

## 42 Legion Way

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 2.51 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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 - Legion Way - 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
<b>Quality of Existing Portfolio and Internal Environment</b>	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.
<b>Quality of the Wider Environment</b>	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.

Appraisal Criteria	Indicator	
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 and/ or 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

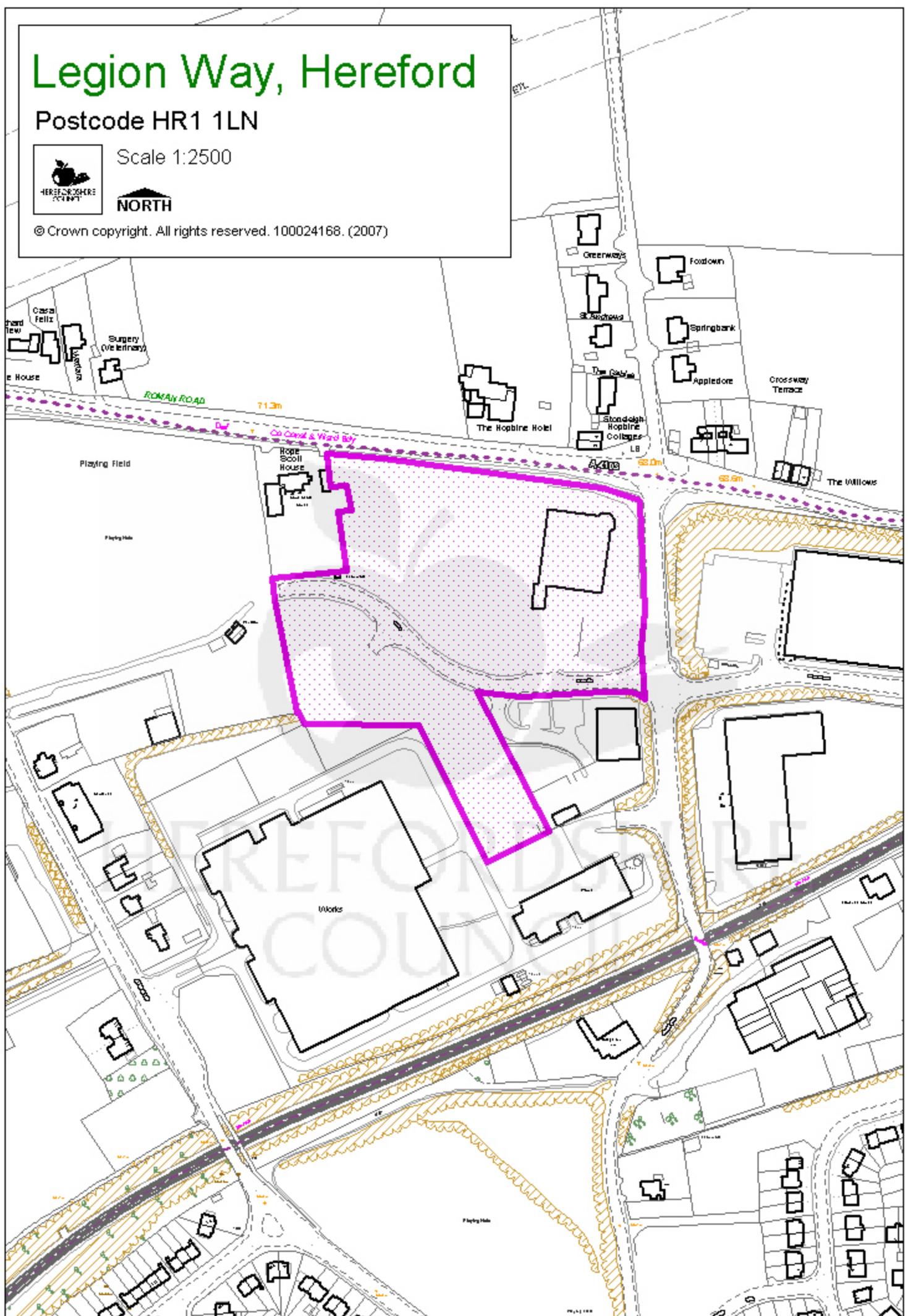
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## 47 Holmer Road, Hereford (off Harlow Road and Perseverance Road)

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 15.8 ha
	Vacant land (by sector / use class)	0.1 ha committed vacant plot and 0.8 hectares available but not committed.
<b>General Site Description</b>	<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 - 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 - 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
<b>Quality of Existing Portfolio and Internal Environment</b>	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.

