

## 8. Station Trading Estate, Bromyard, HR74NT

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 2.78 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<p>The site is located on the B4023 to the east of Bromyard on the edge of the settlement.</p> <p>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
<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> )	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.

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 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.
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	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources  <i>(vacant / part vacant sites and redevelopment opportunities)</i>	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).
	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

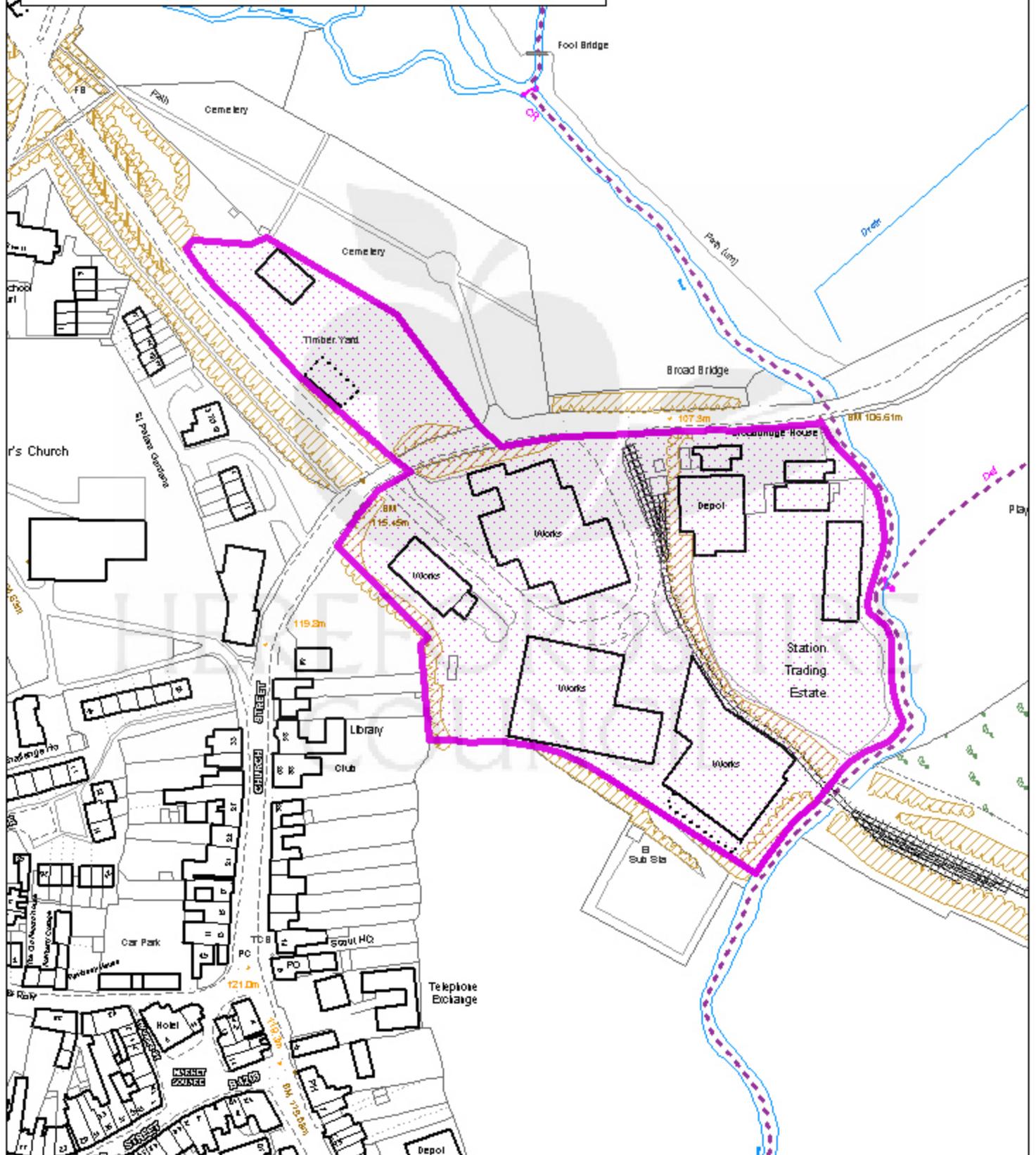
Postcode HR7 4NT



Scale 1:2000



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## 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
	Vacant land (by sector / use class)	0
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</p> <p>Ward – Hope End</p> <p>Sub area – Eastern Corridor</p> <p>Policy allocation -</p> <p>Unallocated in UDP. Lies within Settlement Boundary (Policy H1, H4). Within AONB (Policy LA1).</p> <p>Relevant planning history -</p> <p>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

