amenity issues. The site is identified as 'owner specific' opportunity in ELR.</p> <p>Output area – 002B Ward – Leominster North Sub area – rural heartland (but also A49 corridor)</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings. N of site- Policy H2 c)- Hereford and the Market Towns- housing land allocation Land east of Ridgemoor Road (50 dwellings). E of site - unallocated. W of site- Established residential areas (Policy H1); S of site- Conservation Area (Policy HBA6); 2 areas allocated as Protection of Open Areas and Green Spaces (Policy HBA9); Safeguarding open space and allotments (Policy RST4). Area liable to flood (Policy DR7).</p> <p>Relevant planning history –</p> <p>DCNC2007/1104/F: Proposed extension to loading bay on east elevation, canopy to north elevation and chimney stack to paint bay - approved with conditions (05/07/2007).</p> <p>DCNC2006/0672/F: Extension to factory and ancillary accommodation (FH Dale) - approved with conditions (07/04/2006).</p> <p>DCNC2006/3638/F: Proposed 2 no. single storey extensions (FH Dale) - approved with conditions (09/01/2007) DCNC2006/2456/F: Proposed extension to ancillary accommodation (FH Dale) - approved with conditions (16/10/2006).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Owner specific. Good quality land to the rear of existing employment units. Housing being built to the north.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment. HGVs at back of site.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses or open countryside.

Appraisal Criteria	Indicator	Site Visit Comments
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years.
	Marketing and enquiry interest	No evidence of active marketing or vacancies.
Ownership	Ownership / Owner aspirations	Dales own the site. When the land to the north of the site was released for housing, Dales requested that land between the housing and their large unit was retained for their employment expansion.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Not aware of any physical constraints on the site.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	High risk of flooding (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or on the edge of an existing district or town centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. Site is already developed to a high standard. Maybe potential for development at the back of the site, but it is owner specific to Dales

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as deprived for multiple deprivation (super output area lower level is in the top 25% most deprived neighbourhoods in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area. Within edge of urban centre. Redevelopment need to consider residential uses to the north. Potential for redevelopment at front and back of site but owner specific to Dales.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Dales, Leominster

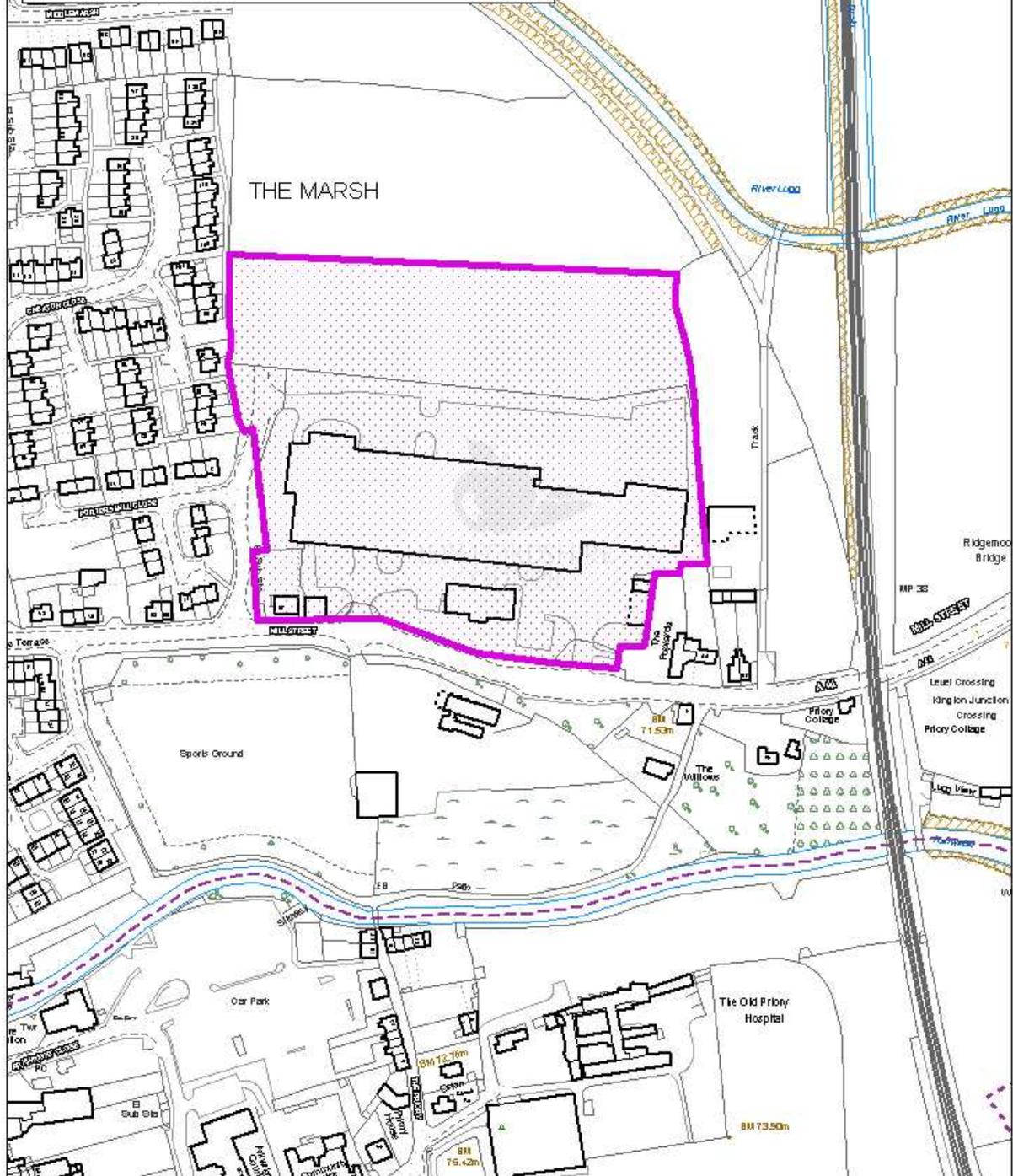
Postcode HR6 8EF



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Site No. 5/ Southern Avenue, Leominster off Worcester Road/Clinton Road, HR6 0QD

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 33.39 ha
General Site Description	<p>This established employment area is over 33 ha in size and is generally occupied by B2 and B8 uses, although a small portion of the site has been lost to residential development. Occupiers on the site include Peugeot, Royal Mail, a housing association offices, a tyres and exhaust centre, Pascoe's pet foods, Leominster accident repair centre and Wills Engineering.</p> <p>Output area – 003A Ward – Leominster South Sub area – Rural Heartland (but also A49 corridor)</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings. S of site- Policy E3- Site 6 Leominster Enterprise Park. SW of site- unallocated pocket of land. Along western boundary of site- established residential areas (Policy H1); Safeguarding open space and allotments (Policy RST4).</p> <p>Relevant planning history –</p> <p>DCNC2003/3276/F: Extension & alteration of existing factory (Mifflin Construction) - approved with conditions (16/12/2003) DCNC2003/2073/F: 2 no. extensions to warehouse/distribution premises - approved with conditions (05/09/2003) DCNC2003/3597/F: Proposed warehouse extension (RJ Barrington) - approved with conditions (22/01/2004) DCNC2005/2684/F: Renewal of planning permission for erection of factory unit - approved with conditions (03/10/2005) 2 no. lean to storage unit extensions to existing building (unit E Glendower rd) - approved with conditions (19/04/2005) DCNC2003/1833/F: 2 no steel framed industrial units with offices and open yard (plot E, Glendower rd) - approved with conditions (21/11/2003) DCNC2003/2825/F: Erection of 2 no. industrial units (Barrington printers) - approved with conditions (17/12/2003) DCNC2003/2665F: Extension to factory unit (Agri Lloyd International) - approved with conditions (02/02/2004) DCNC2004/4345/F: Proposed extension to existing unit (Zwick testing machines Ltd) - approved with conditions (14/04/2005) DCNC2005/3041/F: Extension to existing building (Accident Repair Centre) - approved with conditions (18/11/2005) DCNC2003/2330/F: Proposed B1 office dev with ancillary workshop use (Plot 13) - approved with conditions (15/10/2003) DCNC2003/3637/F: Warehouse extension to premises (unit 15 southern ave) - approved with conditions (09/02/2004)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of generally good quality and condition providing a range of building type and size / adequate provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site may be exposed to some noise, dust or smell which can affect the amenity of the immediate environment. In some areas, noise a potential issue.

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site has limited 'bad' neighbouring uses (and is adjacent to the new Leominster Business Park) but has some potentially sensitive uses nearby. New housing currently under construction on part of the site.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural, with housing and employment uses.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods. Overall good accessibility.
	Quality of Site Access	Likely to be only minimal site access (visibility).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years but now predominantly developed except for an area of new build.
	Marketing and enquiry interest	Evidence of active marketing on the site. Vacancy levels appear low.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares / no apparent evidence of physical constraining features.
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Unknown but possibility for some contamination.
	Flooding	High risk of flooding (flood risk category 3a or 3b), but SW of site has no risk of flooding (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area – Edge of Leominster. Adjacent to railway station.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route - Train station.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous - Some footpaths along main road running through the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources Enhancement of certain buildings would improve attractiveness.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site could contribute towards local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Southern Avenue, Leominster

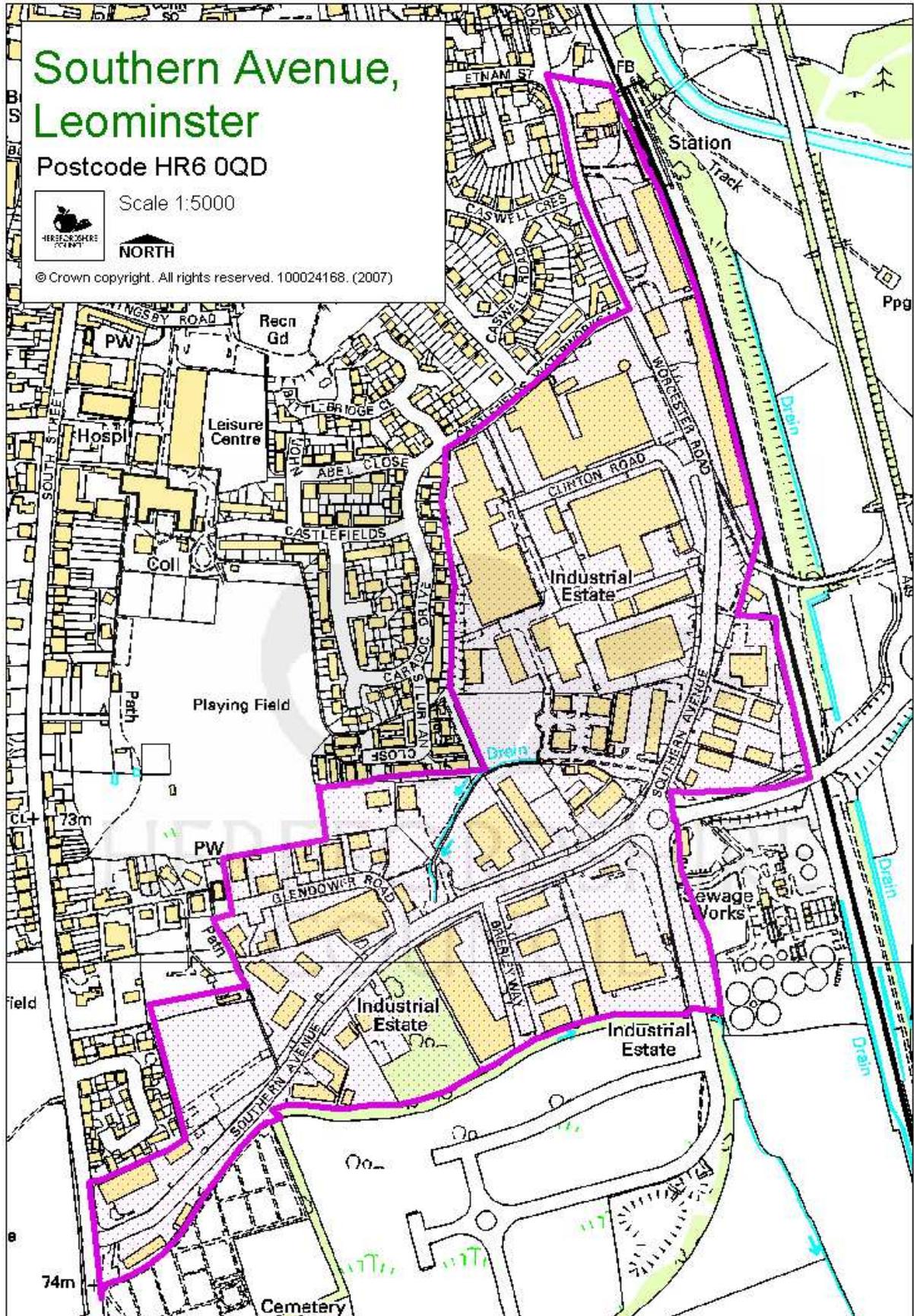
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Site No.6 / Leominster Enterprise Park off Brierley Way, HR6 0RW

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 16.6 ha
General Site Description	<p>Output area – 033A Ward – Leominster South Sub area – Rural Heartland (but also A49 Corridor)</p> <p>Policy allocation –</p> <p>Allocated as employment land under Policy E3 - Other employment land allocations- Leominster Enterprise Park- 16.6ha, B1 B2 and B8 uses. Paragraph 6.4.14 states <i>'this proposal formed a major allocation within the Leominster District Local Plan. In total, the Local Plan allocated or safeguarded 16.6 hectares of land as an extension to the existing Leominster Industrial Estate. These proposals are confirmed. Important considerations are the need to protect the amenity of the adjacent cemetery and for a traffic circulation pattern which is logical, pays regard to existing roads and can be flexible in terms of the areas of land made available for employment uses'</i>.</p> <p>A number of plots are still undeveloped which total just over 7 hectares.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of very high quality and condition. Good provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses – large number of employment uses nearby at Southern Avenue, although proximity to cemetery could restrict certain users.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Semi rural environment and adjacent to established industrial estate.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a major arterial route.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion. Very good overall access.
	Quality of Site Access	No apparent site access (visibility) constraints. Site has been serviced with a high quality internal road network.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years. Over this time a number of plots have been developed. Of the circa 7 hectares of land still to be developed, it is understood that there is strong interest from a major occupier which, if secured, would result in the development of the majority of the currently available land.
	Marketing and enquiry interest	Evidence of active marketing with high levels of interest for employment uses indicated by agents / good level of recent completions or development under construction at the time of the survey. See above regarding current strong interest for the development of remaining plots at the site. On developed sites, vacancy levels are low.
Ownership	Ownership / Owner aspirations	Understood that the aim is to develop the site for B1 to B8 uses.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site. Internal site road infrastructure already in place.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 5 hectares / no apparent evidence of physical constraining features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited / no potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	The NE tip of the site is in medium flood risk area (flood risk category 1 or 2)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are reasonable footpath and/ or cycle links to the site but use may be constrained by certain factors
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment could significantly improve the quality of the wider environmental quality and townscape without impacting on environmental resources

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development / redevelopment of the site would make a significant improvement to existing environmental quality and could make a substantial contribution towards local regeneration strategies for the area
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Leominster Enterprise Park