Appraisal Criteria	Indicator	Site Visit Comments
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.
	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.
	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	<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 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 and/ or 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

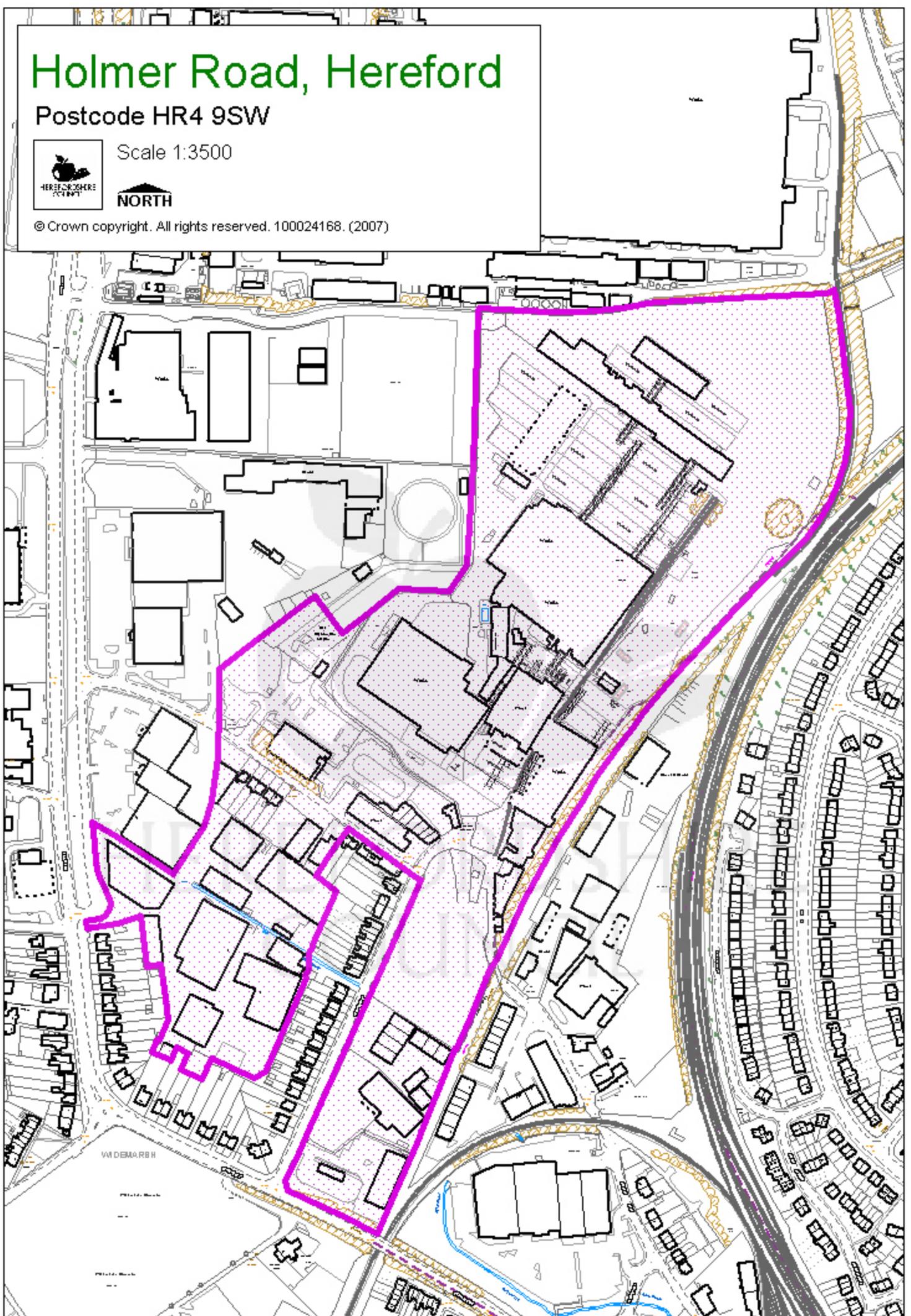
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## 48 Rotherwas Industrial Estate (Netherwood Rd)