Appraisal Criteria	Indicator	Site Visit Comments
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
	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	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 long and narrow and between 0.5 – 1 ha in size.
	Ground conditions/ contamination  <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.

Appraisal Criteria	Indicator	Site Visit Comments
	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 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. 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)



## 14 Homend Trading Estate Ledbury

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 0.38 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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). 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	Commentary
<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 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.
	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.

Appraisal Criteria	Indicator	Commentary
	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
	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.
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]	There are no identified environmental or known abnormal development requirements applying to the site.
	<i>(vacant / part vacant sites and redevelopment opportunities)</i>	

Appraisal Criteria	Indicator	Commentary
	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
	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.

### Environmental Sustainability

Appraisal Criteria	Indicator	Commentary
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	Commentary
<b>Social Progress and Regeneration</b>	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 local regeneration and or 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)



## 16 Bankside Industrial Estate, Ledbury

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 0.69 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<p>Small generally modern units. Old cottage buildings have been developed for new housing. 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
<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> )	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
	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.

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 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.

Appraisal Criteria	Indicator	
	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 and or 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

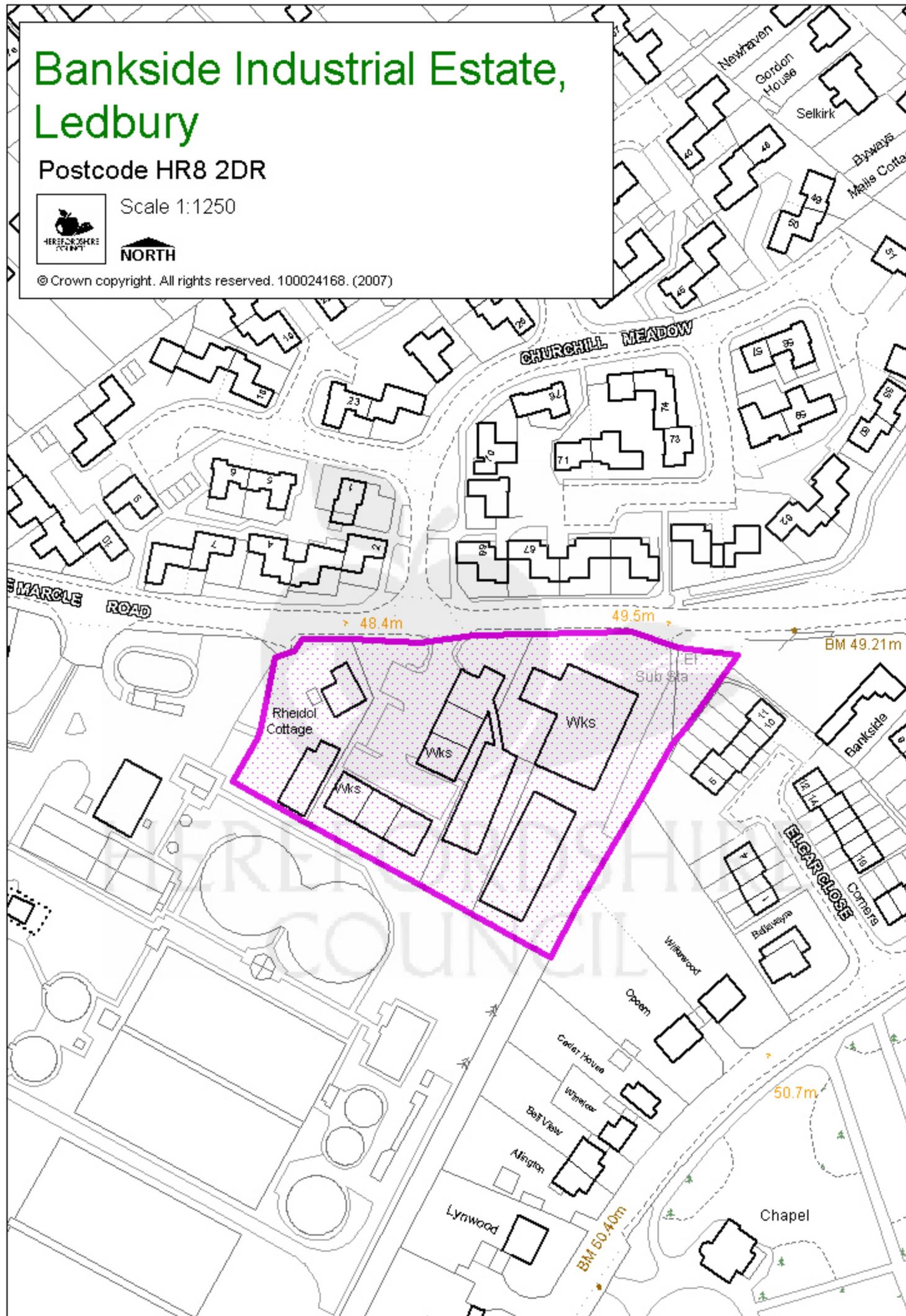
Postcode HR8 2DR



Scale 1:1250



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## 17 Old Wharf Industrial Estate

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Total site area 3.16 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<p>Garden centre, garden servicing machine centre, Meadow Cheese company.                      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 -                      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
<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> )	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.
<b>Quality of the Wider Environment</b>	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 W 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.

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>	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 and / or policy 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