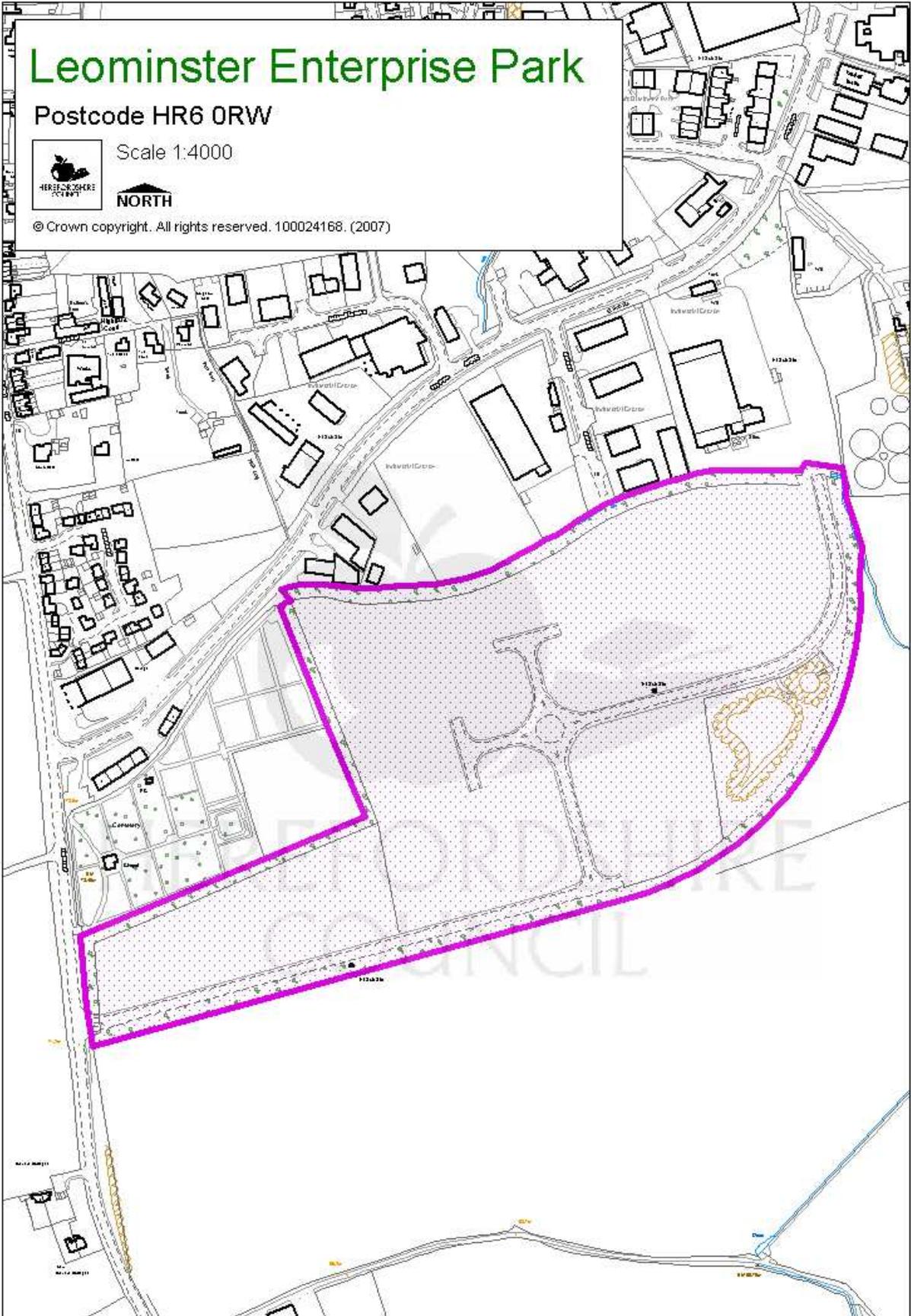
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Site No.6a / Land South of Leominster Enterprise Park, HR6

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area circa 8 hectares
General Site Description	Output area – 033A Ward – Leominster South Sub area – Rural Heartland (but also A49 Corridor) Currently unallocated land located to the south of the existing Leominster Enterprise Park and adjacent to Hereford Road. The site is gently undulating and currently in agricultural use. It is bounded to the north and west by dense perimeter tree and shrub planting which currently reduces the visibility of the site from surrounding roads.	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	N/A
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other negative amenity factors
Quality of the Wider Environment	Adjoining land uses	Much of the surrounding land is in agricultural use, similar to the current use of the site itself. Land (and buildings) associated with the existing Leominster Enterprise Park is located to the north, separated by an existing road.
	Road Frontage Visibility	The location of the land (more remote than much of the existing Enterprise Park from the main arterial road network) and existing perimeter planting limits road frontage visibility and site prominence. Provision of a new link road to the site (potentially able to be provided as part of a planned major urban extension to the south of Leominster) and development of currently vacant adjacent plots within the existing Leominster Enterprise Park would enhance site prominence.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Semi rural environment and also close to established industrial estate / Enterprise Park.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Reasonable access to a major arterial route.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion. Good overall access.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Unlikely to be significant site access (visibility) constraints but would require to be considered in the creation of any site access.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site not currently available for employment use
	Marketing and enquiry interest	Site not currently available for employment use
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	There are no identified environmental or known abnormal development requirements applying to the site.
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Site is in excess of 5 hectares / no apparent evidence of significant physical constraining features.
	<p>Ground conditions/ contamination</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Given current agricultural use of the site, contamination is unlikely to be a significant issue.
	Flooding	No significant risks of flooding identified.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre, but within the urban area
	Land classification	The site is Greenfield
	Ease of access to public transport	The site is within a reasonable walking distance to an hourly public transport route
	Ease of walking and cycling	There are reasonable footpath / cycle links to the site but use may be constrained by certain factors
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development would result in the loss of a relatively large amount of currently undeveloped agricultural land.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development of the site would make a significant contribution towards local regeneration strategies for the area and in meeting existing (and future) employment requirements
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

7. Longmore Industrial Estate, Kingsland off A4110

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 1.88 ha
General Site Description	<p>Site is split into two – eastern part of the site has larger better quality units than the Western part which has a number of poor quality hangars. Near to 'A' road, but does not front onto it.</p> <p>Output area – 004A</p> <p>Ward – Bircher</p> <p>Sub area – Rural Heartland</p> <p>Policy allocation –</p> <p>Unallocated. No surrounding allocations.</p> <p>Relevant planning history –</p> <p>DCNW2004/2182/F: Lean to extension & partial re roofing - approved with conditions (11/08/2004)</p> <p>DCNC2004/3225/F: Demolish part of existing workshop and build new extension - approved with conditions (1/11/04)</p> <p>DCNW2006/2047/F: Erection of industrial building for fabrication of steel cladding - approved with conditions (07/08/2006)</p> <p>DCNW2007/3374/F: Construction of workshop building over original - approved with conditions (13/12/2007)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Western site contains poor quality hangars and units, some disused. Eastern site contains a larger unit with smaller units behind.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is located in countryside outside Kingsland which may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment.
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses'/ or sensitive uses adjoining or within the site including some residential and 2 residential units within the site boundary.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey. No boards. A few vacant buildings but disused are to poor quality and may be difficult to re-let.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area on the edge of Kingsland.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would contribute towards local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Longmore Industrial Estate Kingsland

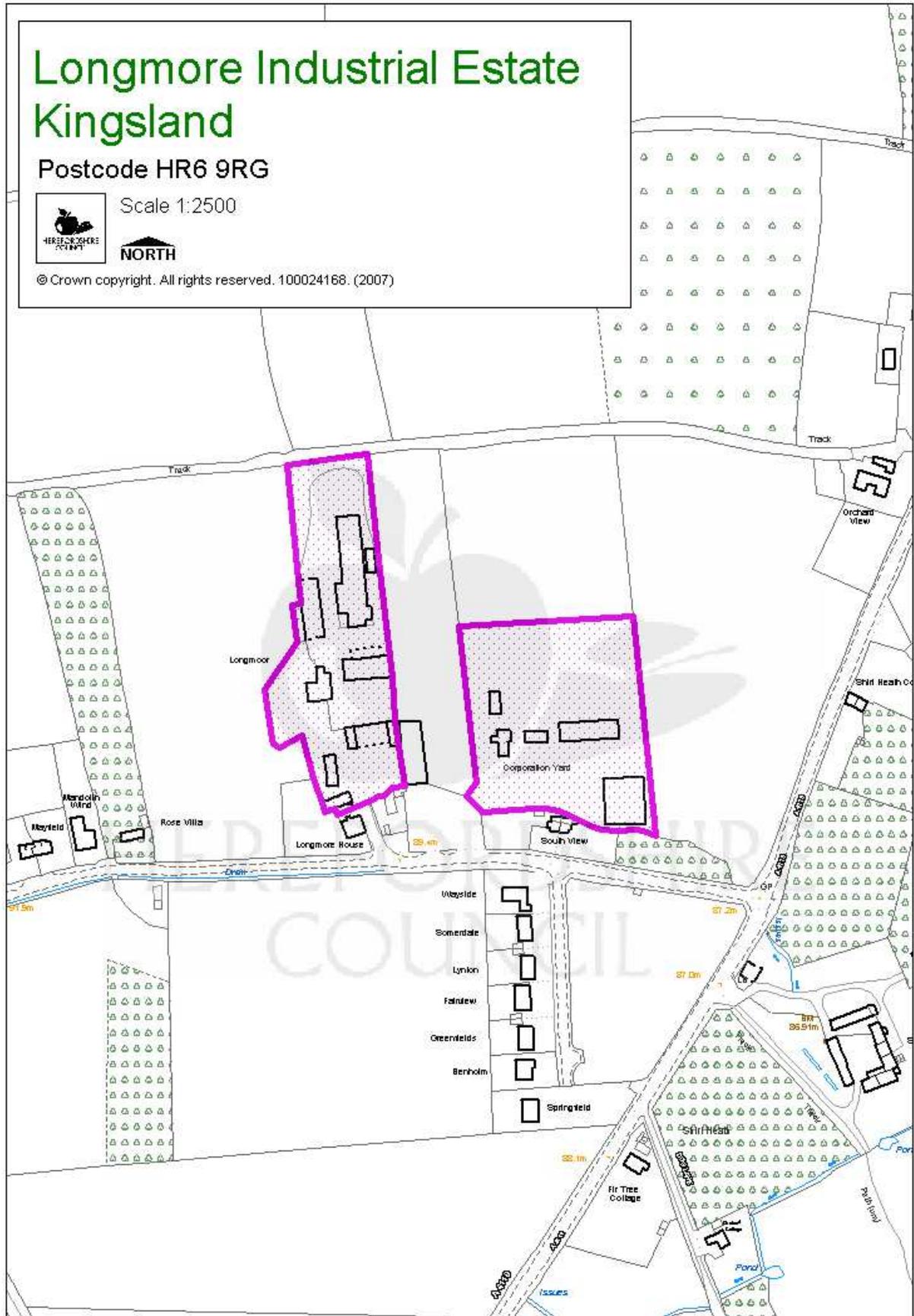
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31. Pontrilas Depot, Pontrilas (A465, Helliston Place) HR2 0BA

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 0.29 ha
General Site Description	<p>Timber yard is relatively well maintained and has some attractive buildings on site as well as some which are only adequate. Noise and dust are generated on this site from the current use.</p> <p>Output area – 021F</p> <p>Ward – Vallets</p> <p>Sub area – rural heartlands</p> <p>Policy allocation – site is unallocated. N W and S of site – Area liable to flood (policy DR7)</p> <p>Policy constraints AGLV south</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Existing users include garages and Post Office depot. Reasonable quality buildings.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Adjoining uses are industrial, residential and railway.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road local road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road with easy accessibility to these routes.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods - 'A' road is wide and not congested, whilst the secondary access is narrow.
	Quality of Site Access	Two accesses in to site. Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	No vacancies obvious. One marketing board for Hereford Council Properties dept.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site less than 0.5 hectares. There are obvious physical constraining features on site.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b) (north and east of the site).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Site is already adequate and is contributing to the local economy. The redevelopment of the site would therefore have a neutral impact on local regeneration and/ or economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Pontrilas Depot Pontrilas

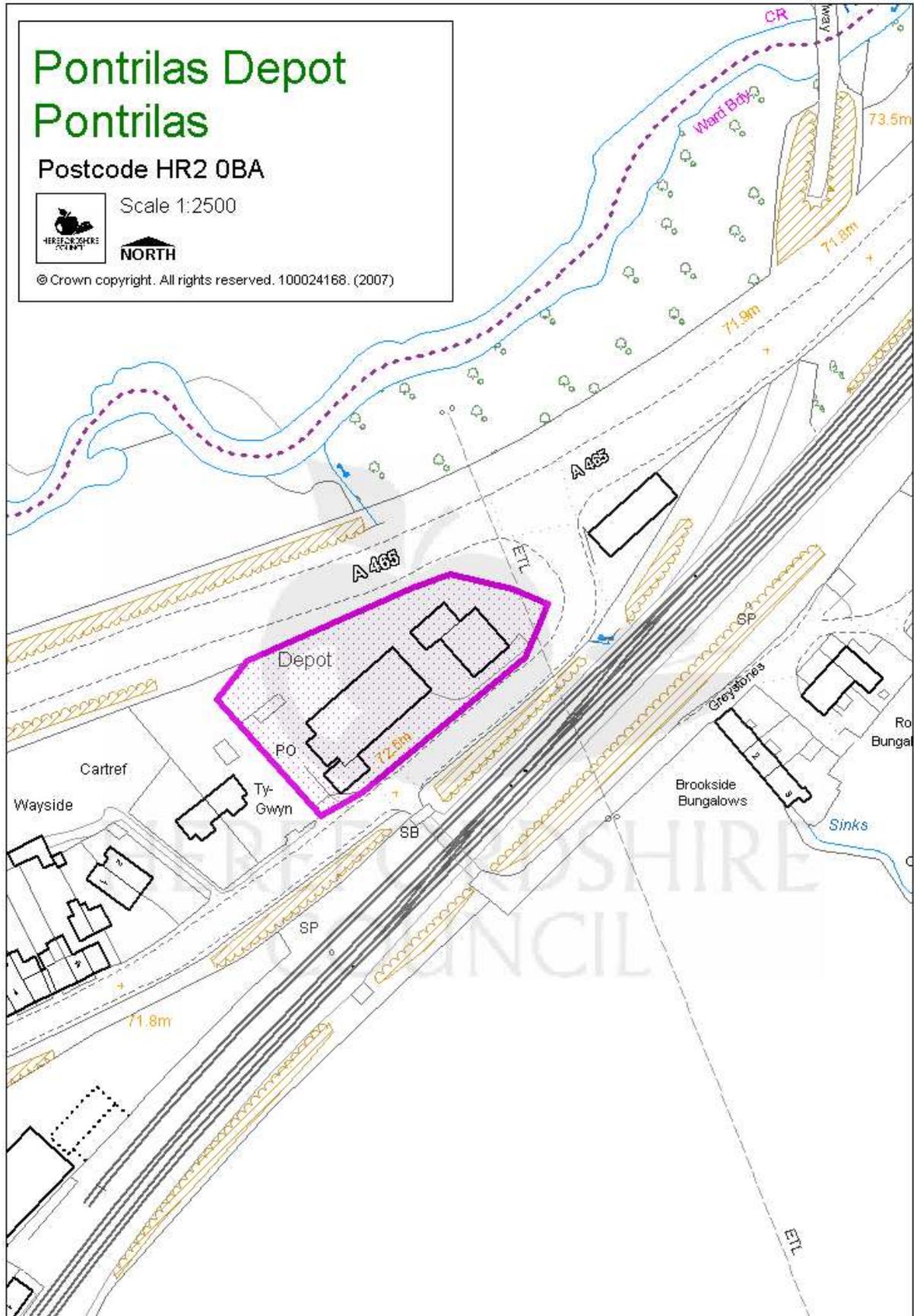
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Site No. 32 / Westwood Industrial Estate, Pontrilas, HR2 0EL

