
Settlement:	Ross-on-Wye	Site Ref:	4ZPP
Site Address:	Land adjacent to Ashburton Industrial Estate		

Summary Description:

Grassland. Contained flat area if rough grassland. Views into site: Contained localised views. Adjacent/surrounding land: Ashburton Industrial Estate to the south, A49 to east, pond and and caravan park to the north, Broadmeadow Industrial Estate to the west. The site has access onto Ashburton Industrial Estate access road. Access via a private road or ransom strip would require use of land owned by ABT products. Site integration: The site is well integrated with the settlement form. Height and character: The character of surrounding buildings is mainly industrial buildings to the south.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

No comment

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Not surveyed

Biodiversity:

Artificial habitats considered to have limited ecological constraints

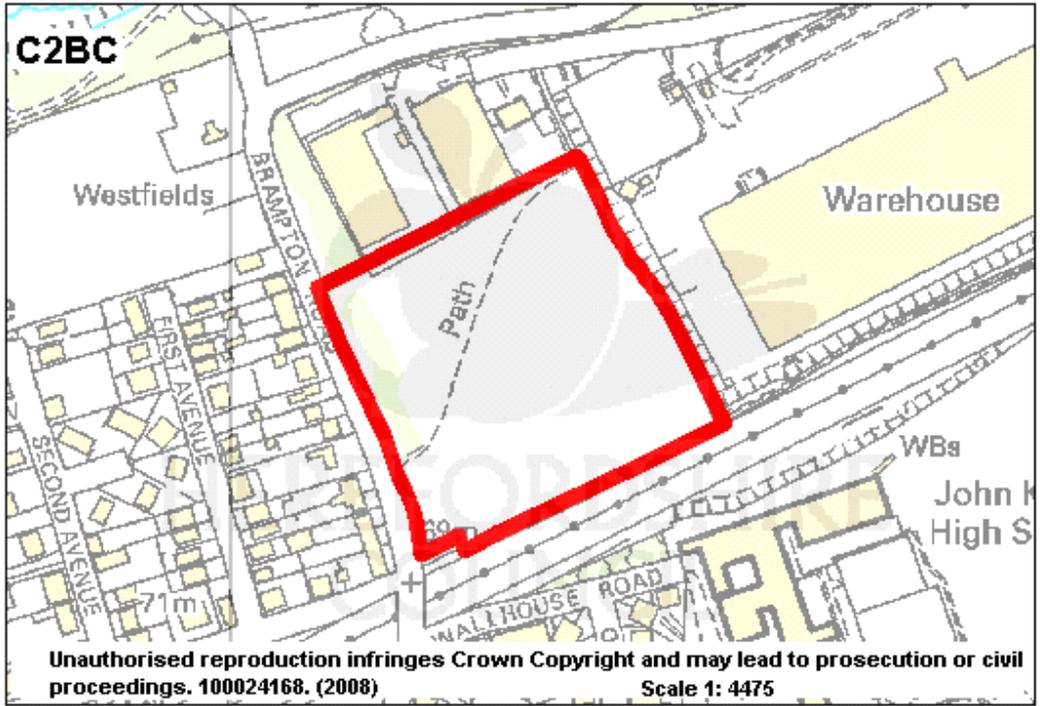
Is the site suitable (and achievable) for development?:

The site has historically flooded and is not considered suitable for development. Nevertheless, this land is considered more suitable for employment land given its relationship with Ashburton Industrial Estate

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: C2BC
 Site Address: Land to east of Brampton Road



Information Source:	Public sector land	Site Area (ha):	3.32
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	C2BC
Site Address:	Land to east of Brampton Road		

Summary Description:

Fallow land. Elevated site rising to the west with open views towards east. Views into site: Open views from east towards site. Adjacent/surrounding land: Employment uses to north and east, Brampton Road to west and A40 dual carriageway to south. Employment buildings to north and east are significantly lower than the site. Public right of way runs across the site from south west to north east. Access onto Brampton Road. It is understood that there is a covenant on the land restricting its use as open space for John Kyrle school. Site integration: Site does relate to the built form having employment to the north and east and residential to the west. Developing the site would require major earthworks to lower ground level and reduce impact.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Access onto Brampton Road C1273 would require highway improvements, widening / footway and hedgerow removal. Site served by footway links and regular bus service. Industrial access onto Brampton Street not an option for employment land due to the close proximity of the schools.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