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 123 ha
	Vacant land (by sector / use class)	Circa 36 hectares of vacant land potentially available for a range of B1, B2 and B8 uses.
<b>General Site Description</b>	<p>Bus stop inside site.            Area south of site – development opportunity.            Area of site under development.            Very large site. Mix of uses and site and age of units.            Some limited infill opportunities. Majority of sites allocated for development have already been developed (see list below and map). Redevelopment opportunity northern area of the site (old hangars etc). Weston for the council regarding site near to recycling centre.</p> <p><u>UDP</u></p> <p>Estate covers an area of 123 ha and is home to over 125 companies. Development constraints include flooding, access, archaeology, contamination and biodiversity. A management plan incorporating supplementary planning guidance has been prepared to assess these matters and other matters including design. Important part of access improvements is the Rotherwas Access Road (policy T10). Land is also safeguarded for rail freight (policy T4) together with proposals to provide a cycle route between the Estate and Bartonsham. To overcome the flooding situation a flood defence strategy is being drawn up with the Environment Agency – includes the creation of compensatory flood storage ponds and earth bunds around the Estate. Sites within the floodplain will remain undeveloped until such a time as the flood defence strategy has been fully implemented. Notwithstanding these proposals, the overall effect of the constraints and of the time they will take to address limit the amount of employment land that can realistically be expected to come forward on the estate within the Plan period. Approximately 5 ha were developed between 1996 – 2000 and this plan allocated sites totalling 14.3 ha all for B1,B2 and B8. Planning permission for road access to the largest site, land north of Home Lacy Road was granted in 2001. The remaining land on the Estate forming the balance of the Local Plan allocation is safeguarded under policy E5 for longer term development for part B employment purposes. The restriction on development may be reviewed in the light of progress in meeting the constraints posed. The long-term development of the Estate will be confined to the existing boundaries as shown on the proposals map in order to protect open countryside and visual amenity. This is particularly a concern to north where any development toward the River Wye will be visually intrusive to residential areas of Herford, north of the Wye. Landscaping acting as screening will be established on the Estate’s northern and eastern boundaries as development proceeds.</p> <p>Policy E1 – Rotherwas Industrial Estate. The release of land at Rotherwas Industrial Estate will be linked to the resolution of acknowledged site development constraints. These constraints restrict development opportunities to the following sites, whose suitability for Part B employment purposes within the plan period is confirmed.</p> <p>Twyford Road North - 3.5 ha - B1, B2, B8            Twyford Road South – 0.7 ha – B1, B2, B8            Land north of Netherwood Road – Site A – 0.3 ha – B1, B2, B8            Land north of Netherwood Road – Site B - 0.4 ha – B1, B2, B8            Land south of Netherwood Road – Site C – 0.3 ha – B1, B2, B8            Land west of Coldnose Road - 0.6 ha – B1, B2, B8            Land east of Coldnose Road – 1.8 ha – B1, 2, B8            Land north of Holme Lacy Road – 4.2 ha – B1, B2, B8            Land west of Fir Tree Land – 0.6 ha – B1, B2, B8            Land off Campwood Road – 1.3 ha – B1, B2, B8            Land at Ramsden Road – 0.6 ha – B1, B2, B8</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>	