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site area 1.99 ha
General Site Description	<p>Occupiers on this small site (under 2 ha) in Pontrilas include an accountants, an engineering machinery sales parts and servicing centre, and a farm clothes suppliers. There are several machines and also timber being stored outside on the site, meaning that the site is rather ad hoc in terms of parking and circulation.</p> <p>Output area – 020D Ward – Golden Valley South Sub area – Rural heartlands</p> <p>Policy allocation – Unallocated. Policy constraints – AGLV south</p> <p>Planning history - DC SW 2007/0567/F: Extension to existing industrial unit (Unit 7) - approved with conds (22/05/2007)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users Adhoc site, tractor servicing and parts, timber and metal. Quite ind site, lots of parked cars, circulation difficult. Buildings adequate but fairly poor quality.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site may be exposed to some noise and dust from existing occupiers which can affect the amenity of the immediate environment.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - Residential, countryside, other employment.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural including other employment, residential and countryside.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a major arterial route but not immediately adjacent.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are relatively wide - could be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of limited marketing (one board on site) but otherwise limited number of vacancies observed.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk to the nearest hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site could provide an improvement to the existing townscape quality without additionally impacting on environment resources

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Already busy employment site. Therefore development/ redevelopment of the site likely to be restricted to intensification / infill of external storage areas and therefore the opportunity to further local regeneration and / or strategies for the area likely to be limited.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Westwood Industrial Estate, Pontrilas

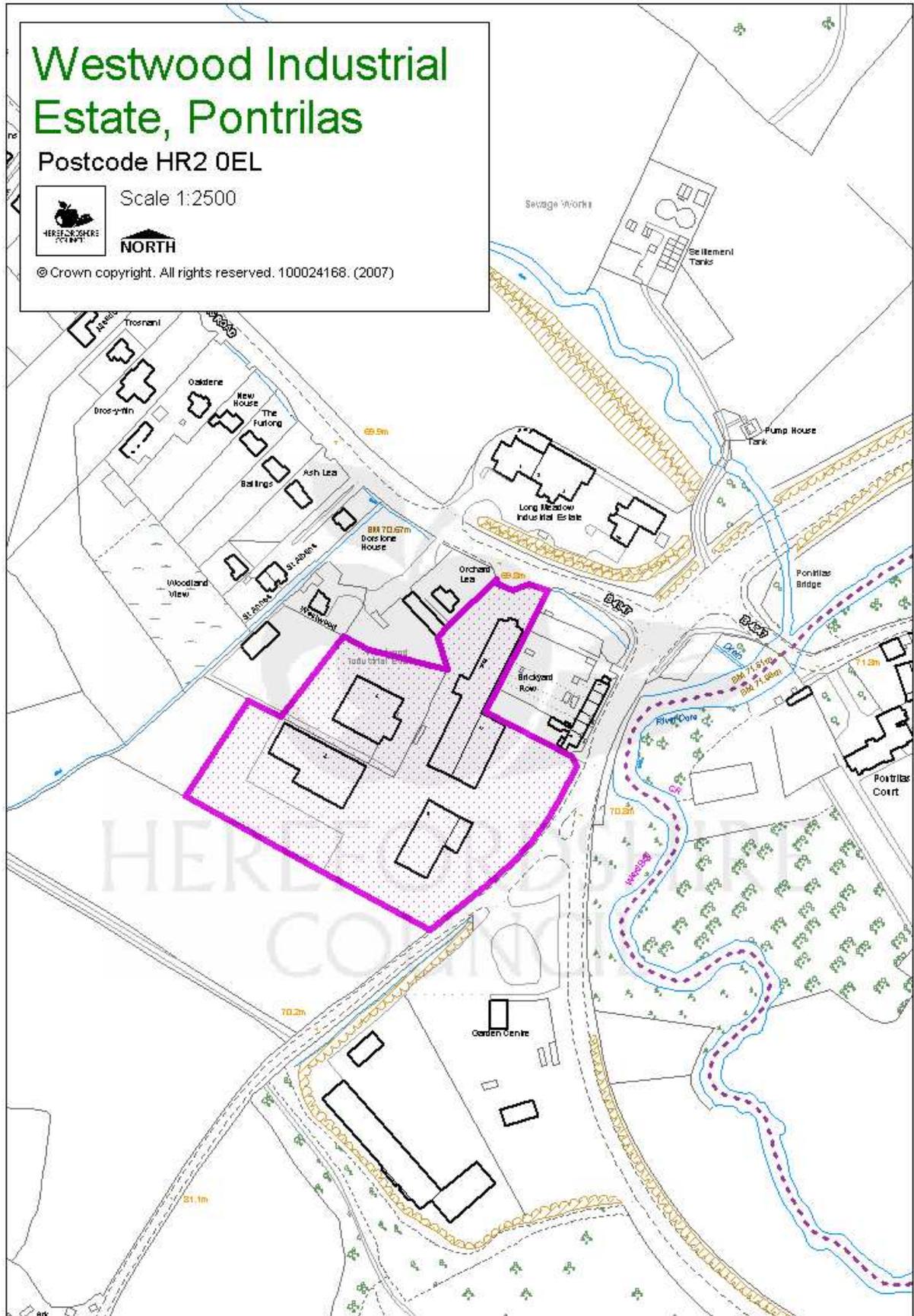
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33. Pontrilas Timber Yard A465 HR2 0BE

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 8.39 ha
General Site Description	<p>Timber yard is relatively well maintained and has some attractive buildings on site as well some which are only adequate. Noise and dust are generated on this site from current use.</p> <p>Output area – 021E Ward - Vallets Sub area – Rural Heartlands</p> <p>Policy allocation – Unallocated.</p> <p>Planning history - DCSW2006/3693/N: Renewable energy power generation plant - approved with conditions (29/01/2007).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Some new wooden buildings are excellent, some others are only adequate. All adequately maintained. Lots of external wood storage. Buildings and external areas are of reasonable quality and condition providing an average range of building type and size and adequate provision of parking, circulation and servicing. The quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day. Noise from timber yard.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses or open countryside.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road - The site has visibility to a 'B' road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Site has frontage on to the A465.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Likely to be only minimal site access (visibility constraints) - 2 accesses of road.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	No evidence of active marketing and no vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	There are no identified environmental or known abnormal development requirements applying to the site.
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	No obvious constraints.
	<p>Ground conditions/ contamination</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	Contamination unlikely, no significant ground preparation works required.
	Flooding	Most of the site has no floodrisk (outside any defined flood risk zone) except north west tip with is an area with high flood risk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	The site is functional and in an attractive countryside location.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Pontrilas Timber Yard

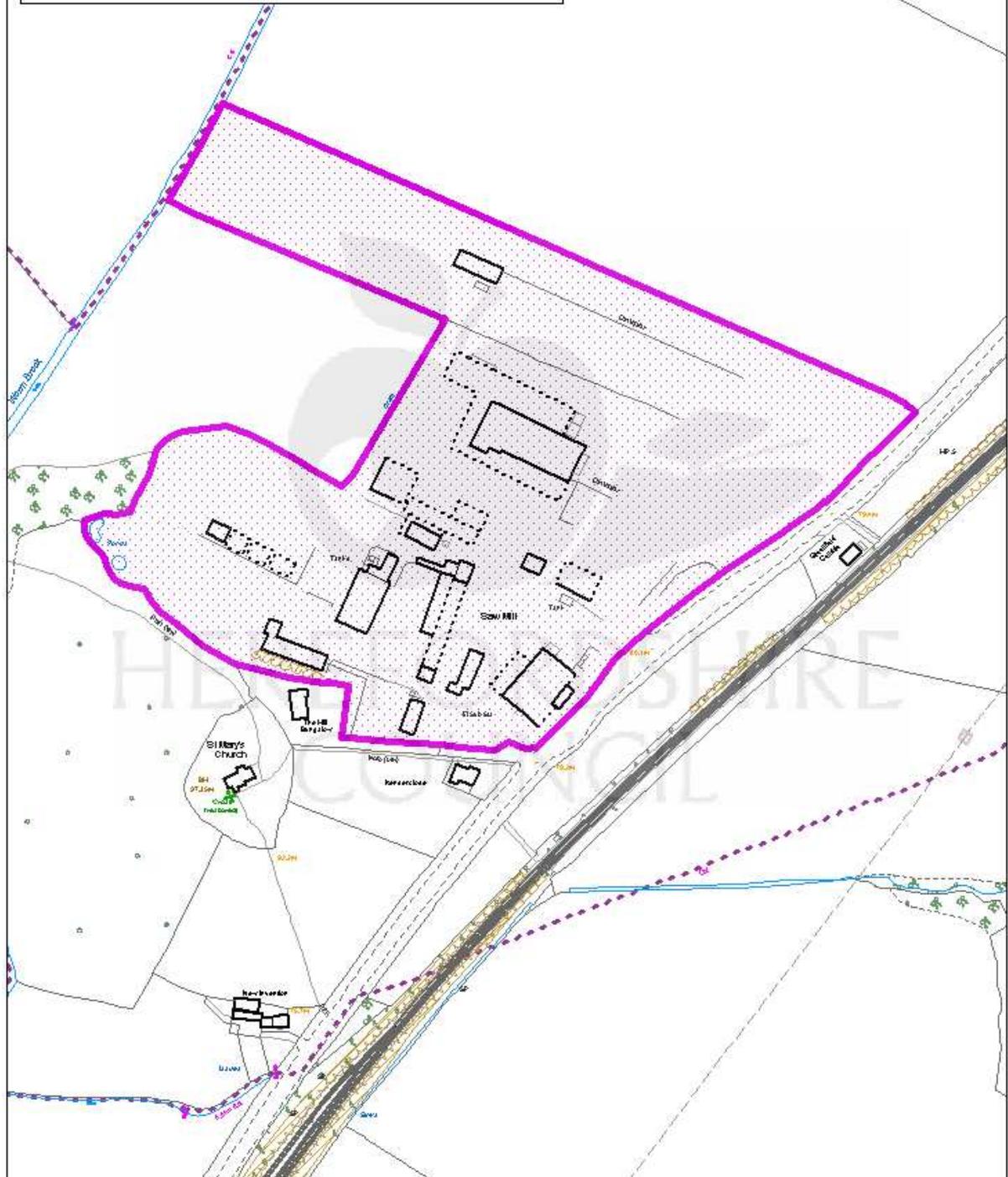
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NORTH

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Site No. 34 and 35/ Gooses Foot Industrial Estate, Kingstone B4348, HR2 9HY

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.19 ha
General Site Description	<p>Small estate – mixture of small and large units. Quite poorly maintained. Some building on allocated land but majority still available.</p> <p>Output area – 021E Ward – Vallets Sub Area – Rural heartlands</p> <p>Policy allocation - Allocated under employment land under Policy E3- Other employment land allocations. Gooses Foot Industrial Estate, Kingstone- 2.1 ha, B1 uses. Paragraph 6.4.20 states this 2.1 hectare site formed a proposal in the South Herefordshire District Local Plan for Class B1 uses. Employment opportunities in the area are predominantly agricultural and the provision of this land was an attempt to help diversify the local economy. Kingstone is an identified main village within the UDP and there continues to be a need to encourage the progression of factory units. The Local Plan allocation, comprising an extension to the existing estate, is confirmed. Remainder of site (the existing employment areas) are unallocated. No surrounding allocations.</p> <p>Planning History - DCSW2004/2321/F: Extension to industrial unit to form production area and office block (GG Industries) - approved with conditions (05/10/2004).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of often older and of moderate quality and condition but with some newer units, restricted provision of parking, circulation and servicing / quality of surrounding environment including a poultry farm may limit the attractiveness of the site for certain users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of open countryside and is adjacent to a poultry farm.
	Road Frontage Visibility	Parts of the site has some limited visibility to an 'A' Road and visibility to a local 'B' road. Undeveloped site areas have no direct road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	No apparent site access (visibility) constraints although vacant allocation needs to be accessed through the existing estate.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Vacant site has been available (e.g. allocated) for more than 10 years.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey although existing commitment for industrial development.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is between 1 and 5 hectares with no obvious physically constraining features
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required
	Flooding	No flood risk (outside of any identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous (limited footpaths).
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development / redevelopment of the site could provide an improvement to the existing townscape quality without additionally impacting on environment resources.</p> <p>Parts of site could be significantly improved. Development opportunities.</p>

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development of the available vacant site would have a positive impact on existing local regeneration strategies or economic for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Site No. 36 / Tram Inn, Allensmore, B4348, HR2 9AN

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.7 ha
General Site Description	<p>Agricultural use storage shed (Dutch Barn) and agricultural land</p> <p>Output area – 021F Ward – Vallets Sub area- Rural heartlands</p> <p>Policy allocation - Allocated as Policy E3- other employment land allocations. Tram Inn, Allensmore. 0.7ha for B1 uses. Paragraph 6.4.21 states 'this South Herefordshire District Local Plan proposal is adjacent to other businesses and is suitable for redevelopment for light industrial purposes. The site which is 0.7 hectares in area may be liable to flooding and this should be reflected in scheme design to the requirements of the Environment Agency. In line with PPS25, developers should undertake a flood risk assessment and this should accompany any proposal which is submitted to the local planning authority'. Site and surrounding area- Area Liable to Flooding- (Policy DR7)</p> <p>Planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	N/A
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment (sensitive uses) may limit the attractiveness of the site for certain users - Rural location opposite garden centre, next to level crossing and close to a public house, nursery and poultry farm.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site may be exposed to some noise, dust or smell which can affect the amenity of the immediate environment – e.g. noise from trains.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Surrounding uses include a nursery, level crossing, open countryside, village pub.
	Road Frontage Visibility	High visibility to local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Site is in a semi rural location with a mix of uses close by.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Unknown
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Potential for floodrisk identified in the UDP (see below).
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	No obvious physically constraining features (other than site size).
	<p>Ground conditions/ contamination</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Contamination unlikely, no significant ground preparation works required
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly Greenfield
	Ease of access to public transport	The site is more than a ten minute walk to an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a positive impact local regeneration / economic strategies for the area
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Tram Inn, Allensmore