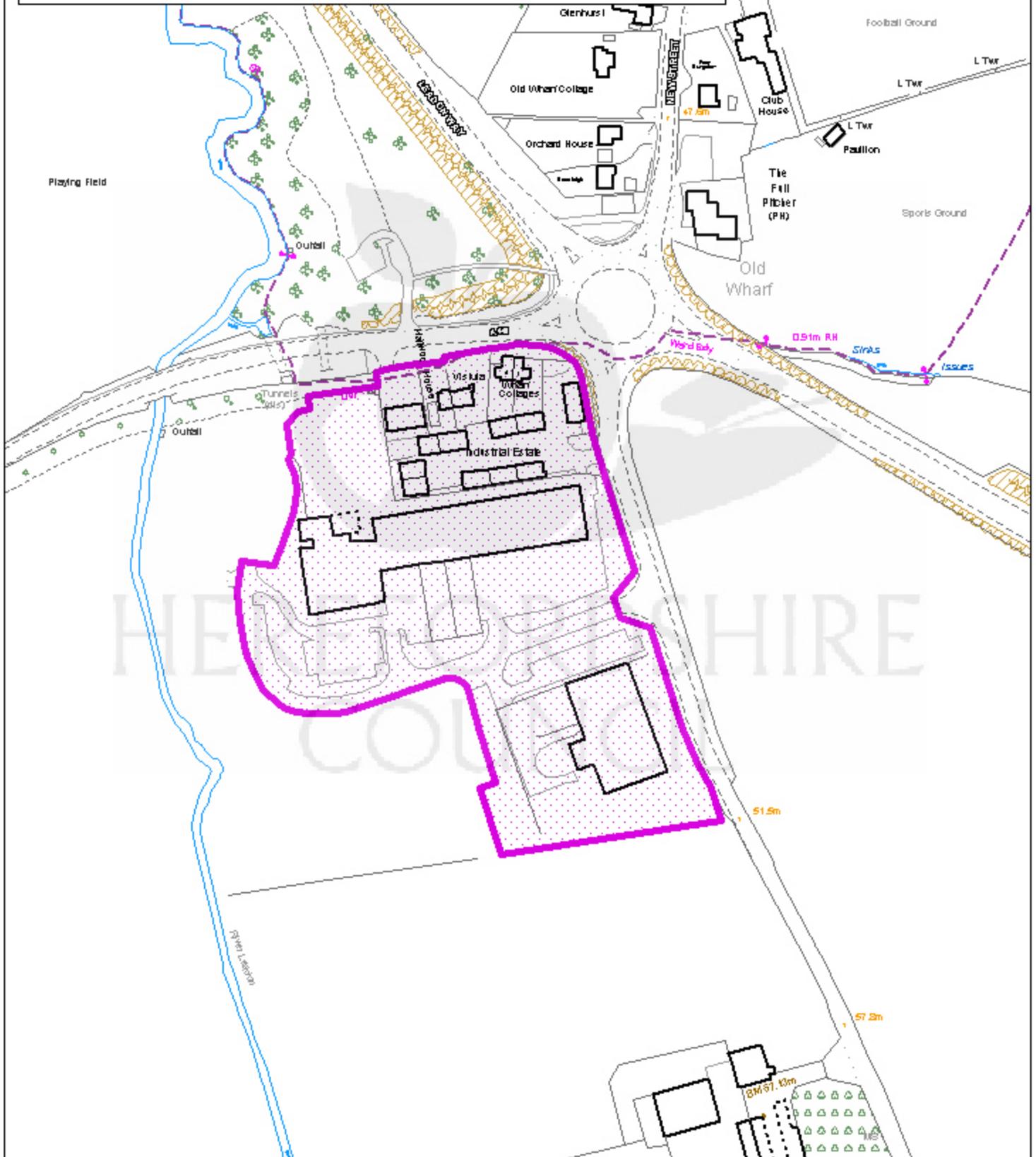
Postcode HR8 2JQ



Scale 1:2500



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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
	Vacant land (by sector / use class)	0
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 come 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.
	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	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.

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  (vacant / part vacant sites and redevelopment opportunities)	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 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 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