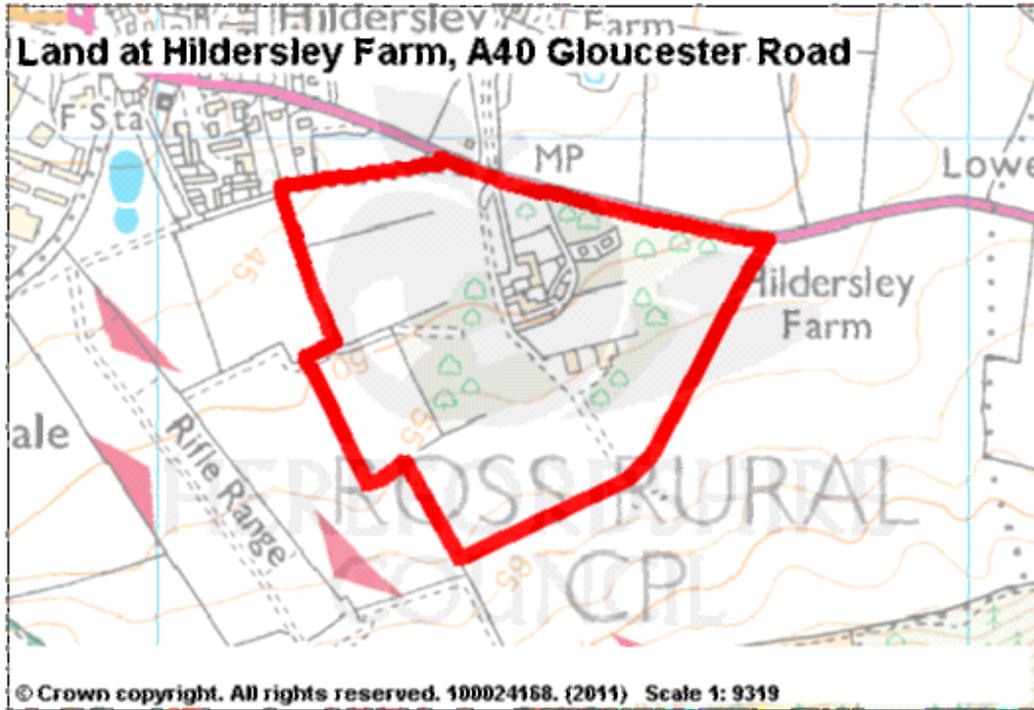
Is the site suitable (and achievable) for development?:

No. The site was originally allocated for employment uses. The site remained undeveloped and was identified for playing fields for John Kyrle High School and protected with a related covenant. Should the covenant cease, the site should return to an employment allocation as the site has more of a relationship with the adjoining employment uses. Loss would be subject to Sport England exception policies and a justified case for loss of sports facilities based on demand and replacement.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** HLAA/018/001
Site Address: Land at Hildersley Farm, A40 Gloucester Road



Information Source:	Call for sites	Site Area (ha):	18.41
Agricultural Land Classification:	2		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	300
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	HLAA/018/001
Site Address:	Land at Hildersley Farm, A40 Gloucester Road		

Summary Description:

Grassland. This open site forms an attractive rural edge to Ross-on-Wye. This site which comprises open farmland is separate from the urban area and lies in open countryside. Adjacent/surrounding land: Farm, employment uses at Hildersley Farm, A40 to the north with employment allocation at Model Farm, open land to the south and west. Access onto A40. Site integration: The site forms mainly open countryside and an attractive entrance to the town. It is uncontained and does not easily related with current built form. Height and character: There is very little built form other than Hildersley Farm buildings which are a construction of one and two storey buildings. Possible constraint includes Alton Court SP2 Aquifer.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Small portion to the south: High-medium sensitivity: The site has high value as a landscape resource and/or key characteristics of landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include a limit on the extent of development to the lower slopes away from the woods at Penyard Park as well as additional planting.

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Due to the length of the site fronting the A40, visibility splay is possible but requires hedge removal, the site is divorced from Ross, footway cycle links to Ross Town is a must.

Biodiversity:

Eastern portion contains semi-natural habitats and wildlife corridors which will constrain development

North west portion: Artificial habitats considered to have limited ecological constraints.

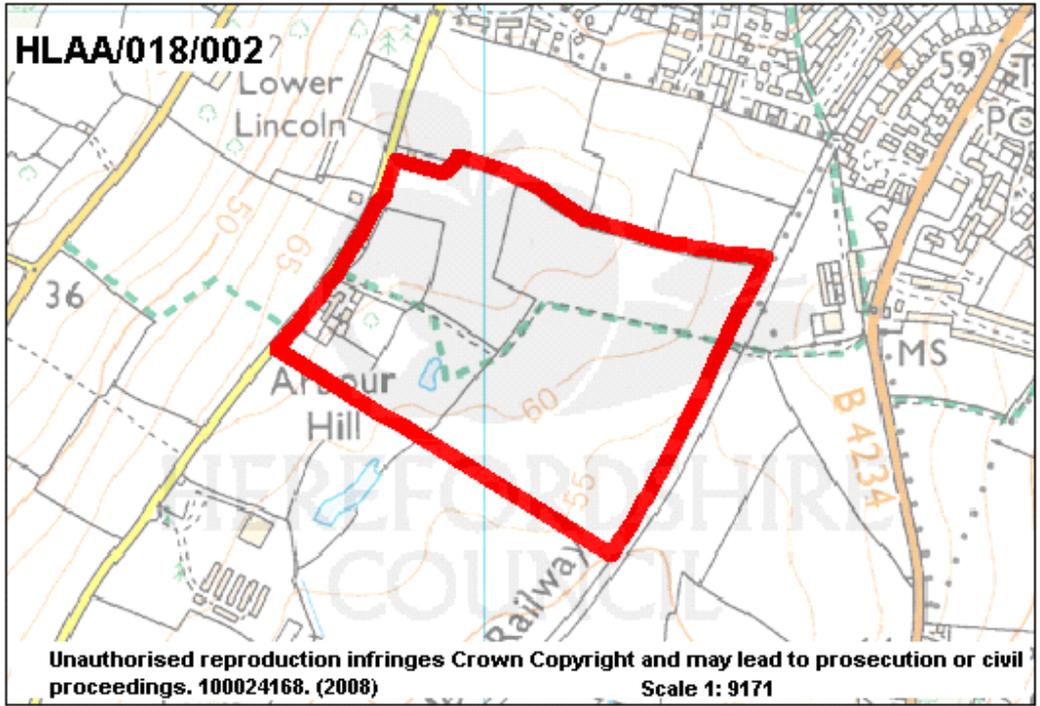
Is the site suitable (and achievable) for development?:

There is potential to develop some of the land to the west for housing keeping the farm and employment uses to the east and protecting the rural edge/landscape context this site provides on approaching Ross from the Gloucester direction. Particularly rising land to the south beyond the adjacent sports ground. Need to overcome constraint of adjoining MOD rifle range.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: HLAA/018/002
 Site Address: Lincoln Road, Arbour Hill



Information Source:	Call for sites	Site Area (ha):	15.80
Agricultural Land Classification:	2		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	HLAA/018/002
Site Address:	Lincoln Road, Arbour Hill		

Summary Description:

Grassland. The northern extent of the site rises up from the existing housing and flattens out to form an elevated open site. There are no definable boundaries which could contain development. Views into site: Long distance views to the north across Ross, east towards Penyard Park and south across open farmland. This site is also includes part of HLAA/191/001. Adjacent/surrounding land: Housing to the north, Lincoln Hill Road and some residential properties to the west, dismantled railway and new housing to east and open farmland to south. Poor access onto the narrow rural road off Lincoln Hill or onto the existing estate road of Watling Street which may have capacity issues. Another alternative is onto Walford Road. Additional comments: Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

P1174, HLAA/191/001, HLAA/018/002 very much linked together, UC70412, Lincoln Hill is not suitable for increase in transport use without substantial improvement, possible to look at access to the B4234, visibility achievable but at the cost of hedgerow removal, the access road would also cross the old railway line which needs to be protected and improved to provide footway/cycle link to Ross.

Biodiversity:

Arable land where ecological constraints are likely to be limited. Artificial habitats run through middle of site

Is the site suitable (and achievable) for development?:

This site is not well related to existing development (see also comments to HLAA/191/001) and lies in a highly sensitive landscape.

Can the entire site be developed?:

No

Settlement:	Ross-on-Wye	Site Ref:	HLAA/018/003
Site Address:	Land adjacent to Tudorville		

Summary Description:

Arable land. Land rises steeply to the east forming the foot slopes to PenyardHill/Merrivale Woods. This land forms open countryside and contributes to the setting of Ross-on-Wye. Adjacent/surrounding land uses: Residential to the north west, Walford Road to south west, rising woodland to south east and north east. The site has access onto Walford Road. Site integration: The site could not be well integrated as it forms attractive rising land and continuity to the rural setting of Ross-on-Wye. The caravan park forms the limits to development. Height and character: Surrounding buildings are very open and rural, only development is caravan park and residential to the north of the site. Additional comments: Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies.

Highways information:

Access onto the B4234 only option unless linked to the other sites to the east. Footway/cycle links required to U70730 Fernbank Road and Tudor Rise.

Biodiversity:

Arable land where ecological constraints are likely to be limited

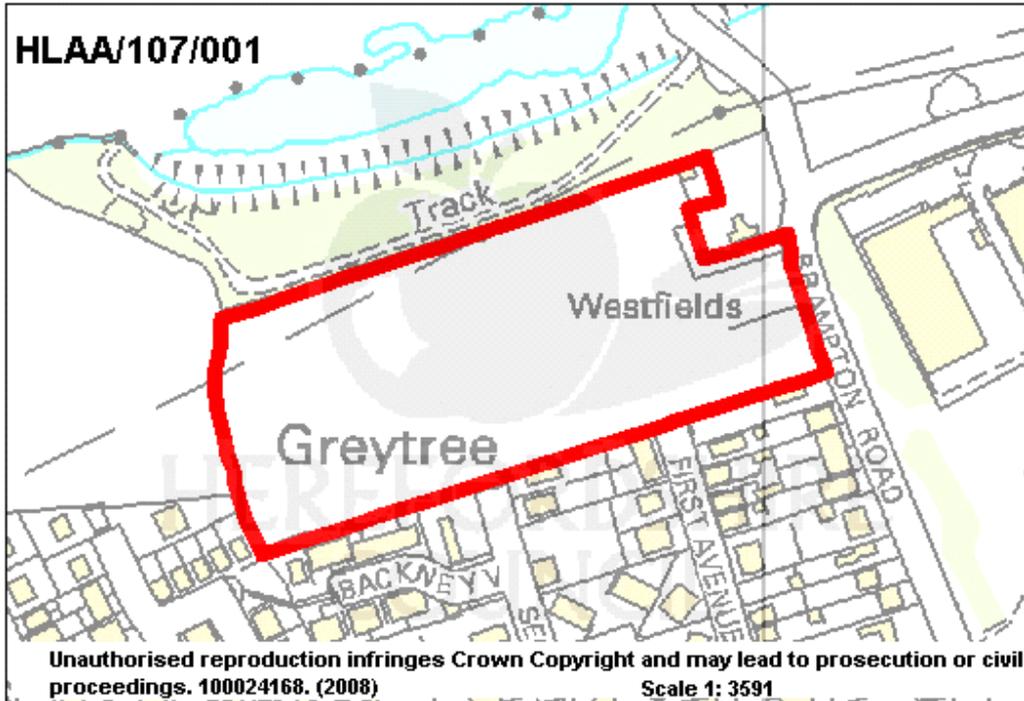
Is the site suitable (and achievable) for development?:

No, the site forms attractive rising land, which is rural in nature and contributes to the setting of Ross-on-Wye. The caravan park forms the limits to the development and should not be breached. Western portion is deliverable and 1/3 of the site is available.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** HLAA/107/001
Site Address: Land off Brampton Road West, Greytree



Information Source:	Call for sites	Site Area (ha):	3.11
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	HCAA/107/001
Site Address:	Land off Brampton Road West, Greytrees		

Summary Description:

Grassland. Site is located in AONB. Open elevated site, prominent in the landscape. The site is flat and then falls to the north to the wood. Views into site: Long distance views over open countryside to west and north. Site also referred to as P1004 (a UDP representation site). Adjacent/surrounding land: Bungalows to the south, woodland to the north, Brampton Road to east and attractive long distance views over open countryside to the west. Site integration: The current building line does feel like the edge of the settlement and development of this large elevated site would represent an undesirable intrusion into open countryside. In addition, the site is significantly higher than Brampton Road making access very difficult. Significant road improvements would be required to Brampton Road.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High - Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Access off First and Second Avenue would not be suitable, Brampton Road C1273 requires improvement and substantial works to make this acceptable for Transportation, this would change the character for this section of the network.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

Is the site suitable (and achievable) for development?:

No. This large elevated site within the AONB is not considered a suitable extension of the town for housing development principally on access grounds and if access could be achieved, any development of the site would have a significant impact on the landscape value of the area. See comments to site P1004.

Can the entire site be developed?:

No

Settlement:	Ross-on-Wye	Site Ref:	HLAA/176/001
Site Address:	Land to the south of Cleeve Lane		

Summary Description:

Arable land. Large open contained site which rises up towards the west. Views into site: Localised views. This site has been assessed with HLAA/177/001. HLAA/193/001 and HLAA/193/003 have also been included in this assessment. Adjacent/surrounding land: Sewerage works and Lower Cleeve Farm to the west. John Kyrle Walk to the north, Archenfield Road and residential to the south. Site integration: All of this land along with land adjacent (HLAA/177/001) is relatively well related to existing built form and could be integrated with its adjacent housing development. Additional comments: Site adjoins the Wye Valley AONB and is within a Conservation Area

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Access onto the C1274 is difficult, Chase View Road and Cleeve Lane are private roads, access possible via other potential sites such as HLAA/177/001 but no obvious cycle footway links available to integrate the site and access to town.

Biodiversity:

Arable land where ecological constraints are likely to be limited

Is the site suitable (and achievable) for development?:

No due to landscape impact and effect on John Kyrle Walk.

Can the entire site be developed?:

No

Settlement:	Ross-on-Wye	Site Ref:	HLAA/177/001
Site Address:	Land to the south of Cleeve Lane		

Summary Description:

Arable land. Large open contained site which rises up towards the west. Views into site: Localised views. Adjacent/surrounding land: Sewerage works at Lower Cleeve Farm to the south, Homs Green Road to east, open countryside to west and Cleeve Lane to north. Residential east. Adjacent to a Conservation Area. Access onto Homs Green Road and then onto the residential road of Archenfield Road. There may be capacity issues on this road and at its junction with Walford Road. Site integration: This is a constrained site that could be integrated with existing built form on its eastern boundary. Site is large and traffic generated would need to pass through the town centre to gain access to main road network.

Flood Information:

The site is classified as being partially in zone 2 and the risk of fluvial flooding may be medium to low. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Western part of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change. North and eastern part of site: High - Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change.

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Long frontage to C1274 so suitable visibility splays appear achievable but site lacking in suitable footway/cycle links to Ross and town centre. Cumulative impact on Ross needs to be assessed by modeling and any improvements identified implemented. C1274 not suitable for intensification of use without improvements.