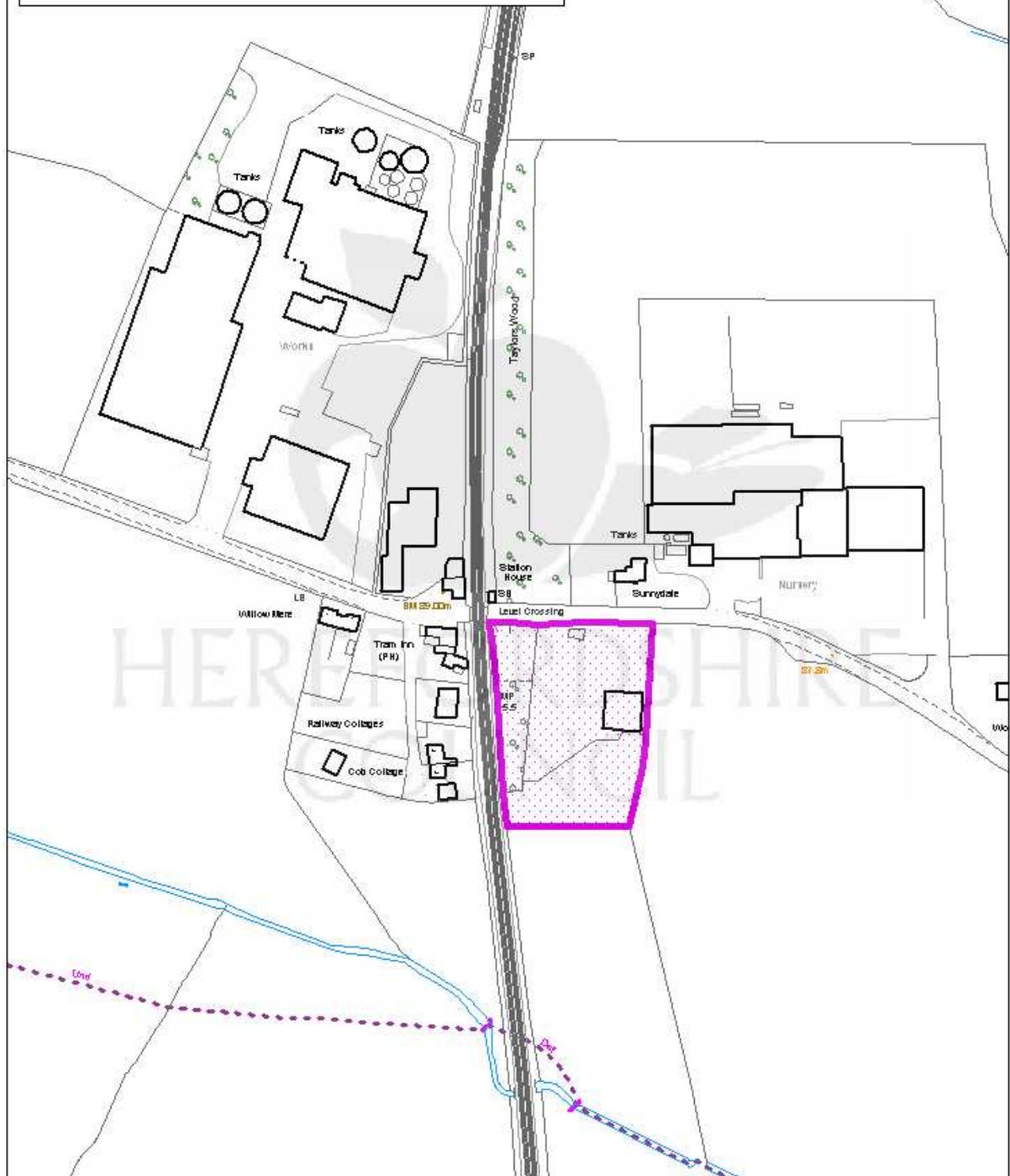
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NORTH

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37. Dene Industrial Estate, Kingstone, 97 Stone Street (also forms part of Site 38 Madley Airfield) HR2 9NG

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.75 ha
General Site Description	<p>Half of the site has moderate quality, modern units. The remainder has poor quality and condition units and also poor access. Adjacent to Madley Airfield but not accessible from it.</p> <p>Output area – 016C Ward – Stoney Streey Sub area – Rural heartland</p> <p>Policy Allocation - allocated as Policy E5- safeguarding employment land and buildings. South of site unallocated; North of site- Policy E5; East and West of site- unallocated.</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of very poor quality and condition / very restricted provision of parking, circulation and servicing / poor quality of surrounding environment - Poor site overall, poor road surfacing and quality of buildings, poor access.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - countryside, Madley airfield, and recycling centre.
	Road Frontage Visibility	The site has some visibility to a local road - Limited road frontage from dead end road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Very narrow surrounding roads potentially unadopted / heavy congestion at most periods - Narrow and poorly surfaced road access.
	Quality of Site Access	Significant site access (visibility) constraints / possible 'ransom' issues.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	No evidence of marketing and no vacant units.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	No flood risk (outside of any identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk away from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources. Currently very poor therefore redevelopment would improve the site. The site is not a visible site therefore its impact is limited.</p>

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Intensification and improvement on the site has some ability to contribute towards local regeneration and / or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Dene Industrial Estate Kingstone

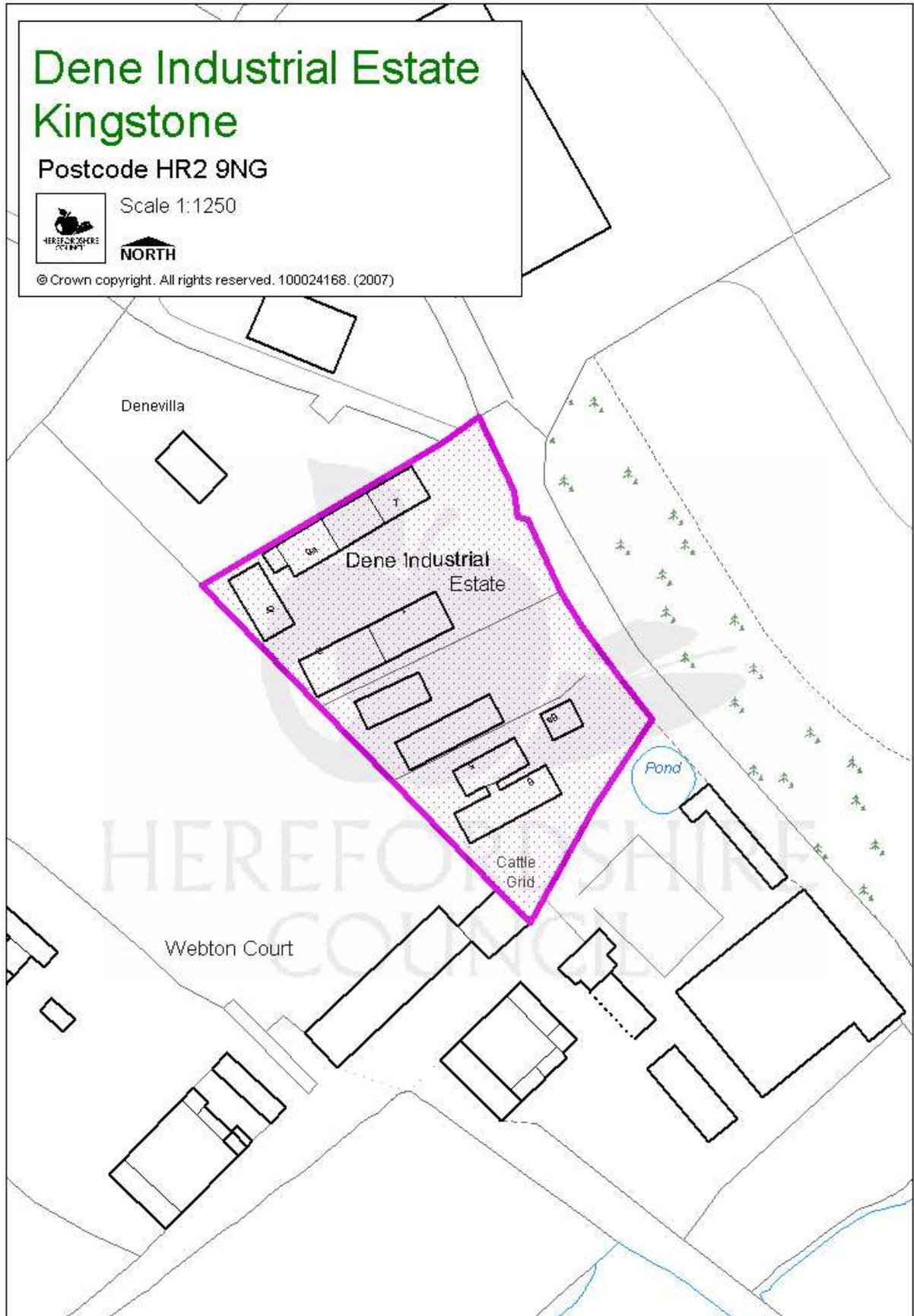
Postcode HR2 9NG



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Site No. 38/ Madley Airfield, 97 Stone Street, HR2 9NQ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 12.08 ha
General Site Description	<p>Madley Ind. Estate scarcely developed site. 'Gel Pack Industrial', 'AW Engineering'. Average quality and condition, large units, room for expansion.</p> <p>Output area – 016C Ward – Valletts Sub area – Rural heartlands</p> <p>Policy Allocation – Madley Airfield inset map 50. Policy E5 – safeguarding employment land and buildings. All areas surrounding the site unallocated.</p> <p>Planning history- DCSW2003/3281/N: Waste treatment and recycling facility including construction of new building - approved with conditions (24/11/2006).</p> <p>Implementation of the waste recycling facility has not yet started. A planning application for a waste recycling facility was refused at inquiry and a second application was approved. It is unknown whether the facility will be developed. The facility would be considered as an employment use. A waste study is being commissioned at the end of April 2008. SHLAA site suggestions on this site are unlikely.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixed site overall. Buildings are of average quality and maintenance, large open areas on the site.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses or open countryside.
	Road Frontage Visibility	The site has limited visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.
	Quality of Site Access	Moderate.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years.
	Marketing and enquiry interest	No marketing on site. No vacancies but large areas for expansion.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No apparent evidence of environmental constraints / designations.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares and has no apparent evidence of physical constraining features
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Could be some contaminates from works on site.
	Flooding	No flood risk (outside of any identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is more than 50% brownfield
	Ease of access to public transport	The site is located more than ten minutes away from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Some buildings fronting the road are quite poor and could be improved – this would improve the townscape quality of the site.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Intensification of the site has some ability to deliver local regeneration and/ or economic policy objectives.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Madley Airfield

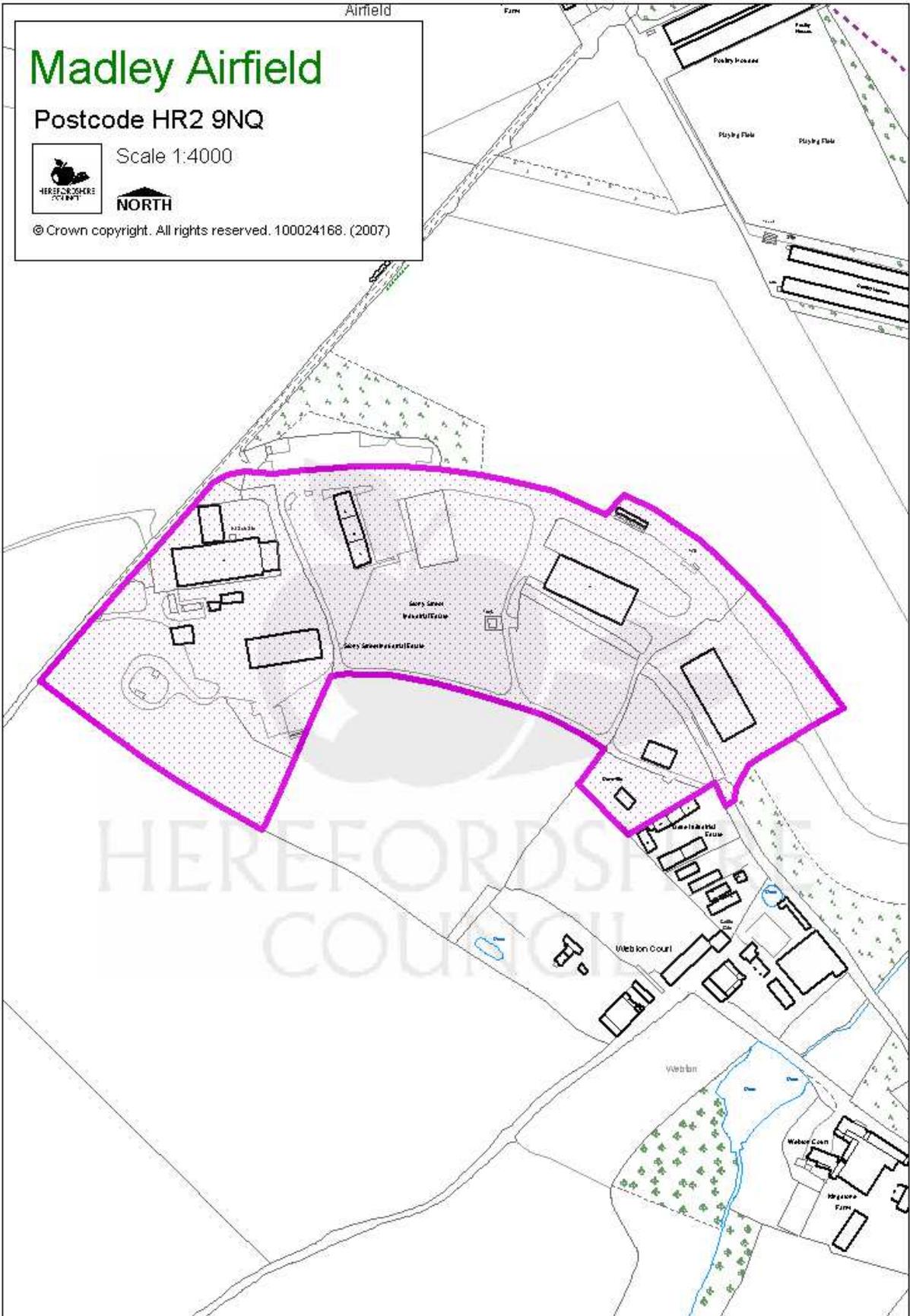
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Site No.40 / Moreton Business Park, Moreton-on-Lugg

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area: 60 hectares in total (but developable area is lower)
General Site Description	<p>This is a large former MoD depot site adjacent to the A49 and a railway line and comprises various developed land and buildings and open land. The site has seen some recent development and planning permission exists for the provision of a further unit. The site has capacity to accommodate further development with large undeveloped areas within the site potentially available for new development.</p> <p>The northern part of the site currently has a Certificate of Lawful Use for (and is being used for) mineral extraction. The central and southern sections comprise a mixture of modern and very old units as well as large undeveloped areas, a number of which are safeguarded for their biodiversity and landscape character. Attractive modern units include the new Denco office building. There are a number of plots which would be suited to B1/ B2 and B8 uses. An established use for storage has been recognised through a Certificate of Lawful use</p> <p>The UDP confirms the suitability of land at Moreton-on-Lugg depot for B1 and B8 purposes in the central and southern sectors. Here proposals for other employment uses or on other areas of open land should not unduly erode areas of landscape value or prejudice the future development of the site as a whole. In the northern sector, the reuse of existing buildings for B1 and B8 uses is also confirmed as suitable.</p> <p>It is understood that the owners have recently prepared a master plan for the site. This illustrates around 7.25 hectares of land for new development within the confines of the existing UDP allocation but also identifies additional land beyond the UDP allocation boundary.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of varied quality and condition, with higher quality modern buildings provided to the front of the site to the A49 and older poorer quality stock located to the rear. Overall good provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be an overall neutral factor to attracting occupiers.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors at the time of survey although we are aware that the northern part of the site is used for mineral extraction
Quality of the Wider Environment	Adjoining land uses	A49(T) to the west, countryside areas to the south, area with a certificate of lawful use for mineral extraction to the north.
	Road Frontage Visibility	The site has a high degree of visibility to the A49 (T)
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Semi rural environment.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located adjacent to a major arterial route.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion. Very good overall access.
	Quality of Site Access	No apparent site access (visibility) constraints [understood that an agreed position on usage of the existing access to the A49(T) has been agreed with the Highways Agency].
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years. Over this time some plots have been developed / some remain to be developed.
	Marketing and enquiry interest	Evidence of active marketing. On developed sites, vacancy levels appear low.
Ownership	Ownership / Owner aspirations	It is understood that the owners have recently prepared a master plan for the site. This illustrates around 7.25 hectares of land for new development within the confines of the existing UDP allocation but also identifies additional land beyond the UDP allocation boundary.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Biodiversity, local landscape areas (special areas of conservation), safeguarded minerals reserves, potential flood risk, some large trees
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares / no apparent evidence of significant physical constraining features (although site includes part of former railway)
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Given past use of site, potential for contamination over (parts of) the site
	Flooding	Northern and southern areas of the site are subject to flood risk according to the Environment Agency

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located out of centre
	Land classification	The site is predominately brownfield (but certain undeveloped areas within the site and potential extensions to it would result in the loss of green areas / Greenfield land)
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	No existing footpath or cycle links to the site
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Further development could have potential to impact on biodiversity and local landscape / green areas, including the loss of existing trees. Comprehensive strategy could need to be considered to minimise and mitigate against impacts on important environmental resources within and adjacent to the site.