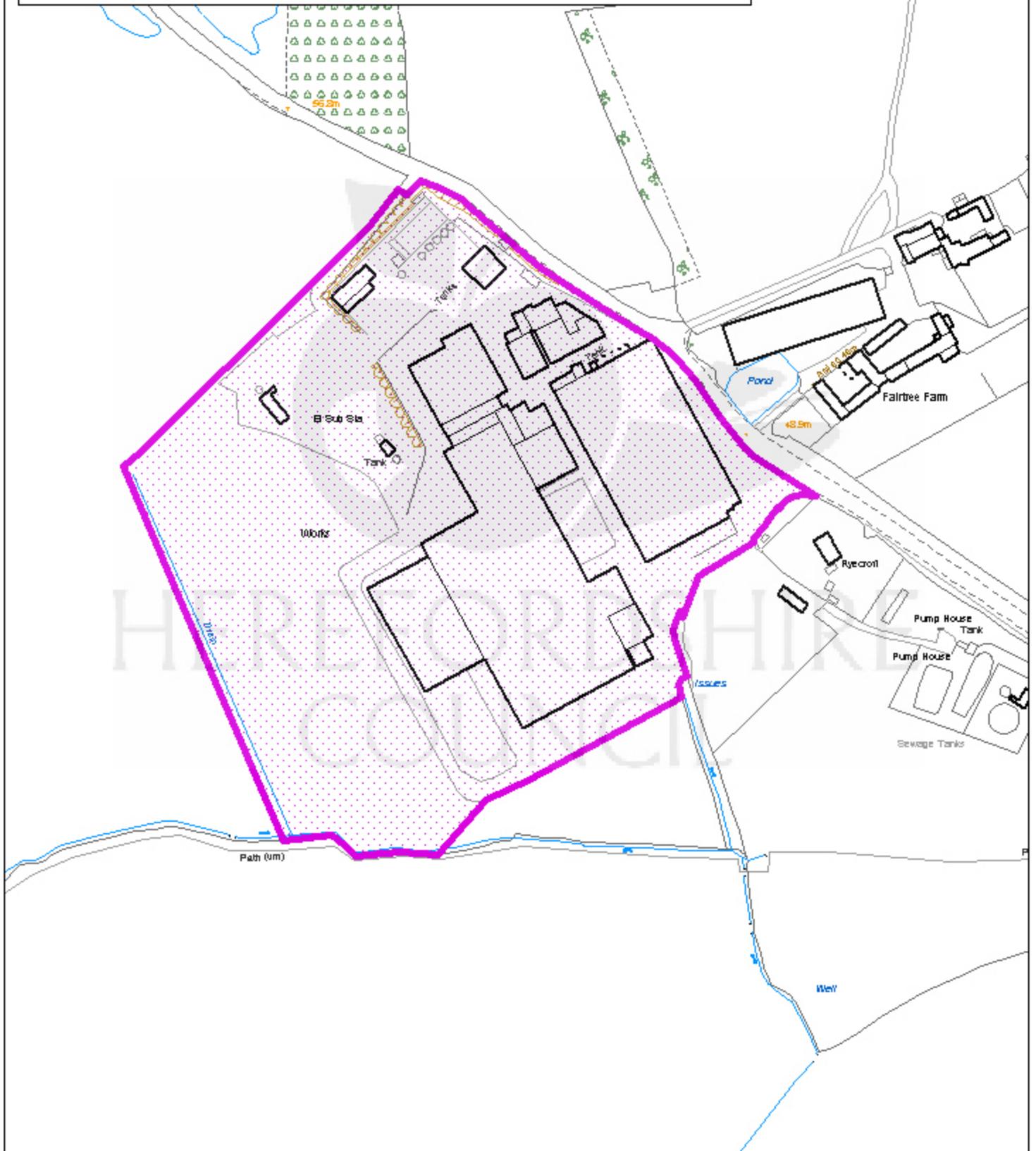
Postcode HR8 2JT



Scale 1:2500



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## 19. Hereford Road, Ledbury, HR82PR

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 0.47 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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. 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
<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 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.  <i>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.</i>
	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 no bad neighbouring uses but is very close to residential which may be potentially sensitive.

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 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
	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 be 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	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources  <i>(vacant / part vacant sites and redevelopment opportunities)</i>	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/ and or 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).



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

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 1.56 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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
<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 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.
	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.

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 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  <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources	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 and/or policy 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)



## 25. Chase Industrial Estate, Alton Road, Ross on Wye, HR95WA

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 0.77 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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 '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 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
<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 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.
	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.

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 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.</p> <p>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 and/or policy 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