Appraisal Criteria	Indicator	Scoring Criteria
	<u>Other Background</u>	<p>The Rotherwas Futures Report was published in 2006 and explains that despite being the largest single industrial estate in Herefordshire, the estates position south of the Wye and with relatively poor access, impacts on property values, particularly land values. Physical constraints on the site are principally: areas prone to flooding; ground conditions as a former munitions factory; ecology (including the presence of great crested newts and lesser horse shoe bats); and variable building quality (with a cluster of poor quality buildings on the eastern part of the sites representing former Romney Huts). However, the report states that none of these constraints are insurmountable.</p> <p>A flood defence strategy is in the process of being completed for the site and the Council is looking at bringing forward three key areas:</p> <ul style="list-style-type: none"> <li>• The area by the 'straight mile' to be brought forward as the most immediate priority in 2009;</li> <li>• 'Southern Magazines site' to be brought forward (i.e. made available) in 2010 with the provision of new infrastructure; and</li> <li>• The area to north of the straight mile ('Northern Magazines') to be developed as a longer term proposition (dependant on the delivery of road and addressing other infrastructure requirements and constraints).</li> </ul>
	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.
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	Some congestion at roundabout but likely to be limited to peak periods. Opening of new access road will enhance accessibility.
	Quality of Site Access	No apparent site access (visibility) constraints

Appraisal Criteria	Indicator	Site Visit Comments
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 estate has occurred over time.
	Marketing and enquiry interest	A number of 'To Let' signs observed, including for land (Southern Magazines site)
Ownership	Ownership / Owner aspirations	Various owners. Active delivery of further employment development across the estate.
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> )	Flooding, access, archaeology, contamination and biodiversity.
	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 . Potential flood constraint issues.
	Ground conditions/ contamination ( <i>vacant / part vacant sites and redevelopment opportunities</i> )	Possibly some from sewage works.
	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 being prepared.

### Environmental Sustainability

Appraisal Criteria	Indicator	Site Visit Comments
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	Footpaths only.
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.

## 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 and or economic objectives (including comprehensive/ mixed use development)	Major employment opportunity to deliver significant range of economic development objectives.
	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

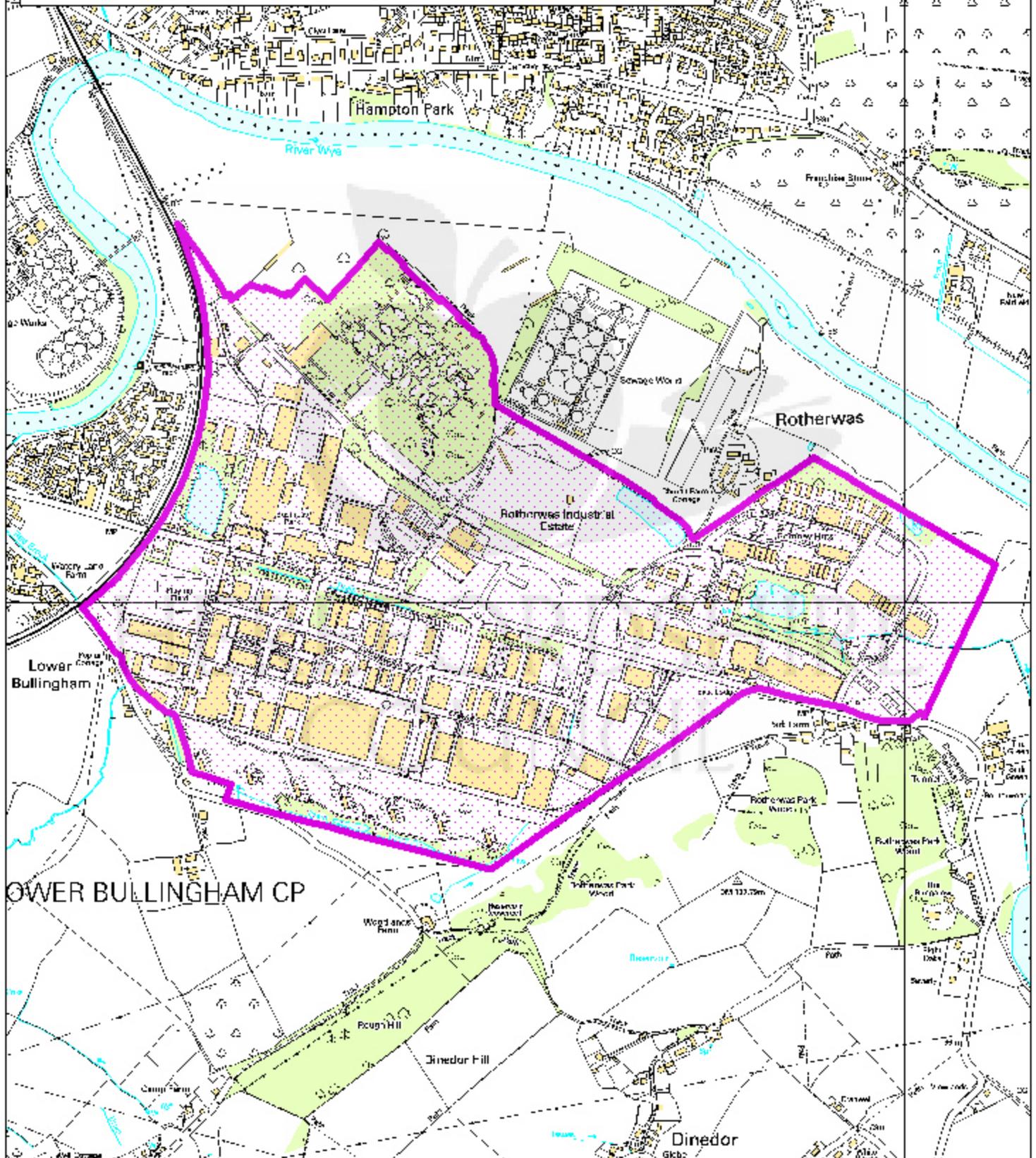
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## 53. Three Elms Trading Estate (Sidney Box Drive)