Strategic Planning

Appraisal Criteria	Indicator	
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development / redevelopment of parts of the site would make a significant contribution towards local regeneration strategies and economic objectives for the area.

61. Newport Street, Cusop, HR3 5BZ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site area 2.89 (site split 1.95/ 0.94)
General Site Description	<p>3 separate sites – site one (southern) Pet centre and timber yard (one very old building in this part of the site), - site two (middle) FJ Williams of Hay timber and builders merchants.- site three (northern) equine store, joinery, wholesales (some units vacant – 6,7, 4, 5,8,9, 10) lots of metal storage and also new units , coal yard area quite poor. Co-op in the middle of the site is excluded.</p> <p>Many of the new units on site are vacant but are being marketed. Quality of buildings on site is mixed. Site includes two timber yards. Good road frontage. Surrounding roads relatively wide.</p> <p>Output area – 020A Ward – Golden Valley North Sub area – Rural heartlands</p> <p>Policy Allocation - Allocated as Policy E5- Safeguarded employment land and buildings. South of site- Policy H5 (d)- allocation' North west of site- Area liable to flooding; East of site- unallocated open land. Site falls within Cusop settlement boundaries (Policy H1, H4).</p> <p>Policy Constraint – Area of great landscape value (AGLV –South)</p> <p>Planning history – None</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Site is three separate areas. Overall some buildings are good quality and are new.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is adjoining by a Cop-op superstore, countryside and housing.
	Road Frontage Visibility	Good visibility to local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	High vacancies on part of the site. One marketing board.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Narrow site with no obvious constraints, between one and 5 ha in size.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	Southern part of the site is in an area at high risk of flooding, northern site is in medium flood risk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area (on the edge of a village).
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk to an hourly public transport service.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Frontage along the road could be improved. Some areas of the site are very poor.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration strategies/ economic policy objectives for the area as the site is already developed to a high standard.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Newport Street, Cusop

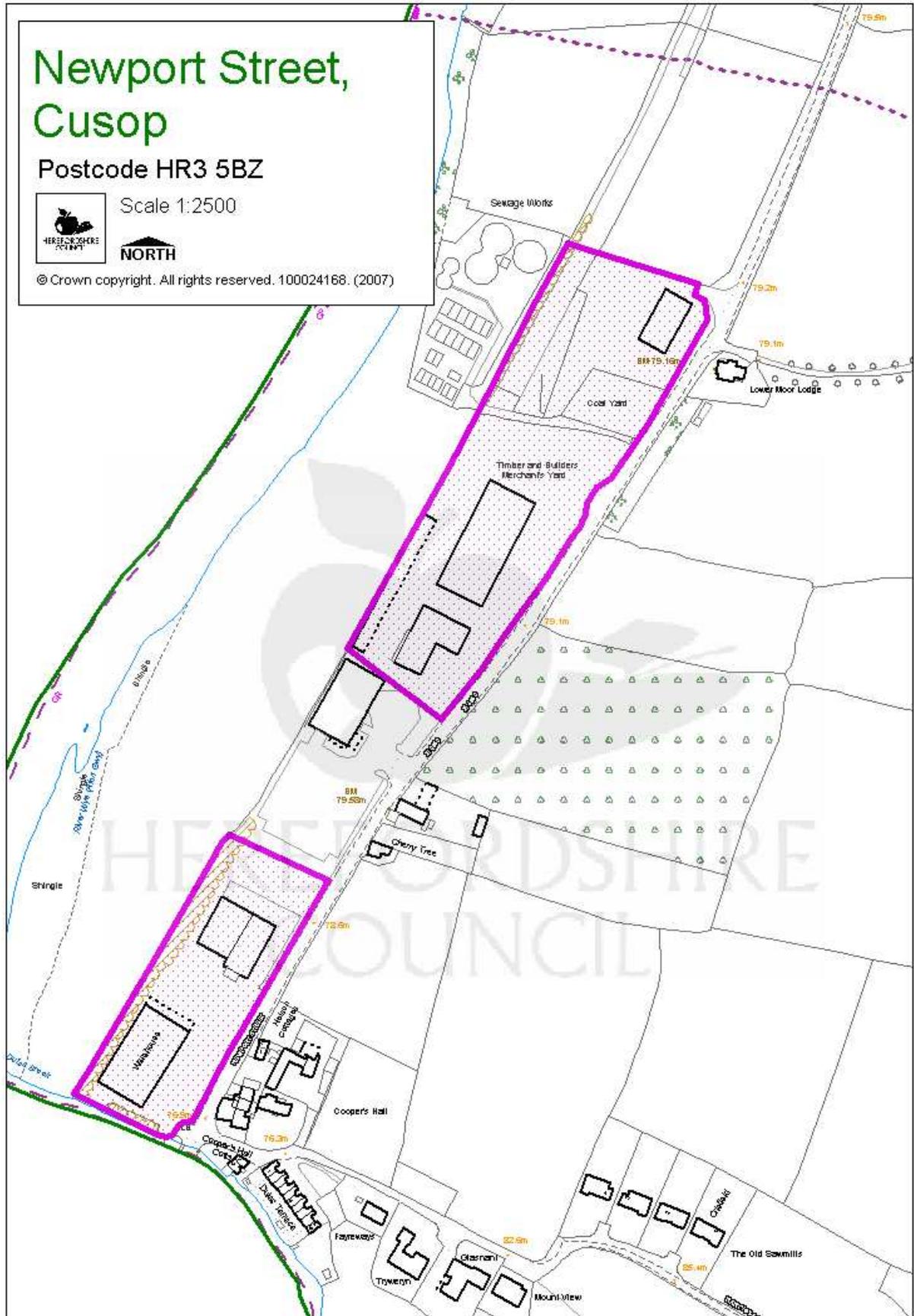
Postcode HR3 5BZ



Scale 1:2500



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62. Forest Fencing, Eardisley 97 Lady Gardens, HR3 6NS

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 4.4 ha
General Site Description	<p>Buildings and external area of this timber yard are well maintained and relatively attractive. High risk of flooding. No road frontage but close to an 'A' road.</p> <p>Output area – 006A Ward – Castle Sub area – Rural Heartlands</p> <p>Site is a well maintained timber yard.</p> <p>Policy context - Unallocated on Proposals Map. Area Liable to Flooding (Policy DR7). Outside the Eardisley Settlement Boundary.</p> <p>Planning History - DCNW2003/3268/F: Erection of two buildings for covered storage of raw materials and product assembly - approved with conditions (22/12/2003)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users - The site is a timber yard which is well maintained and tidy.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day from the timber yard on site.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Employment uses, open countryside, and residential properties surround the site.
	Road Frontage Visibility	The site is not visible from any road frontage - The site is only visible from the road into the site.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. Fairly narrow road from a school into the site.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development. Site is not particularly visible from outside the site.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey. On developed sites vacancy levels appear very high (No marketing but site is not vacant.)
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	No obvious physically constraining features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk to an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Forest Fencing, Eardisley

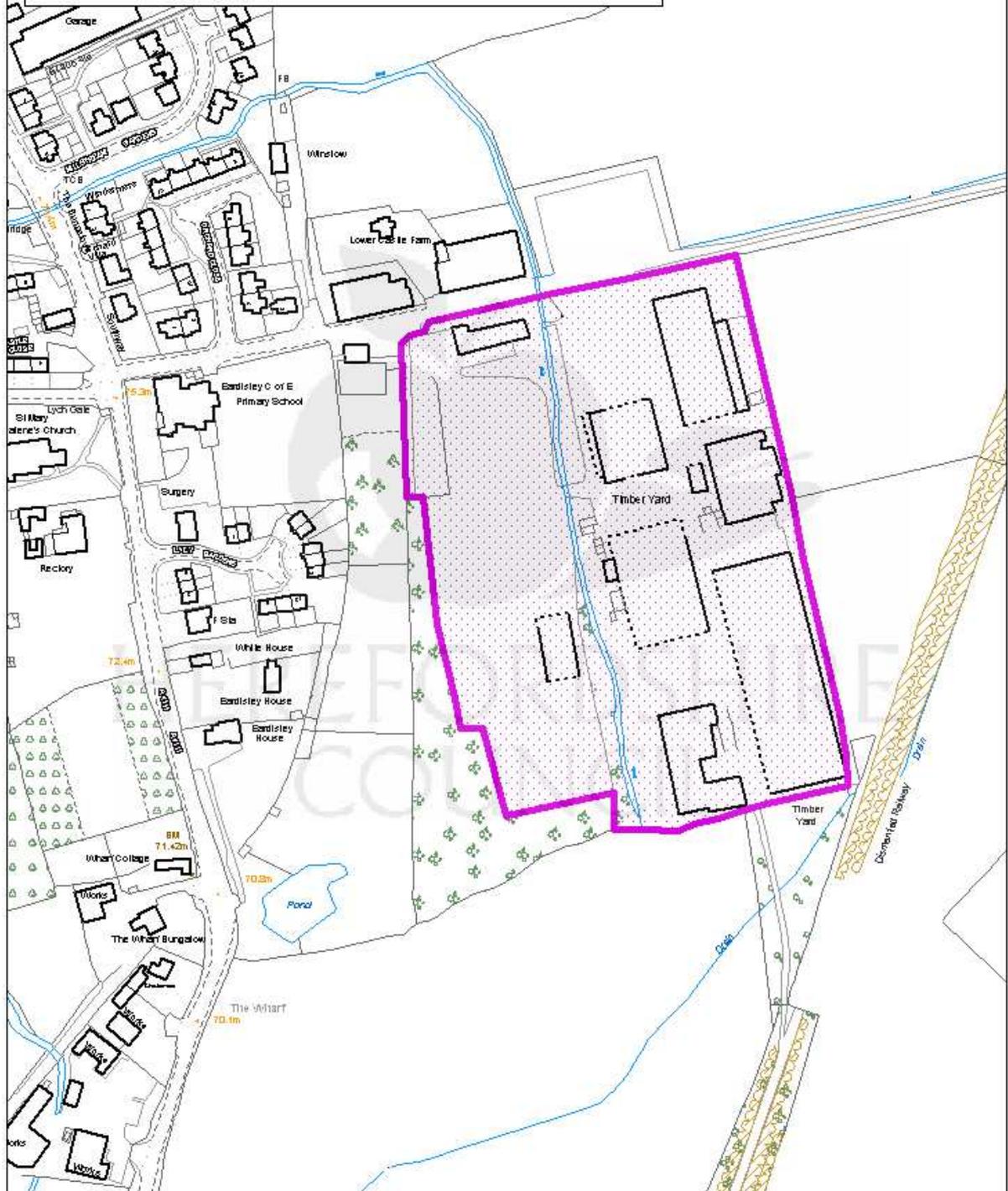
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63. The Wharf, Eardisley A411, HR3 6NS

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.97 ha
General Site Description	<p>Oxygen Shoes, Stably goods, residential, Jaguar repairs workshop. Overall site doesn't appear well used.</p> <p>Output area - 006A Ward – Castle Sub Area – rural heartlands</p> <p>Policy Allocation - Unallocated on Proposals Map. Area Liable to Flooding (Policy DR7). Outside the Eardisley Settlement Boundary.</p> <p>Planning history - DCNW2007/2722/F: Erection of new light industrial unit & extension to existing unit - approved with conds (17/10/2007)</p> <p>Policy constraints – conservation area (Con_Ar_053)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Buildings modern, surfacing good, adequate parking provision.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential, tennis courts and open countryside.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road or motorway.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development Visibility constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	Evidence of limited marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site lies within a conservation area.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is located more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Adequate site which could be intensified. Intensification could contribute towards local policy objectives.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

The Wharf, Eardisley

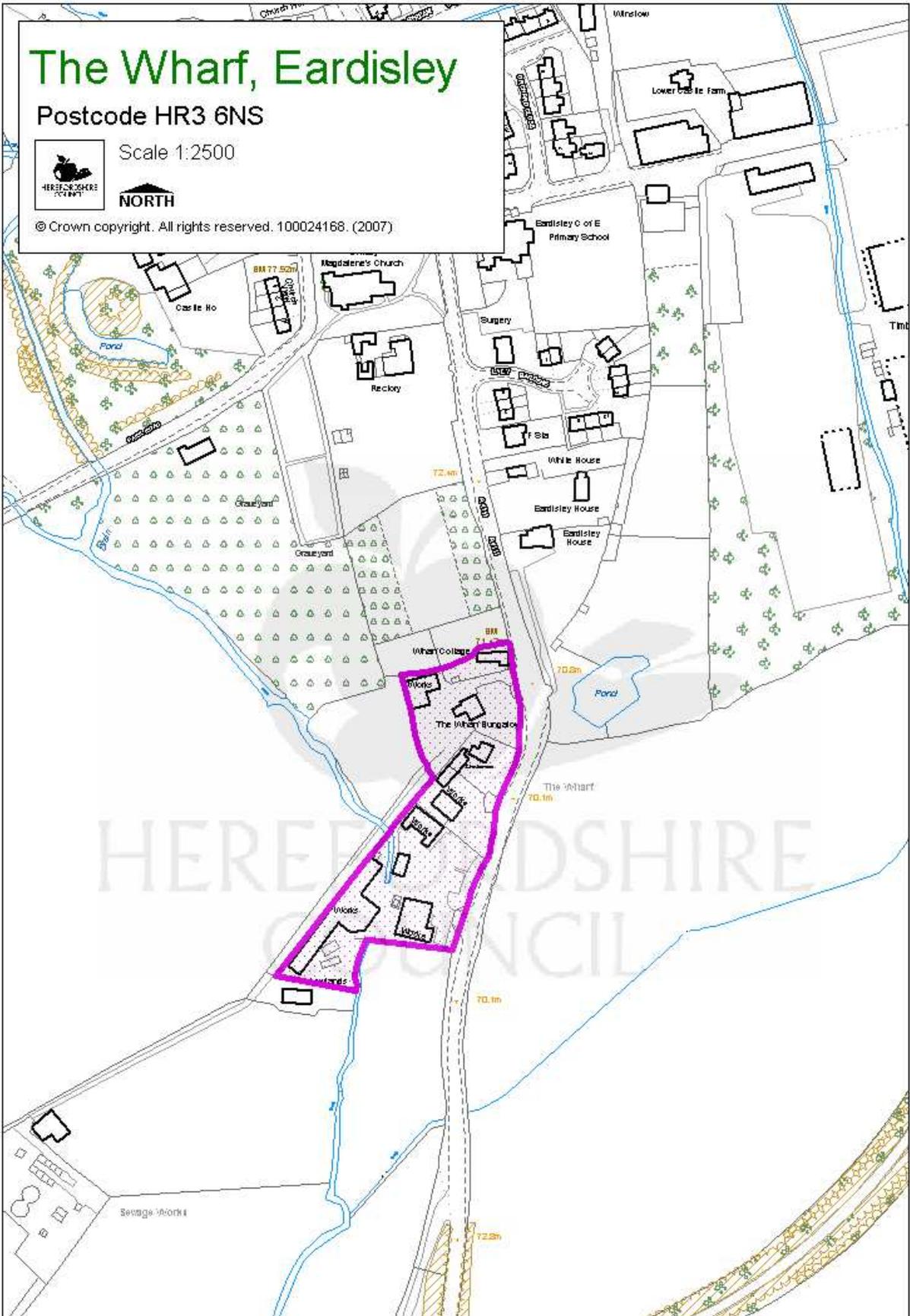
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NORTH