Biodiversity:

Arable land where ecological constraints are likely to be limited

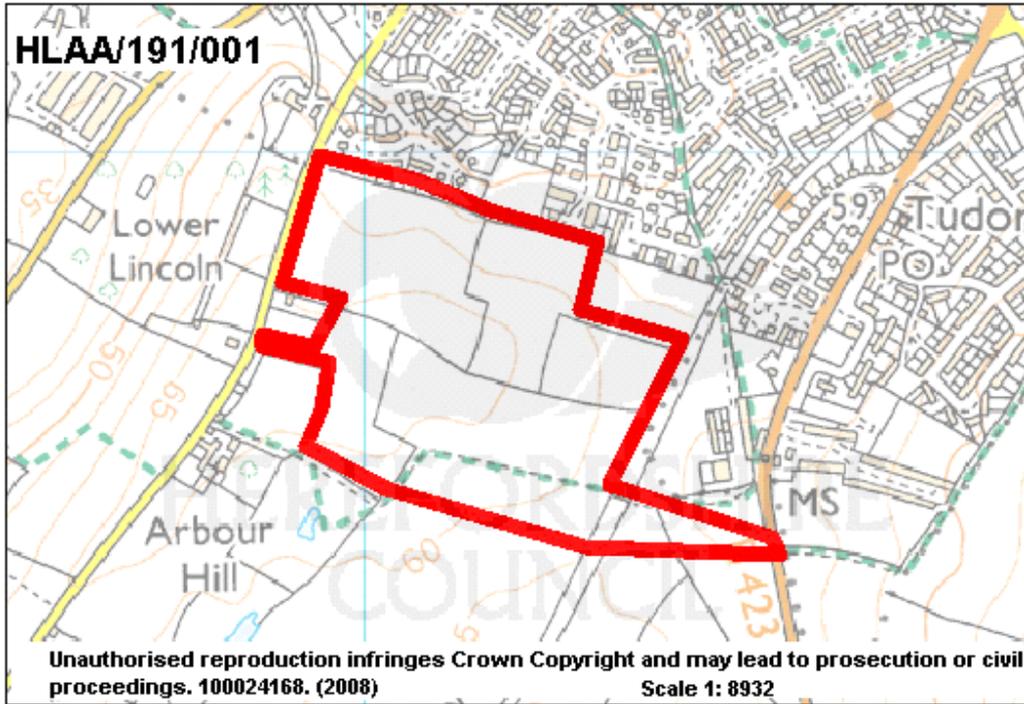
Is the site suitable (and achievable) for development?:

This relatively well contained site is adjacent to existing housing. Traffic generation and access to the town centre, along with development within an AONB, are significant constraints. In addition, the site's close proximity to an intensive livestock unit could reduce its development potential. Only land on the eastern boundary is considered to have potential with adjoining land being capable of development but with a significant impact on the surrounding landscape.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: HLAA/191/001
 Site Address: Arbour Hill, Watling Street



Information Source:	Call for sites	Site Area (ha):	14.96
Agricultural Land Classification:	1,2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	HLAA/191/001
Site Address:	Arbour Hill, Watling Street		

Summary Description:

Grassland. The northern extent of the site rises up from the existing housing and flattens out to form an elevated open site. Views into site: Long distance views to the north across Ross, east towards Penyard Park and south across open farmland. This site is also referred to as: P1174 (a UDP representation site), HLAA/198/001 and HLAA/018/002. Adjacent/surrounding land: Housing to the north, Lincoln Hill Road and some residential properties to the west, dismantled railway to east and open farmland to south. Additional comments: Poor access onto the narrow rural road off Lincoln Hill or onto the existing estate road of Watling Street which may have capacity issues. Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

HLAA/018/002, HLAA/191/001 and HLAA/198/001 should be linked to gether, potential for access onto B4234 with Footway cycle link via the old railway line, no vehicular access onto Lincoln Hill without substantial improvements. Access onto the B4234 will require substantial hedgerow removal. Modeling of Ross required as substantial development will have detrimental impact to traffic movements in and around the town centre.

Biodiversity:

Half of site: Arable land where ecological constraints are likely to be limited. Remainder of site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

This land forms open countryside. Land to the west is elevated. Development on this land would be unacceptably dominant in visual terms

Can the entire site be developed?:

No

Settlement:	Ross-on-Wye	Site Ref:	HLAA/192/001
Site Address:	Stoney Stile, Cleeve Lane		

Summary Description:

Grassland. Contained site that slopes down towards the east and rises to the north. Views into site: Localised views. Adjacent/surrounding land: Housing to the south east and west. Site integration: The site is well related to the built form having housing on 3 sides. The site forms a natural extension to the town. Height and character: 2 storey residential development to the north east and south east. Additional comments: Access may be a constraint particularly along Archenfield and through town centre onto main road network. The town centre streets are at capacity creating a significant constraint to developing housing on the south western edge of Ross. Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Access onto the C1274 difficult, Hawthorn Lane has the width but visibility splay very poor, Middleton Avenue has some scope for linkage, footway/cycle link, but area very congested due to location of school, potential to link with surrounding sites.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

Is the site suitable (and achievable) for development?:

There is potential for housing on the lower southern section outside of the Conservation Area provided safe/satisfactory access can be secured. Landowner is willing to release the land for housing development.