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 2.77 ha
	Vacant land (by sector / use class)	0.70 ha outstanding with planning permission – 0.1 ha B1a; 0.2ha B1c; 0.1ha B2; 0.3 B8
<b>General Site Description</b>	<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 - 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 - DCCW2004/3134/RM: Construction of new business units for B1, B2 &amp; 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
<b>Quality of Existing Portfolio and Internal Environment</b>	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
	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

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 generally reasonable 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 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	Site Visit Comments
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 five minute walk from an hourly public transport route There are cycle paths and footpaths running at the end of the estate access.
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>	Good potential to address current poor / moderate appearance of estate

## Strategic Planning

Appraisal Criteria	Indicator	Site Visit Comments
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 and/ or 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

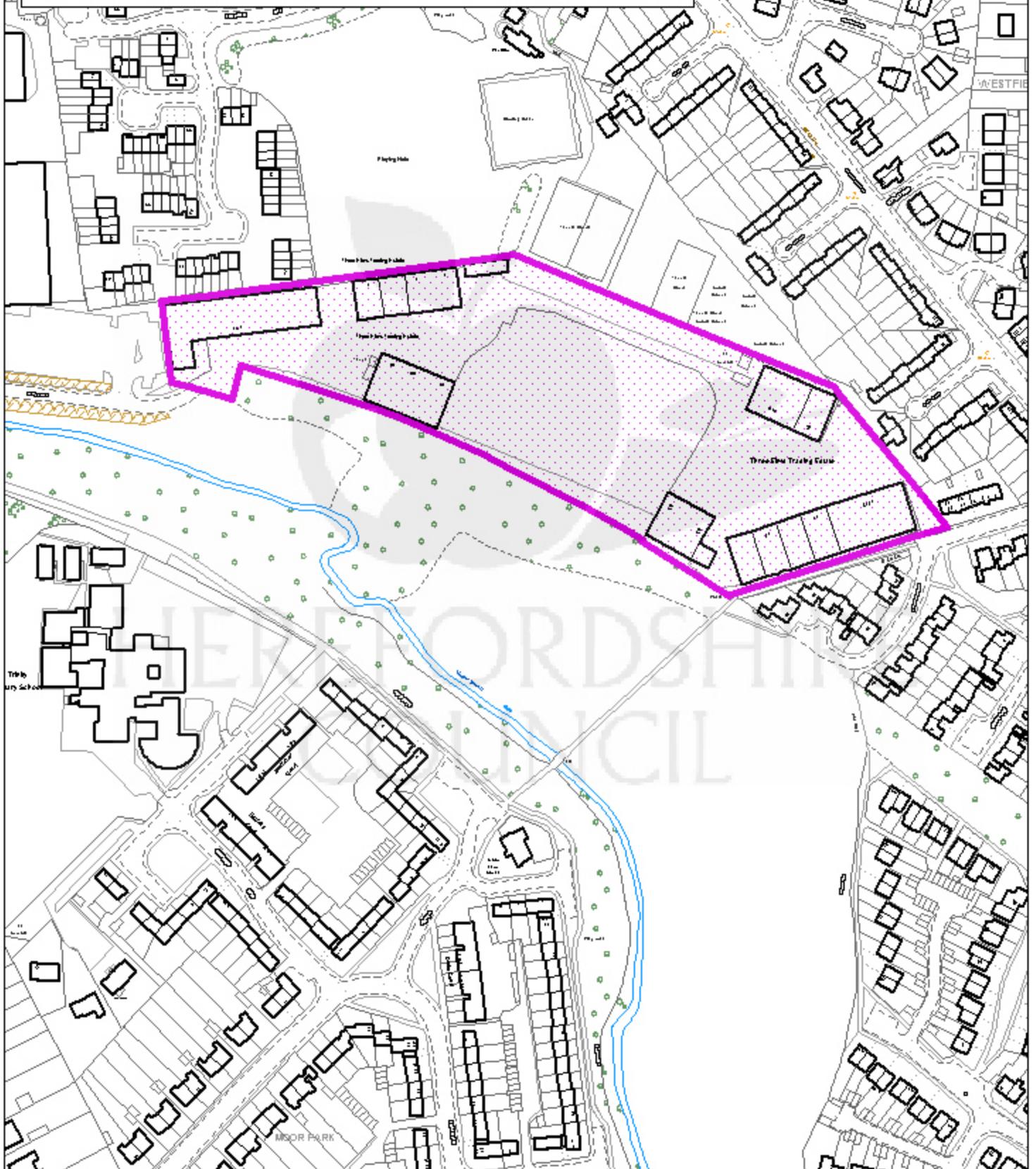
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## 54 Beech Business Park

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 2.4 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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</p> <p>Ward – Three Elms</p> <p>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
<b>Quality of Existing Portfolio and Internal Environment</b>	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
	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

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 reasonably attractive including residential and countryside.
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.
Owners hip	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	

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 and/ or economic objectives (including comprehensive/ mixed use development)	Given already developed nature, the ability to deliver further 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