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64. Whitehill Park Industrial Estate, Weobley, 97 Meadow Street B4230, HR4 8QE

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.4 ha
General Site Description	<p>Abattoir and also Whitehall Industrial Park which includes a mix of units. Some are new. Site is generally well maintained and buildings are of a good quality, except for poor quality old hangar close to the entrance of the industrial estate.</p> <p>Output area 007D Ward – Golden cross with Weobley Sub area – Rural Heartlands</p> <p>Policy context – Unallocated.</p> <p>Planning History - DCNW2004/2748/F: Extensions to units 5 & 6 for additional production areas and storage - approved with conditions (28/01/2005)</p> <p>Policy constraints – Conservation area (Con_Ar 053)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Good quality buildings (except the hangar). Access is very tight and parking arrangement is ad hoc.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of open countryside.
	Road Frontage Visibility	The site has good frontage to a 'B' road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	A4112 is less than 1 Km from the site.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	Evidence of limited marketing and two marketing boards visible on site visit.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	N/A.
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	Site is between 1 and 5 hectares and has no apparent evidence of physical constraining features.
	<p>Ground conditions/ contamination</p> <p>(<i>vacant / part vacant sites and redevelopment opportunities</i>)</p>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No flood risk (outside of any identified flood risk zone) but the eastern edge is next to an area of high flood risk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than an ten minute walk to an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site. Generally fine but redevelopment of the hangar site would improve entrance to business park substantially. Site is not very visible from the road – this could be improved. Hangar could be redeveloped – is in key location visually as the site is entered. Redevelopment of the hangar would increase the intensity of the employment use on site and would have the potential to contribute to local economic and regeneration strategies for the area.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The redevelopment of poorer parts of the site could contribute towards local regeneration / economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Whitehill Park, Industrial Estate Weobley

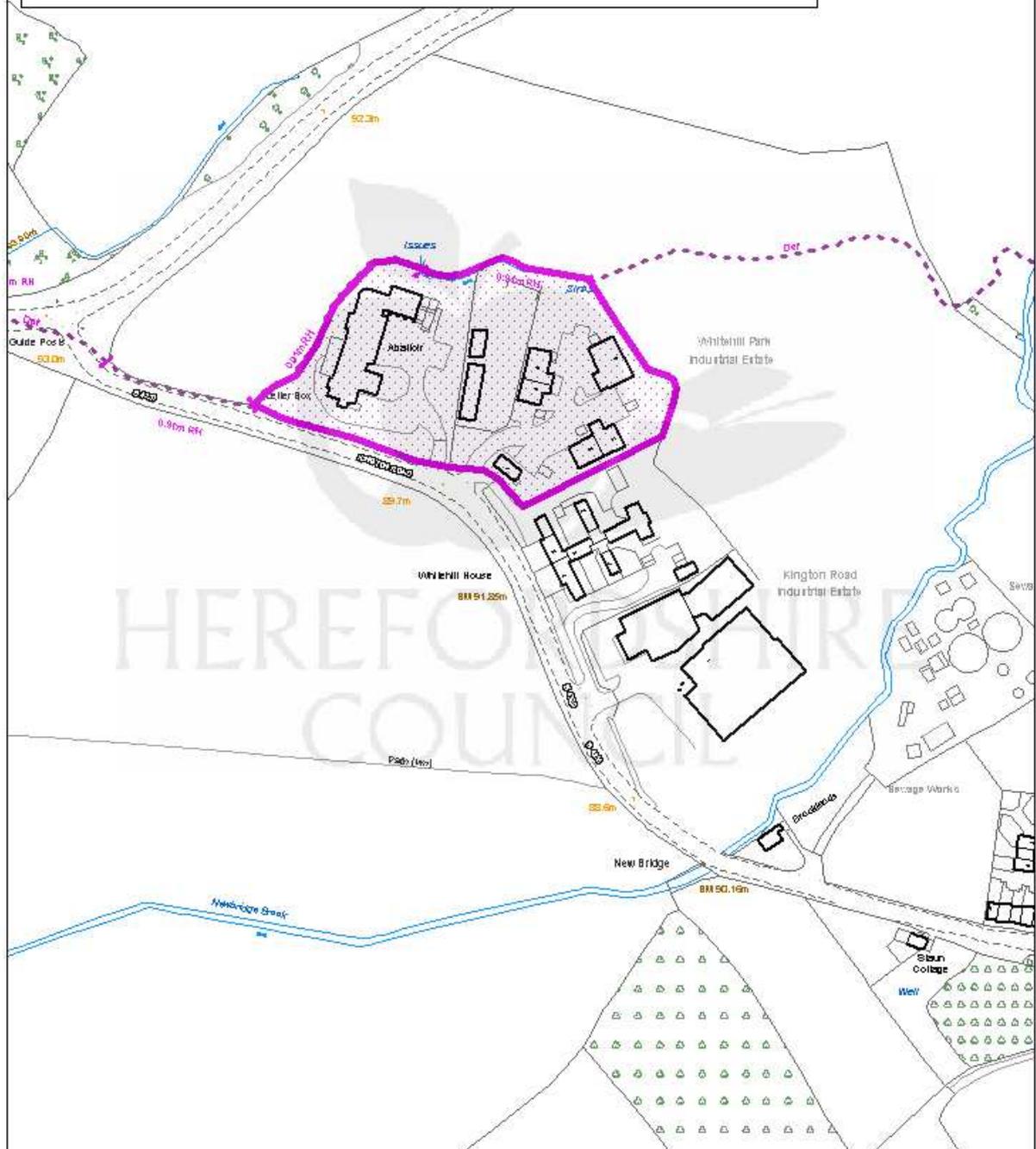
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**Site No. 65, 66, 67, 67b and 68/ Shobdon Airfield off B4362
(near 'The Grove') HR6 9NN**

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	29.2 ha
General Site Description	<p>Shobdon Airfield is split into 5 different areas:</p> <p>Site 65 – Airfield site Site 66 – Quite poor, very old building with new extension and roller shutter doors. It is unclear as to the use of the building. There is a new unit at the rear. The site is poorly surfaced. 'Premier group sign'. Site 67 - Very poor Site 67b - Grain and insulation manufacturers Site 68 – Kingspan</p> <p>Output area - 004E Ward – Pembridge and Lyonshall with Titley Sub area – Rural Heartlands</p> <p>Policy allocations - All 5 areas allocated as Policy E5- Safeguarding employment land and buildings. Relevant Planning History - DCNW2006/0903/F: Utilising existing building to create storage & workshop for agricultural machinery - approved with conditions (02/05/2006)</p> <p>DCNW2005/3479/F: Erection of building for use as commercial workshop for transport yard - approved with conditions (12/12/2005)</p> <p>Understand that AWM has worked on the northern area of the site and have been historically involved in providing funding to improve buildings. There have also been more recent demolitions and rebuilding in the middle part of the site led by the Council.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	<ul style="list-style-type: none"> Site 65 is 6 ha in size and is adjacent to the airfield. Buildings and external areas are of a reasonable quality and condition. The site is only accessible down a narrow lane. Site 66 is just over one ha and is a poor site with inadequate surfacing, an old building and a new extension with a roller shutter. As with site 65 The site is only accessible down a narrow lane. Site 67 is 5.5 ha in size and is poor quality with a number old hangars on this site. The site is on either side of the road into Shobdon. Site 67b is just over 3 ha in size and is occupied by grain and insulation manufacturers. Buildings and external areas here are of a poor to moderate quality. Site 68 is the Kingspan site. This site is by far the largest of the Shobdon sites. Buildings here appear well maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment including the airfield, could limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	<ul style="list-style-type: none"> Sites 68 and 67b may be exposed to noise from works which somewhat affects the quality of the environment. Site 67 is next to airfield and therefore may be exposed to some noise from aircrafts taking off and landing. Site 67 may be affected by some noise from machinery. Site 66 – does appear to be exposed to any noise or smell factors.

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site has no bad neighbouring uses and is surrounded by open countryside and the airfield (which could be considered a bad neighbour to some users).
	Road Frontage Visibility	<ul style="list-style-type: none"> • Sites 67b and 65 are only visible from an access road. • Site 68 is visible from a local road. • Site 66 has visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi-rural.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route
	Quality of local road access	Width of some surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. In particular, Sites 65 and 66 are only accessible via a relatively narrow lane (the access road to the airfield).
	Quality of Site Access	<p>Site 67b has potential site access constraints, including for larger commercial vehicles, which could constrain development.</p> <p>Sites 67, 68, 66 and 65 are likely to have only minimal access (visibility) constraints.</p>
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of some relatively recent redevelopment on certain areas. Historic involvement by AWM and more latterly, the Council.
Ownership	Ownership / Owner aspirations	It is understood that there are three owners of the sites including two farmers. Owner aspirations unknown.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	N/A

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares. No apparent evidence of physical constraining features.
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	<ul style="list-style-type: none"> Sites 67b and 67 are likely to have some contamination from works requiring some ground preparation and remediation. Sites 66, 65 and 68 are likely to have only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	No flood risk (outside of any identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than 10 minutes walking distance from a an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	<ul style="list-style-type: none"> For Site 68 the development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. For Sites 67b, 65 and 66 the development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources. For Site 67 – the development / redevelopment will significantly improve the quality of the wider environmental quality and townscape without impacting on environmental resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The redevelopment of Sites 66 and 67 in particular could make a substantial contribute to local regeneration/ economic policy objectives.

Appraisal Criteria	Indicator	
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Shobdon Airfield

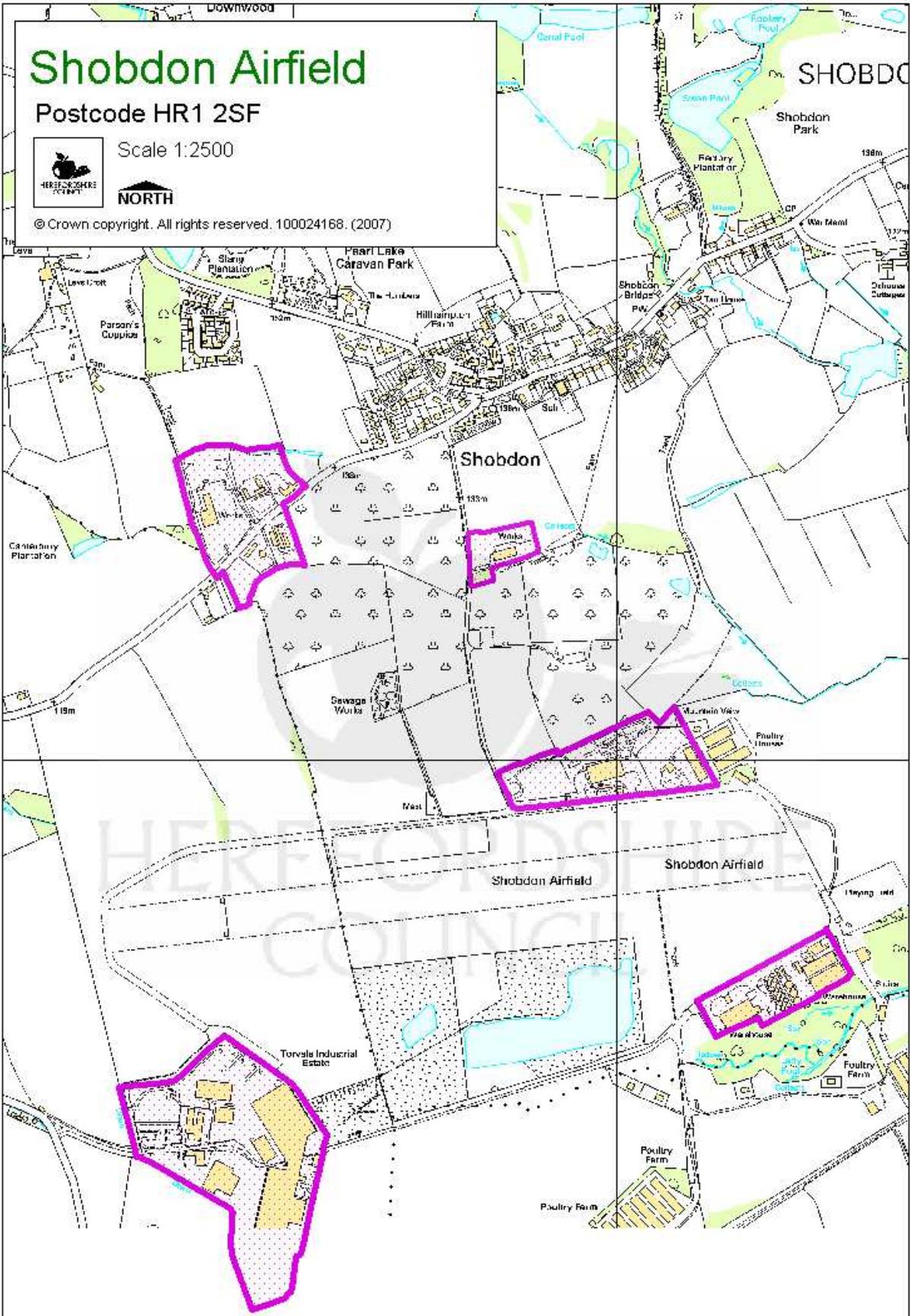
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69. Burgoynes, Lyonshall 94 A480

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site area 1.52 ha
General Site Description	<p>Overall moderate quality buildings with some new units and some poor quality hangars. Maintenance is good. Steep slope into the site. Parking provision is ad hoc.</p> <p>Output area - 004E Ward – Pembridge and Lyonshall with Titley Sub area – rural heartland</p> <p>Policy allocation unknown</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	The majority of buildings are quite good, but some could benefit from renovation or redevelopment. Ad hoc parking provision but site is maintained to a good standard.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	Residential and open countryside surrounds the site. - The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has some limited visibility to A480.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Site is immediately adjacent to A480.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods Road (A450) as it goes through village very narrow.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Likely to be only minimal site access (visibility constraints) - Very steep access into site.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Exiting employment site not allocated.
	Marketing and enquiry interest	No marketing on site but also no obvious vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares and is steeply sloping which could be a constraint.
	Ground conditions/contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No flood risk (outside of any identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.