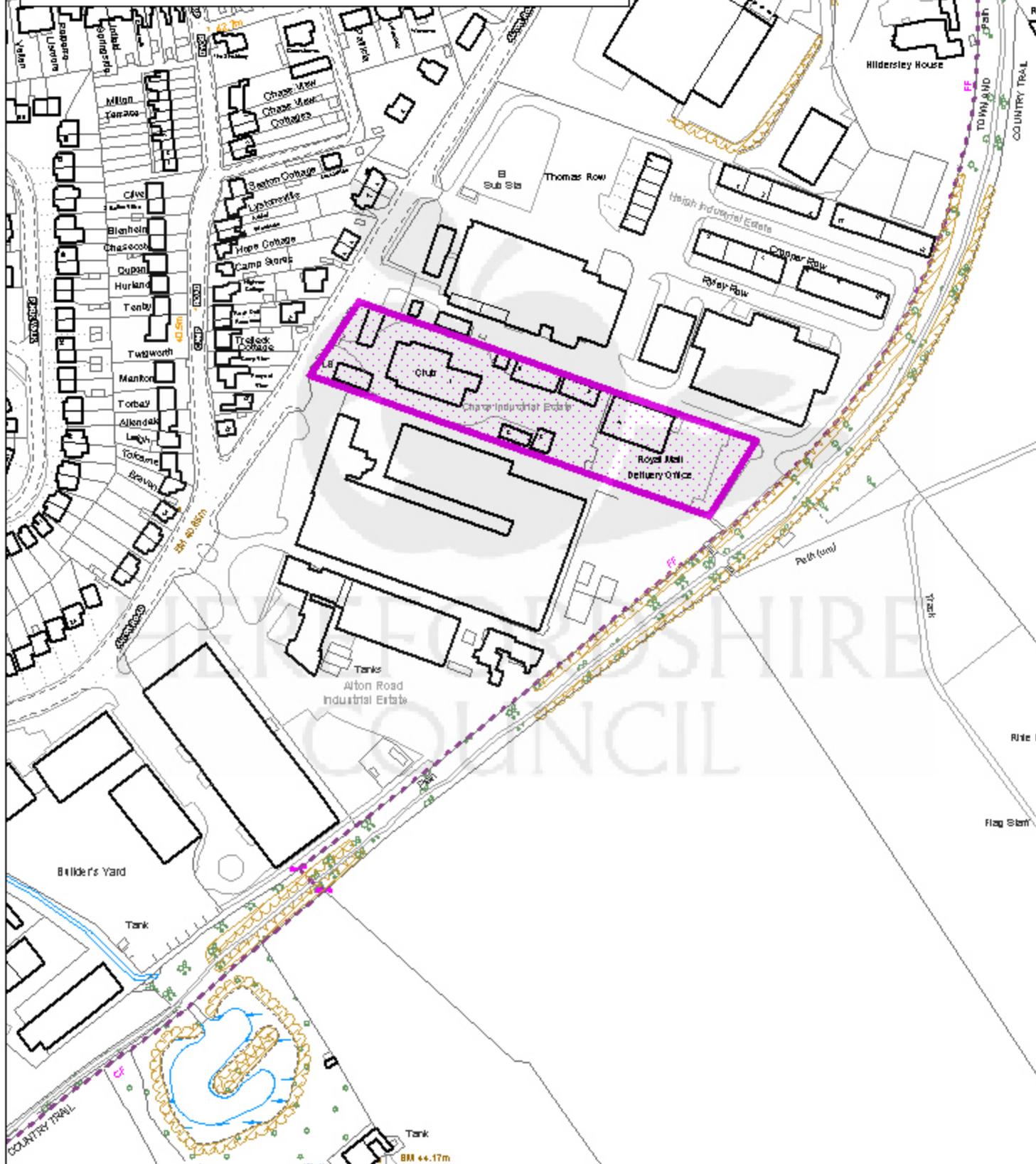
Postcode HR9 5WA



Scale 1:2500



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## 26. Alton Road Industrial Estate, Ross on Wye (Alton Road) HR95NB

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Site Area 5.03 ha
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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 '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- 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
<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 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
	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - residential uses opposite the site.

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. Could bring this industrial estate up to standard give rent/adjoining site.
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	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 . 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 and/or policy 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).



## 27. Wolf Business Park, Alton Road, Ross on Wye, HR9 5NB

### General

Appraisal Criteria	Indicator	Scoring Criteria
<b>Quantitative Base Information</b>	Total Site area	Total site 1.76
	Vacant land (by sector / use class)	0
<b>General Site Description</b>	<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</p> <p>Ward – Ross on Wye East</p> <p>Sub area – Eastern Corridor (but also A49 Corridor)</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 and S of site- further Policy E5 allocation. E and W of site- Eastablished residential areas (Policy H1). Part of AONB (Policy LA1). Within Ross on Wye Settlement Boundary (Policy H1, H4).</i></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 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.
<b>Quality of the Wider Environment</b>	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 - <i>Site is unlikely to be significantly constrained by environmental constraints but is located in an area of AONB.</i>
	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.

Appraisal Criteria	Indicator	
	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 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 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 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