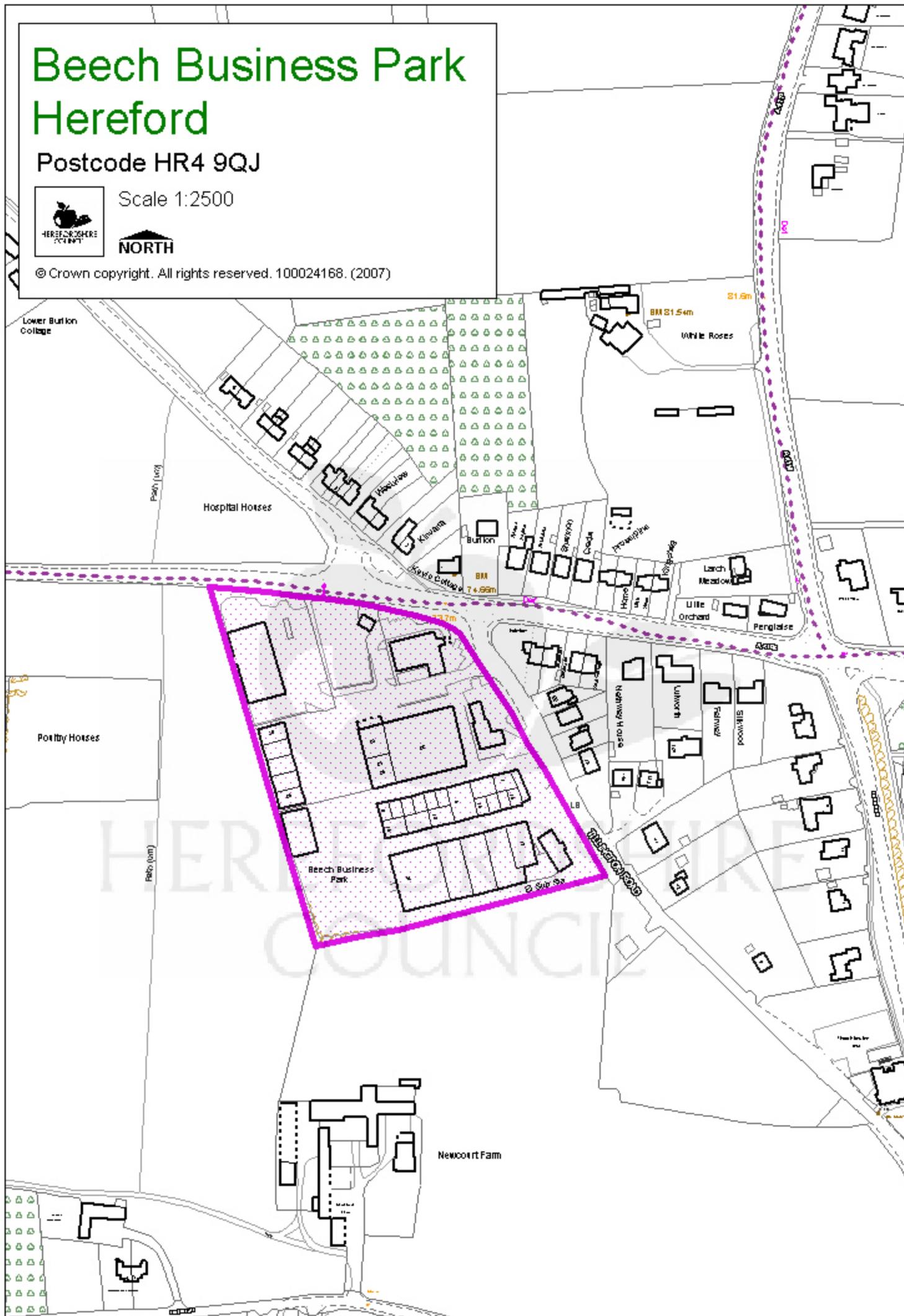
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## 59 Westfields Trading Estate, Hereford (Red Barn Drive) (HR49NS)

### General

Appraisal Criteria	Indicator	Commentary
<b>Quantitative Base Information</b>	Total Site area	Site area 25.19ha.
	Vacant land (by sector / use class)	1.74 ha allocated under Policy E5 - 4,180 sq m B1a, 4,180 B8 (but now with planning permission for a care home)
<b>General Site Description</b>	<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 &amp; 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 &amp; 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	Commentary
	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> )	<p>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.</p> <p>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.</p>

Appraisal Criteria	Indicator	Commentary
	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.
	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).

Appraisal Criteria	Indicator	Commentary
<b>Site Development Constraints</b>	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]	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)	Total site is in excess of 5 hectares / no apparent evidence of physical constraining features.
	Ground conditions/ contamination	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	Commentary
<b>Prudent use of Natural Resources</b>	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

Appraisal Criteria	Indicator	Commentary
	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	Commentary
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 and or 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