Appraisal Criteria	Indicator	
	Ease of access to public transport	Site is more than 10 minutes walk from hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Not a visually appealing site. Areas of the site could be much improved through development/ redevelopment which would provide an improvement to existing townscape quality without additionally impacting on environmental resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The development/ redevelopment of poor parts of the site could contribute towards local regeneration/ economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Burgoynes, Lyonshall

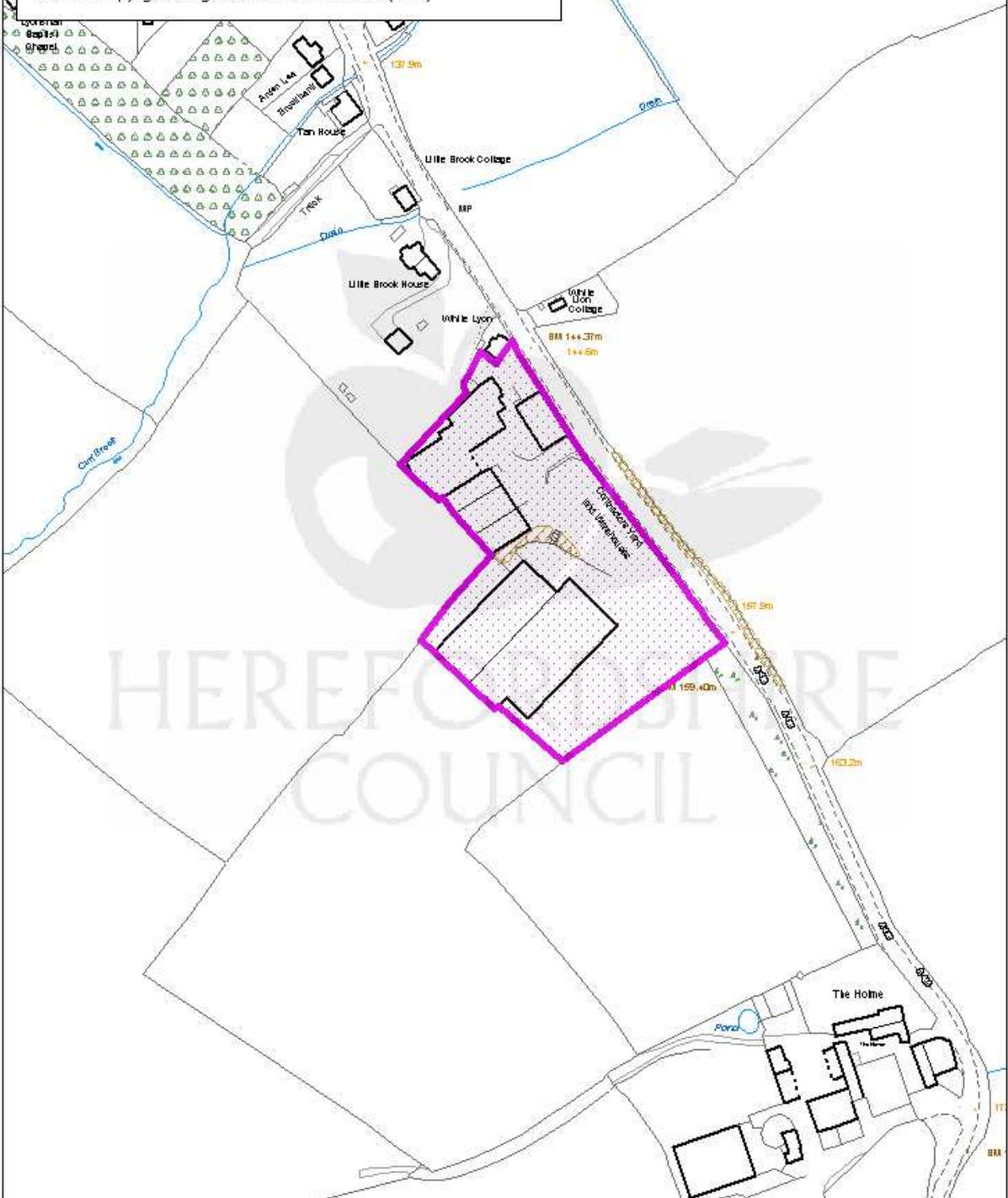
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Site No. 70/ Hatton Gardens, Kington off Waterloo Road, HR5 3RB

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total Site area: 5.66 ha split into 2 areas (1.52 ha and 4.14 ha).
General Site Description	<p>This site contains a mix of uses including a St John's Ambulance Head Quarters, an auto care centre, a vets, a drycleaners and some residential units. Hatton Gardens Industrial Estate comprises new units and several units within it are being marketed by Advantage West Midlands. The quality of buildings on site is very good. In some areas road/ parking surfacing needs improvement.</p> <p>The site is split between two sites in very close proximity to each other. The smaller of the two sites contains new units of good quality. The larger site contains a wide variety of uses, ages and building types. Most buildings are of a good quality. The site is affected by floodrisk. Access into the site is reasonable with local roads being relatively wide and major roads being less than a kilometre away. In some areas the site fronts local roads and in some parts it has some A road visibility.</p> <p>Output area– 006C Ward – Kington Town Sub Area – Rural Heartland</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings. N of site- some areas liable to flooding (Policy DR7), some unallocated land; E of site- unallocated; W of site- some liable to flooding (Policy DR7); S of site - some unallocated, some Established Residential Areas (Policy H1).</p> <p>Relevant planning history –</p> <p>DCNW2006/2109/F: Removal and replacement of single storey office to include additional office space - approved with conditions (09/08/2006) NW2003/0084/F: Proposed extension to existing builders merchants (Kington B S) - approved with conditions (27/02/2003) DCNW2005/3027/F: Extension to office space to form new reception (unit 1) - approved with conditions (10/11/2005) NW2003/1186/F: Proposed extension to rear of industrial building (unit 4) - approved with conditions (03/06/2003) DCNW2006/0033/F: Renewal of permission for industrial storage shed (continued B2 use) - approved with conditions (22/02/2006)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition including some new units providing an average range of building type and size / adequate provision of parking, circulation and although could be improved in some area. Quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment. Outside storage.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby

Appraisal Criteria	Indicator	Site Visit Comments
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high. Units 5 & 8 marketed by AWM. Planning history for various employment developments, a number of which have been implemented.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Unlikely to be significantly constrained by certain physical site features.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works
	Flooding	High risk of flooding (flood risk category 3a or 3b), but Northern tip = no risk of flooding (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area - Edge of village of Kington.
	Land classification	The site is predominantly / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is not continuous.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of parts of the site could provide an improvement to the existing townscape quality without additionally impacting on environment resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Given mainly developed nature of the site, there is limited potential to further contribute towards local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Hatton Gardens, Kington

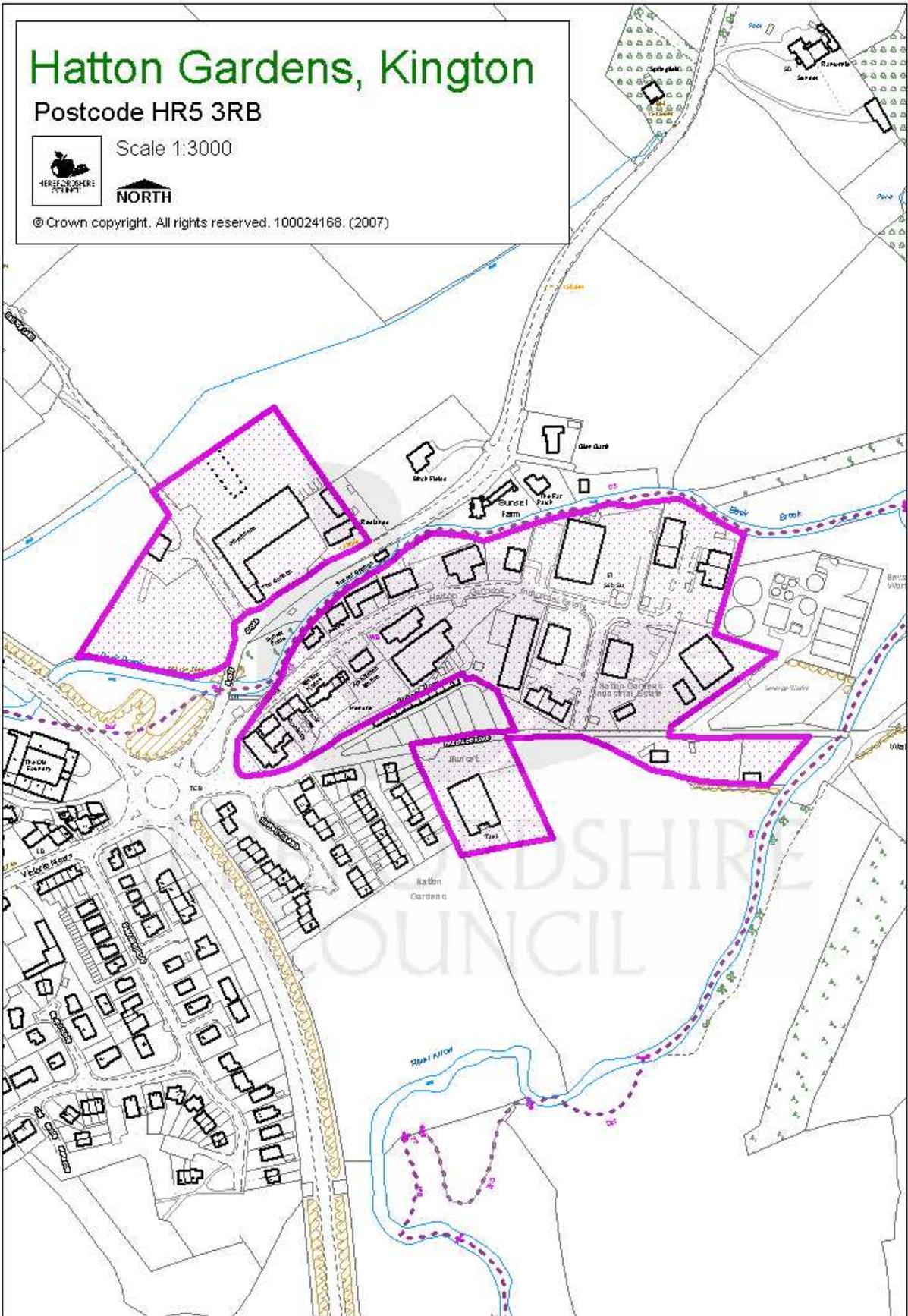
Postcode HR5 3RB



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71. The Old Foundry, Kington off A44

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.54 ha
General Site Description	<p>High quality attractive refurbished site with a number of users. Good road visibility at A44 roundabout. Occupiers include Simpson Drew Insurance services, office uses, Kingston farm suppliers, conservatory manufacturers and joiners.</p> <p>Output area – 006D Ward – Kington Town Sub area – Rural Heartland</p> <p>Policy allocation - Unallocated. Western part of site forms part of the Protection of Open Areas and Green Spaces (Policy HBA9). Most of site part of Area liable to flooding (Policy DR7); N of site- Area liable to flooding and Protection of open areas; S of site- Established residential areas (Policy H1).</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers. All good quality units which appear to have been recently converted. The sit is well maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential.
	Road Frontage Visibility	The site has some limited visibility to an the A44 and high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. The site access is suited to cars (B1 offices) and vans but not HGVs.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development <i>The site is walled and has a relatively narrow site access. This could be potentially problematic for HGVs.</i>
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years.
	Marketing and enquiry interest	No evidence of active marketing and vacancy level appear very low.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	High risk of flooding (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area on the edge of Kington.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site The layout of buildings means there is no space for footpaths.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site is already developed to high standard.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area. The site is already developed to a high standard and is fully occupied.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

The Old Foundry, Kington

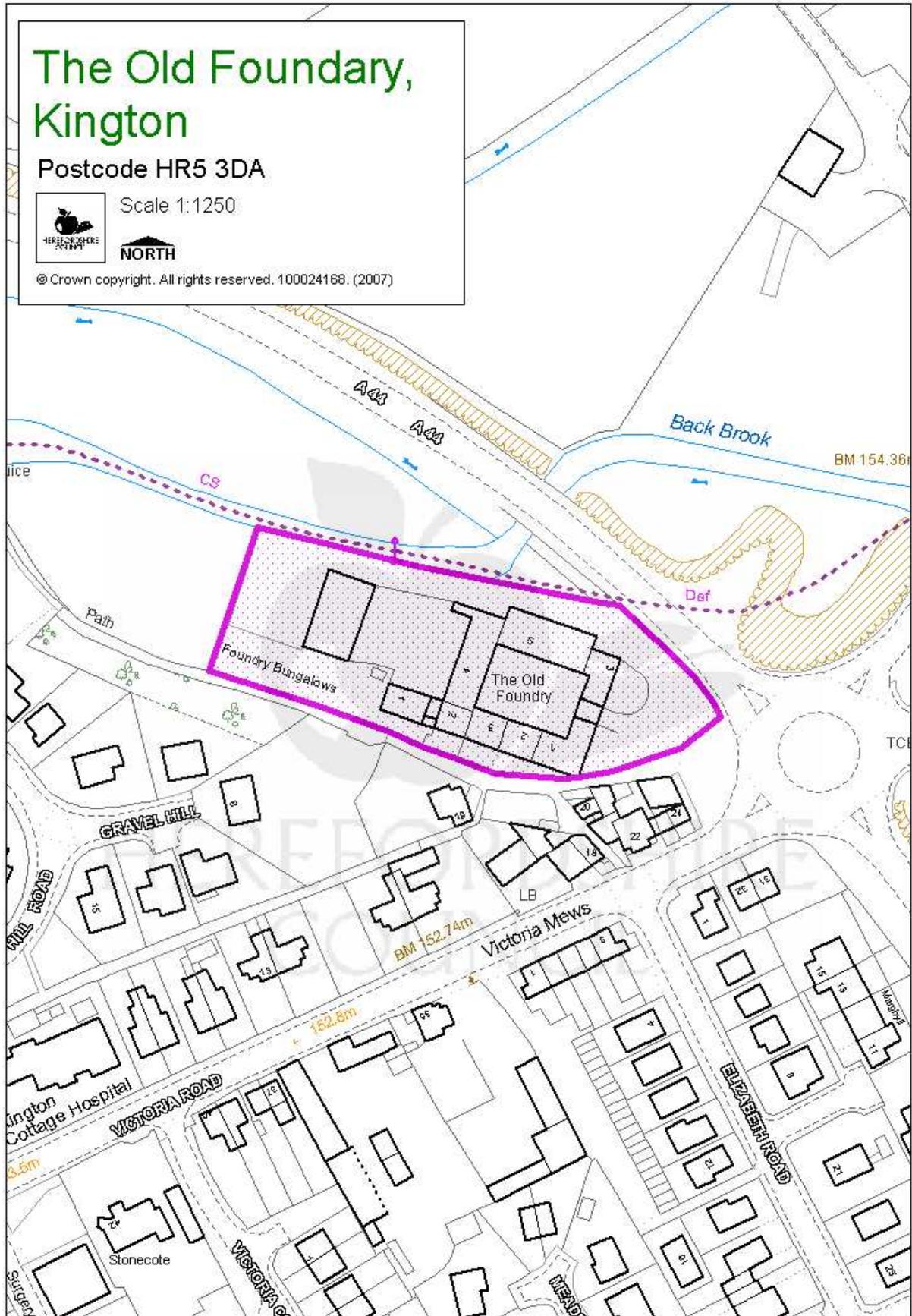
Postcode HR5 3DA



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Site No. 72/ Hergest Camp, Arrow View, HR5 3ER

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 12.28 ha
General Site Description	<p>Hergest Camp is just over 12 ha and is generally a poor quality site with poor quality units and surfacing. A number of units are not occupied or only partially occupied. However, there are also a number of new units and units under construction. The site is protected under Policy E5 for employment and buildings. Around the site is a small area of residential, a poultry farm and open countryside.</p> <p>Output area – 006C Ward – Kington Town Sub area – Rural Heartland</p> <p>Policy allocation –</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings which states "<i>Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. N of site- Area liable to flooding-Policy DR7. All other directions unallocated.</i></p> <p>Relevant planning history –</p> <p>DCNW2005/3602/U: Certificate of lawfulness for existing use (residential caravans) - approved (14/12/2005)</p> <p>DCNW2004/2364/F: Demolition of 2 detached buildings and erection of building for industrial use (B2/B8) - approved with conditions (16/10/2004)</p> <p>DCNW2004/0503/F: Extension to existing building - approved with conditions (08/04/2004).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users Most buildings are .poor. However some are new/under construction. Some areas being cleared for new units. Low levels of occupancy.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Poor quality of surrounding environment. Most buildings poor – detracts from attractiveness of the whole site.
	Amenity Impacts (e.g. noise, dust & smell)	<i>No evidence of noise or smell.</i>
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses'/ or sensitive uses adjoining or within the site - Close to residential and poultry farm.
	Road Frontage Visibility	The site fronts onto local road

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a major arterial route.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years
	Marketing and enquiry interest	Evidence of limited marketing but with some new units dispersed amongst older premises. 1 reasonably new unit on the market for sale.
Ownership	Ownership / Owner aspirations	Unknown
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site may be constrained by some environmental constraints / abnormal development requirements which could limit development potential Not known what site was previously used for. Some areas are fenced off – possible contamination. Part of site subject to high flood risk (see below).
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 5 hectares / no apparent evidence of physical constraining features.