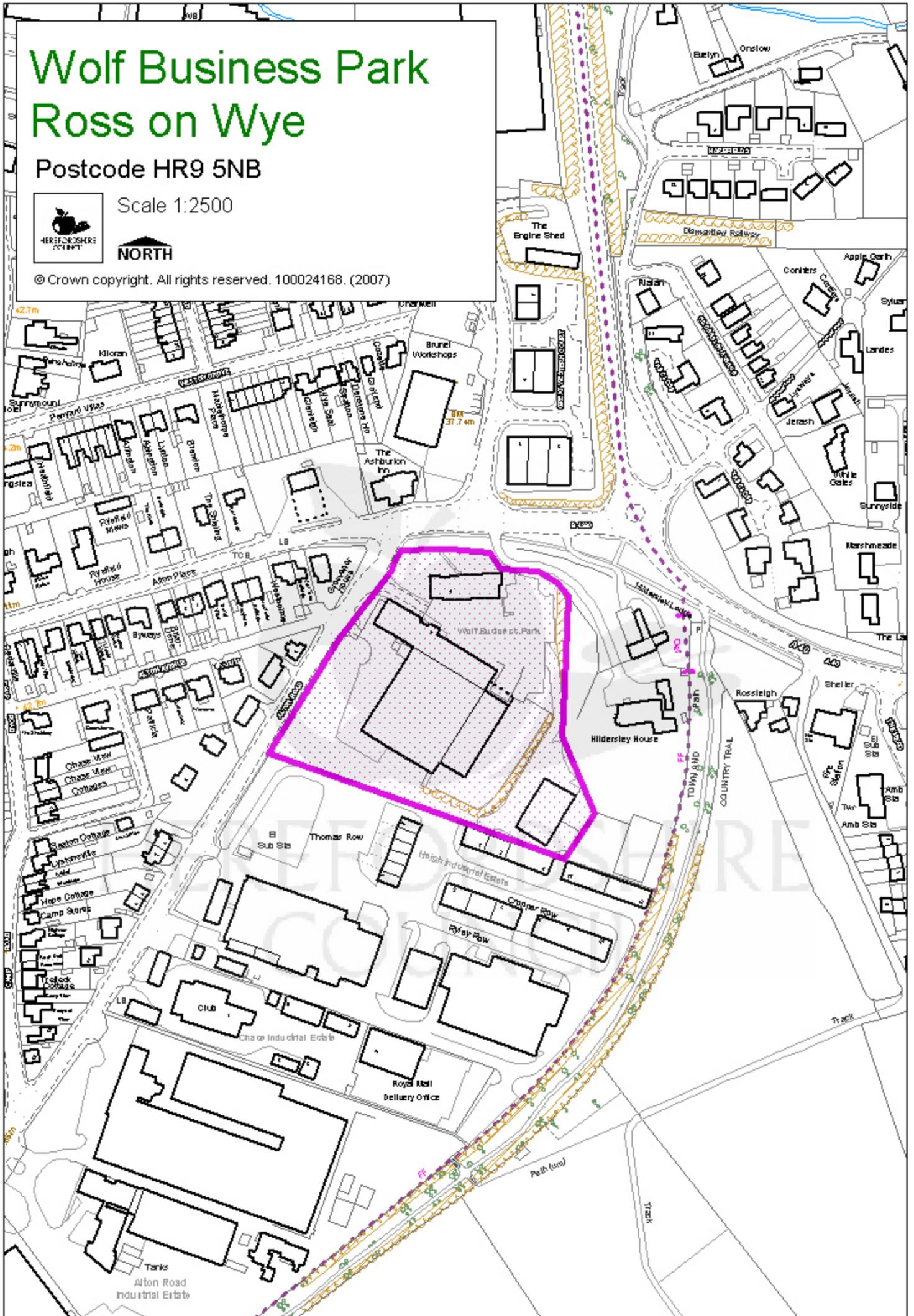
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## 28. Somerfields Site, Netherton Road, Ross on Wye,HR97QQ

### General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 6.11 ha
	Vacant land (by sector / use class)	0
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)	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
	etc).	
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.