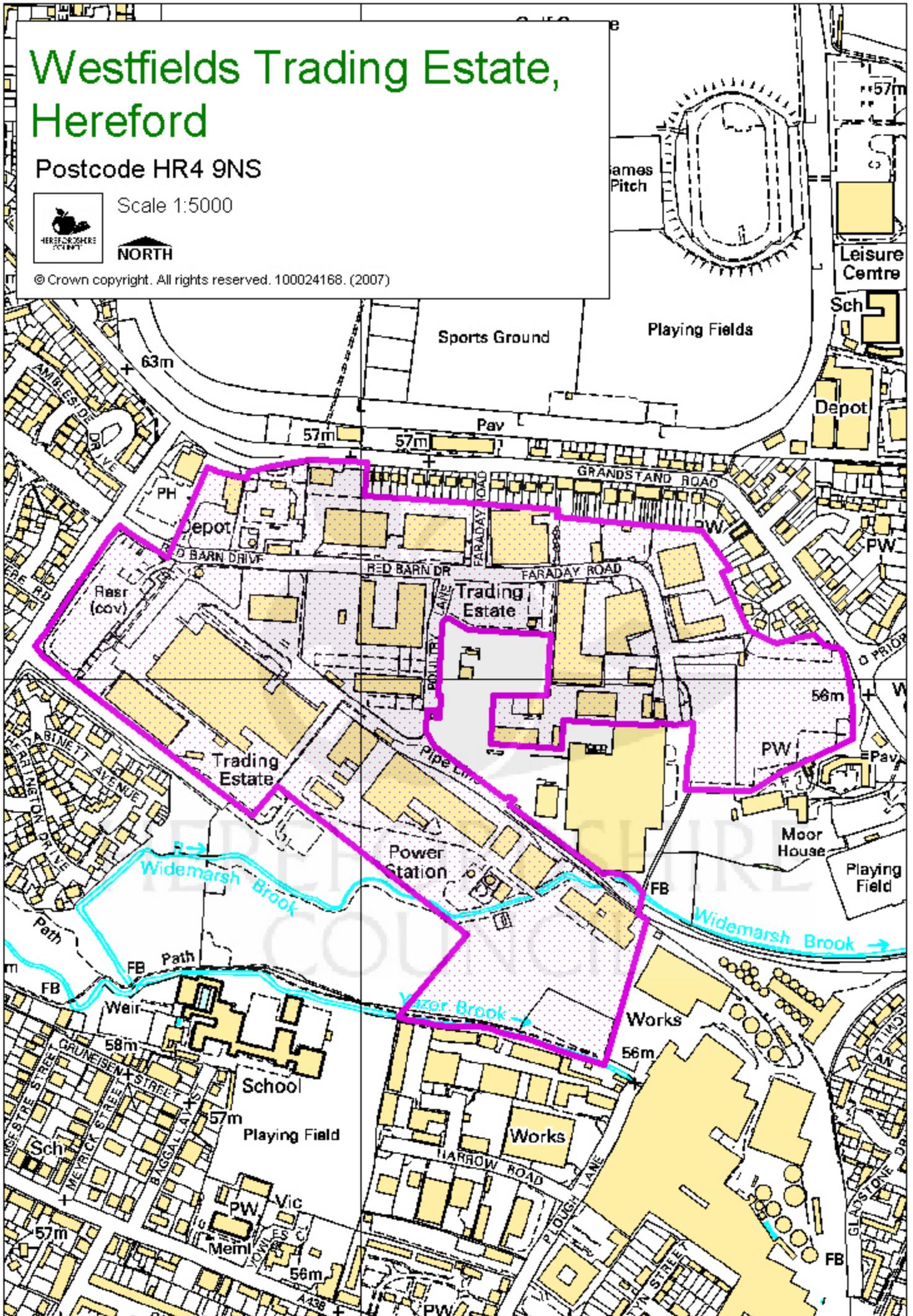
Postcode HR4 9NS



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## 60. Holmer Trading Estate

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 7.64 ha
	Vacant land (by sector / use class)	0.1 ha outstanding. 0.1 ha B1c/B2.
<b>General Site Description</b>	<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 - 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 re-established, 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 - DCCE2007/1655/O: Mixed use development comprising residential (125 units), employment (office, industrial &amp; warehousing), retail &amp; 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) 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
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	An application was made in 2007 for mixed uses and is due to be decided at Planning Committee.

Appraisal Criteria	Indicator	Site Visit Comments
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 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 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 and/ or 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)

# Holmer Trading Estate, Hereford

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