Appraisal Criteria	Indicator	Site Visit Comments
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be contaminated requiring some ground preparation and remediation <i>Unknown previous use</i>
	Flooding	High risk of flooding (flood risk category 3a or 3b) at NE tip of site.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area - <i>Some residential nearby (Kington) but outside urban area.</i>
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment will significantly improve the quality of the wider environmental quality and townscape without impacting on environmental resources

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of (poorer parts of) the site could contribute towards local regeneration and/or economic strategies for the area
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Hergest Camp

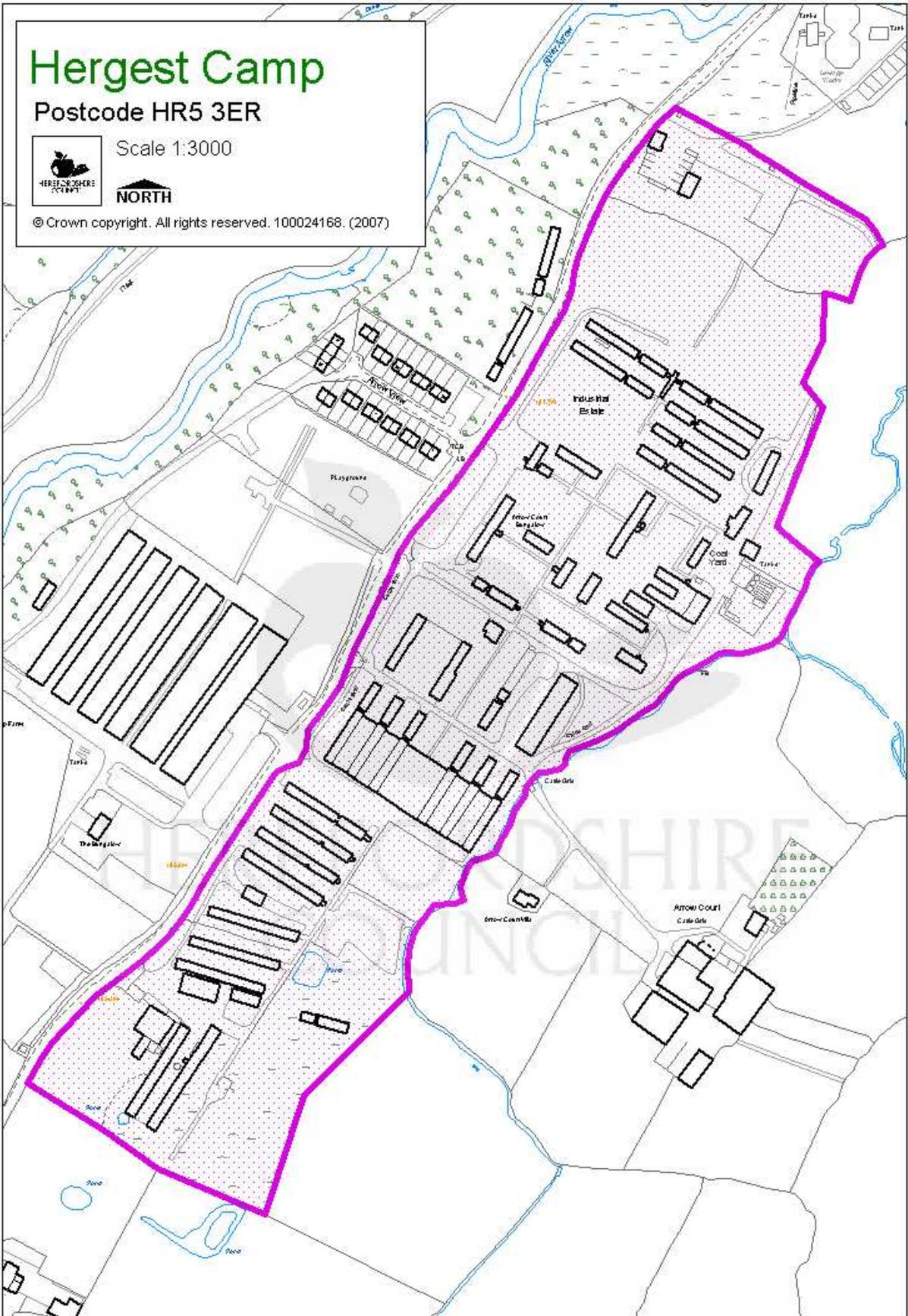
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73. Cadbury, Marlbrook off A49

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.48 ha
General Site Description	Reasonably dated industrial factory units. Could not access site. Output area – 004C Ward – Hampton Court Sub area – Rural Heartland (but also A49 Corridor) Policy allocation – site is not allocated in the UDP. Relevant planning history – none	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A.
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day.
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses'/ or sensitive uses adjoining or within the site - Residential units adjacent.
	Road Frontage Visibility	The site is not visible from any road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Not allocated but existing employment site.
	Marketing and enquiry interest	No evidence of active marketing. As the site is used by Cadbury, it is owner specific so it is understood that use of the site by other occupiers would not be an option. There is no access to the site to vehicles not related to Cadbury.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Unknown.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone) but E edge next to a high risk of flooding zone (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.

Appraisal Criteria	Indicator	
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Cadbury, Marlbrook

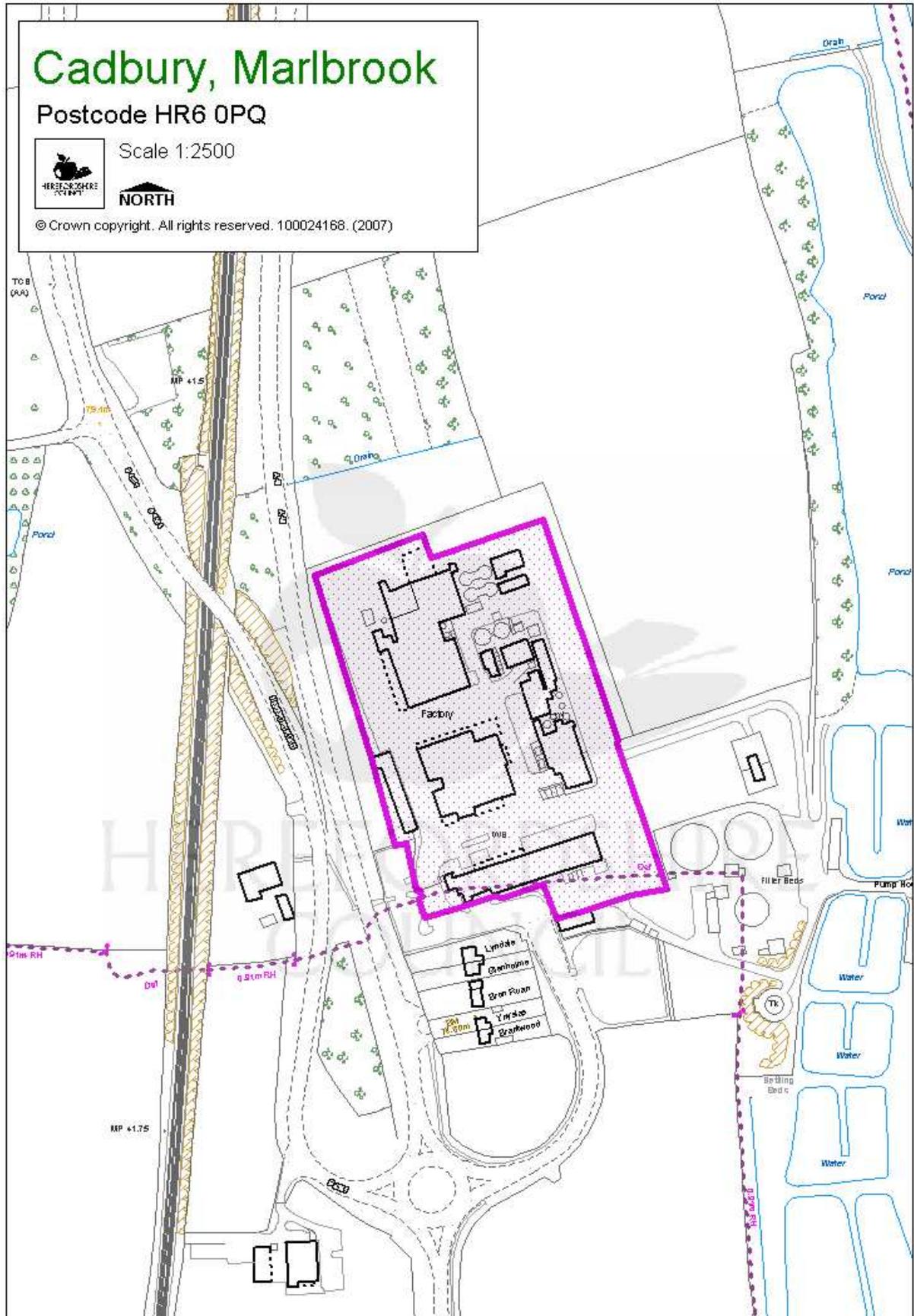
Postcode HR6 0PQ



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74. Old Forge Industrial Estate, Peterchurch off B4348, nearly opposite Lewis way HR2 0SD

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site area 0.97ha
General Site Description	<p>Small site with modern well maintained employment uses. AWM marketing the site. Good parking and adequate circulation. Good visibility to a local road and surrounding roads relatively wide. Uses include Horse and Jockey, wine merchant, and Bordercraft Wood.</p> <p>AWM involved in site- marketing it.</p> <p>Output area – 020B Ward – Golden Valley North Sub area – Rural Heartlands</p> <p>Policy allocation - Unallocated in UDP. Lies within Settlement Boundary of Peterchurch (Policy H1, H4). Area Liable to Flood (Policy DR7).</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including open countryside, residential land, and a fire station.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road - Good visibility to local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	Evidence of limited marketing (one marketing board for AWM/PxP for Units 5-10).
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is between 0.5 and 1 hectare with no obvious physically constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No flood risk (outside of any identified flood risk zone) but the western edge of the site is next to a area of high flood risk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk to an hourly public transport service.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous - Footpaths only.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area as the site is already developed to a high standard.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration strategies/ economic policy objectives for the area as the site is already developed to a high standard.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Old Forge, Industrial Estate Peterchurch

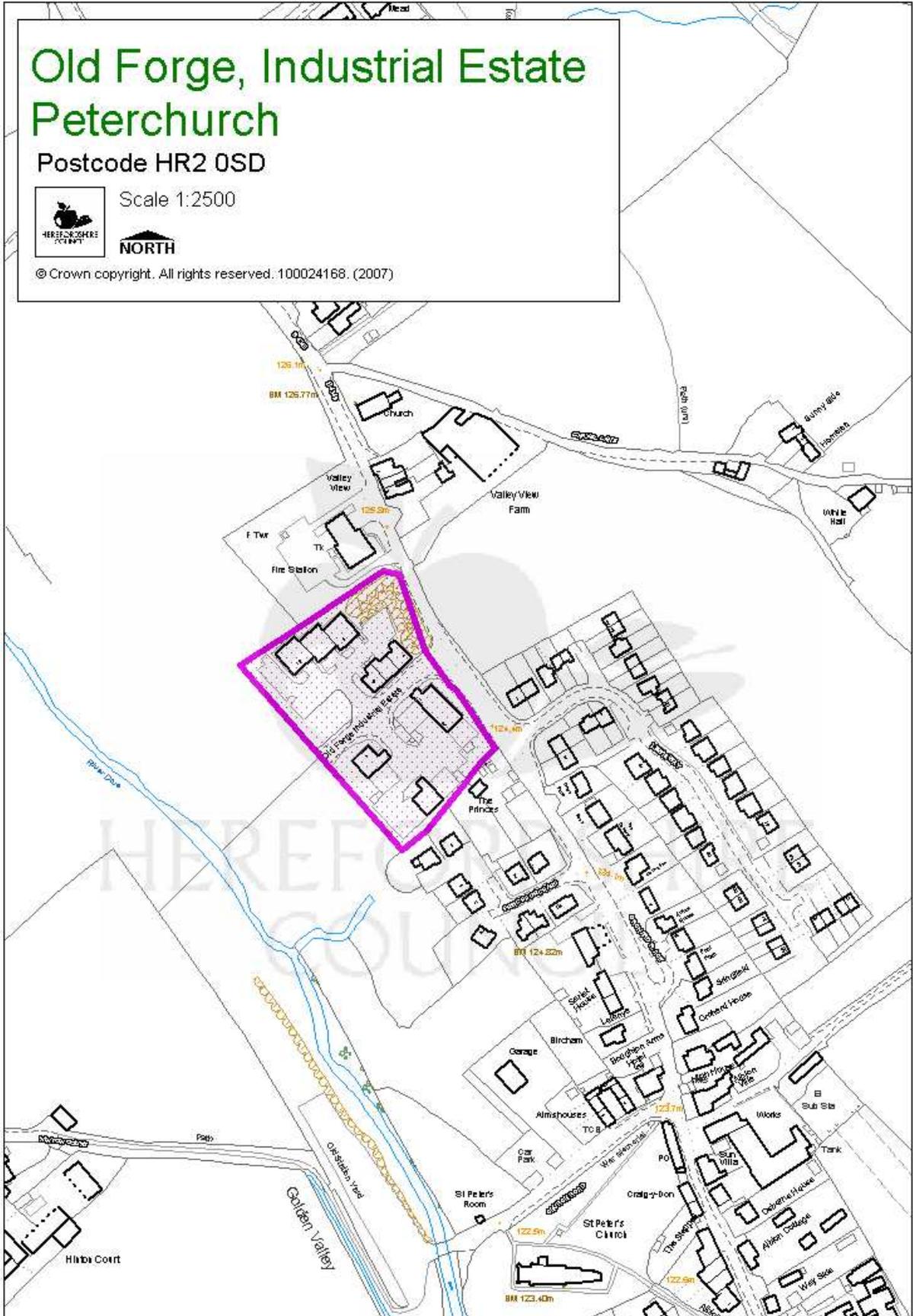
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