Appraisal Criteria	Indicator	
	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	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources  <i>(vacant / part vacant sites and redevelopment opportunities)</i>	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 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 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

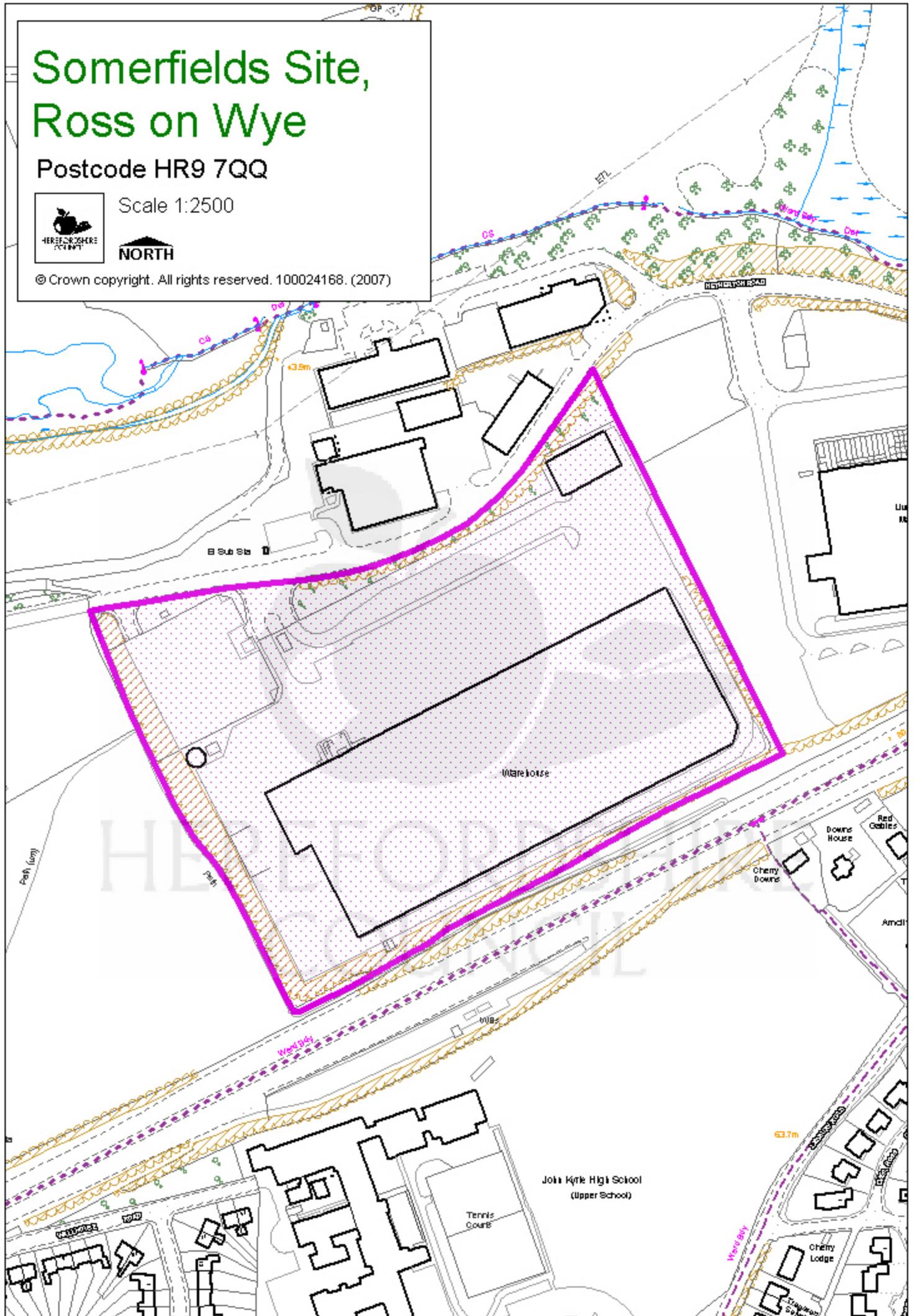
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## 29. Stoneyhills Industrial Estate, Whitchurch, off A40, HR968X

### General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.03 ha
	Vacant land (by sector / use class)	0
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.
	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.

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.
	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

Appraisal Criteria	Indicator	Site Visit Comments
	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	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's appearance could be 'tidied up'.

### 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)	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).

### 30. Long Meadow Industrial Estate, Ewyas Harold HR20UA

#### General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.88 ha
	Vacant land (by sector / use class)	0
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 Constainst 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.
	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.

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 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 active marketing and 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	Located within high Floodrisk 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	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 and/ or policy 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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