Can the entire site be developed?:

Yes

Settlement:	Ross-on-Wye	Site Ref:	HLAA/198/001
Site Address:	Land at Watling Road, Lincoln Hill		

Summary Description:

Grassland. The northern extent of the site rises up from the existing housing and flattens out to form an elevated open site. There are no definable boundaries which could contain development. Views into site: Long distance views to the north across Ross, east towards Penyard Park and south across open farmland. This site is also referred to as: P1174 (a UDP representation site), HLAA/191/001 and HLAA/018/002. Adjacent/surrounding land uses: Housing to north, Lincoln Hill road to some residential properties to the west, dismantled railway to the east and open farmland to the south. Poor access onto the narrow rural road off Lincoln Hill or onto the existing estate road of Watling Street which may have capacity issues. Additional comments: Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

HLAA/018/002, HLAA/191/001 and HLAA/198/001 should be linked to gether, potential for access onto B4234 with Footway cycle link via the old railway line, no vehicular access onto Lincoln Hill without substantial improvements. Access onto the B4234 will require substantial hedgerow removal. Modeling of Ross required as substantial development will have detrimental impact to traffic movements in and around the town centre.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

Is the site suitable (and achievable) for development?:

No, due to landscape constraints and possible access issues

Can the entire site be developed?:

No

Settlement:	Ross-on-Wye	Site Ref:	HLAA/199/002
Site Address:	Land adjacent to Rossleigh, Gloucester Road		

Summary Description:

Fallow land and rifle range. Generally flat site. Views into site: Localised views although visible from the top of Penyard Park. This site has been assessed alongside O/Ross/007. Adjacent/surrounding land: Haigh industrial estate nearby, residential and fire station to the east, farmland to the south. There is potential access onto the A40. Site integration: This is a contained site with a good relationship with the built form but would need inclusion as part of a development in conjunction with O/Ross/007 as the linear shape of the site would be unsuitable as a standalone site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies.

Highways information:

Not surveyed

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes. This site alone offers limited potential for housing development. It needs to be considered along with other adjacent land - O/Ross/007. The site is not considered achievable on its own

Can the entire site be developed?:

Yes

Settlement:	Ross-on-Wye	Site Ref:	HLAA/199/003
Site Address:	Land adjacent to Abacus Nursery and Ashfield Park School		

Summary Description:

Grassland. Contained, flat site. Views into site: Views over to church spire. Adjacent/surrounding land: School playing field, Graveyard at St Mary's Church, children's nursery and public footpath. Site integration: The site falls outside the established residential area and is not considered suitable for development. Additional comments: Site adjoins the Wye Valley AONB and is within a Conservation Area

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies.

Highways information:

Not surveyed

Biodiversity:

Not surveyed

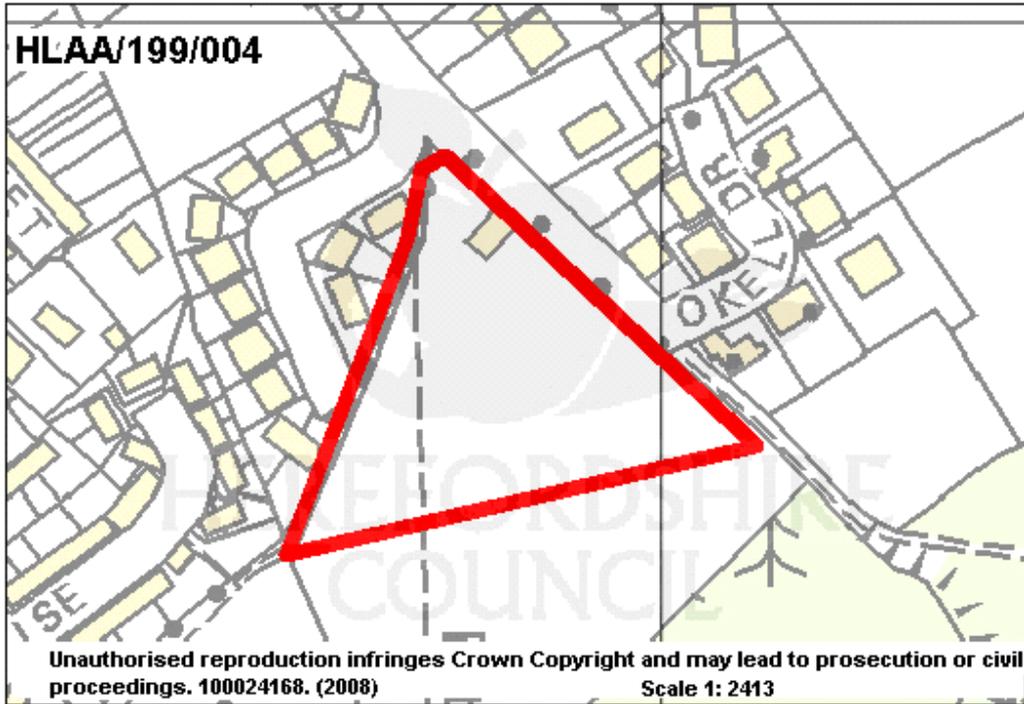
Is the site suitable (and achievable) for development?:

No. Historically housing has been resisted on this site (including successfully at appeal), primarily on amenity grounds and impact on the Conservation Area and setting of St Mary's church

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** HLAA/199/004
Site Address: Land off Fernbank Road



Information Source:	Call for sites	Site Area (ha):	0.90
Agricultural Land Classification:	3a		

Suitable: Yes <input type="checkbox"/> Suitable: No <input checked="" type="checkbox"/> Suitable: Part <input type="checkbox"/> Achievable: Yes <input checked="" type="checkbox"/> Achievable: No <input type="checkbox"/> Achievable: Part <input type="checkbox"/> Available: Yes <input checked="" type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input type="checkbox"/>	Potential Housing Capacity: N/A Greenfield <input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Timescale: 1-5 Years <input type="checkbox"/> Timescale: 6-10 Years <input type="checkbox"/> Timescale: 11-15 Years <input type="checkbox"/> Timescale: 16-20 Years <input type="checkbox"/> Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
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Settlement:	Ross-on-Wye	Site Ref:	HLAA/199/004
Site Address:	Land off Fernbank Road		

Summary Description:

Grassland. This is a triangular elevated piece of open land rising up to Merrivale Wood. The site forms open countryside. Views into site: Long distance views across Ross. This site is also referred to as P198/430 (a UDP representation site). Adjacent/surrounding land: Residential to the north west and north east and open rising land to the south east. There is poor access onto the narrow residential road of Fernbank Road. Site integration: The site does not integrate well and has an open countryside feel. Height and character: 2 storey buildings on lower land to the north west and north east. Additional comments: Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Fernbank Road gives the appearance of a quiet lane, number of houses proposed together with Ross/7 and 12 will change this, Fernbank Road will require footway to Walford Road. Will be difficult to gain access onto Fernbank Road due to difference in levels.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. This elevated site lies just below Merrivale Woods and within the AONB. Its development would adversely impact upon the towns setting in this location

Can the entire site be developed?:

No

Settlement:	Ross-on-Wye	Site Ref:	HLAA/260/001
Site Address:	Land to the rear of Kyrle Street		

Summary Description:

Gardens. Contained site made up of rear gardens. The housing to the south and west is at a higher level and land drops down sharply to site. Views into site: Contained higher housing looks over site. Adjacent/surrounding land: Housing to the south on higher ground. Swimming pool to the north. Access onto Kyrle Street. Site integration: The site lies in an established residential area and constitutes intensification of land in a town centre location. Additional comments: Site is within a Conservation Area and adjoins the Wye Valley AONB

Flood Information:

The site is classified as being partially in zone 2 and the risk of fluvial flooding may be medium to low. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

No vehicle access onto Kyrle Street available, potential for access via car park - access issues, improvements to cycle footway network in locality required.

Biodiversity:

Not surveyed

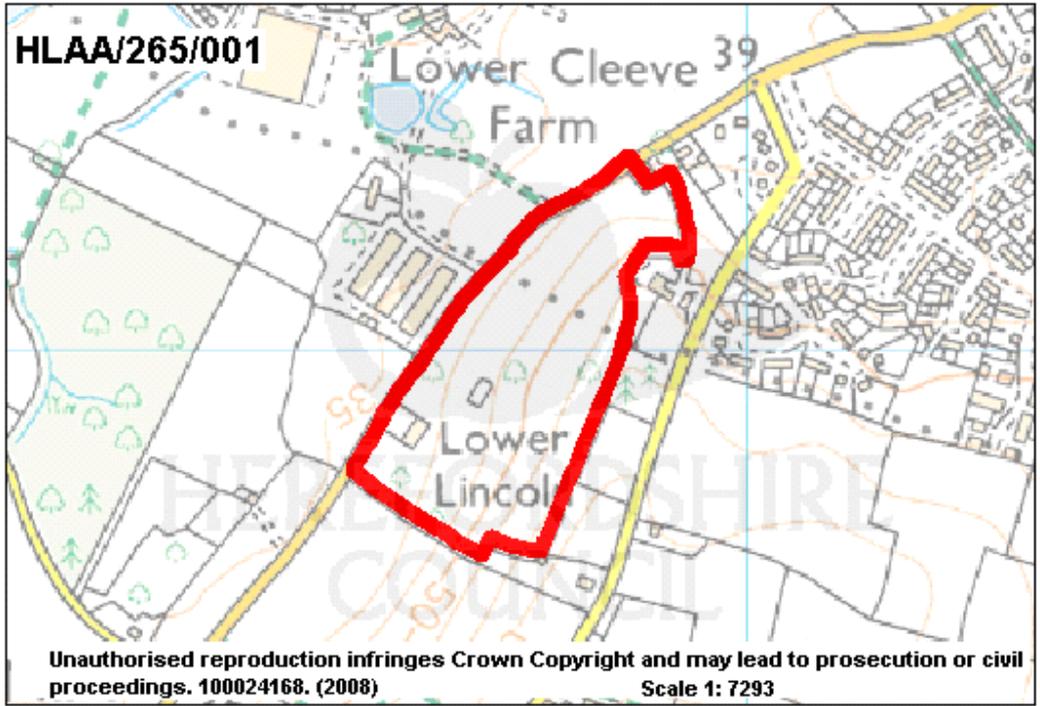
Is the site suitable (and achievable) for development?:

Yes, the site is considered suitable for housing subject to the provision of adequate access

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye **Site Ref:** HLAA/265/001
Site Address: Lower Lincoln, Lincoln Hill, Hom Green



Information Source:	Call for sites	Site Area (ha):	6.04
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes <input type="checkbox"/> Suitable: No <input checked="" type="checkbox"/> Suitable: Part <input type="checkbox"/> Achievable: Yes <input checked="" type="checkbox"/> Achievable: No <input type="checkbox"/> Achievable: Part <input type="checkbox"/> Available: Yes <input checked="" type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input type="checkbox"/>	Potential Housing Capacity: N/A Greenfield <input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Timescale: 1-5 Years <input type="checkbox"/> Timescale: 6-10 Years <input type="checkbox"/> Timescale: 11-15 Years <input type="checkbox"/> Timescale: 16-20 Years <input type="checkbox"/> Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
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Settlement:	Ross-on-Wye	Site Ref:	HLAA/265/001
Site Address:	Lower Lincoln, Lincoln Hill, Hom Green		

Summary Description:

Grassland. The land is steeply rising from west to east and forms the grounds of a parkland with mature ornamental trees within and adjacent to the site. The parkland provides an attractive hillside edge to the town. Views into the site: Long distance views from the west. Adjacent/surrounding land: Residential to the north, Hom Green Road to the west, rising land to Lincoln Hill to the east and open countryside to the south. The site has access onto Horns Green Road. Site integration: The site could not be well integrated as it relates poorly to the built form and feels like open countryside. Additional comments: Site adjoins the Wye Valley AONB and is the subject of 3 TPOs

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Long frontage to C1274 so suitable visibility splays appear achievable but site lacking in suitable footway/cycle links to Ross and town centre. Cumulative impact on Ross needs to be assessed by modeling and any improvements identified implemented. C1274 not suitable for intensification of use without improvements.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

Is the site suitable (and achievable) for development?:

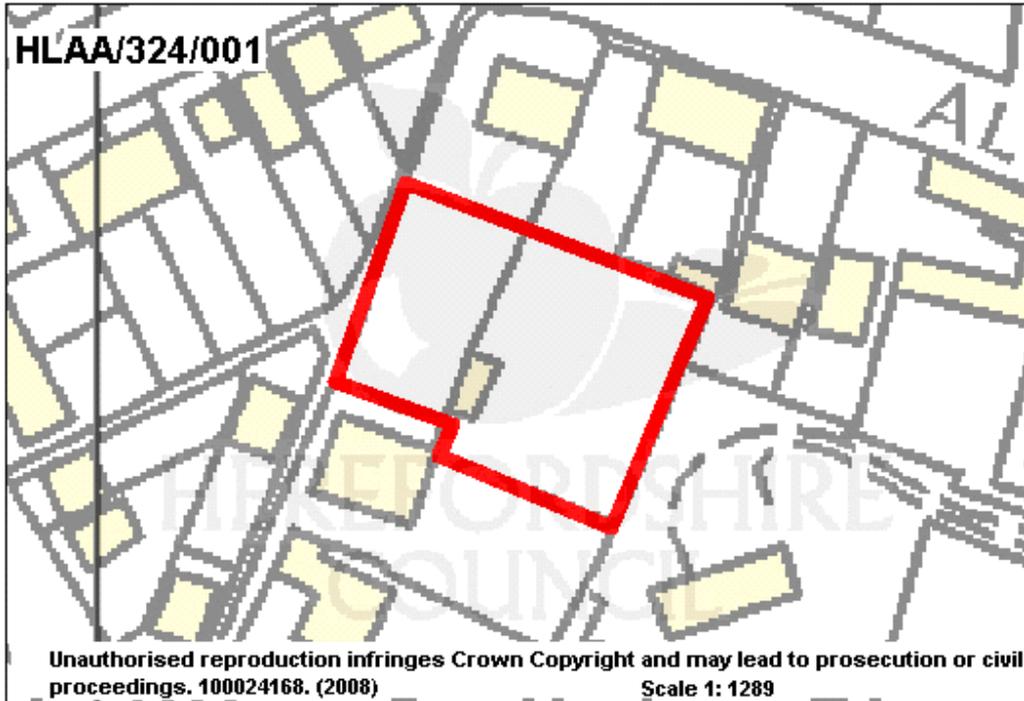
No, steeply sloping parkland providing an attractive hillside edge to the town. A very sensitive landscape

Can the entire site be developed?:

No

Settlement: Ross-on-Wye
Site Address: Land at Merrivale

Site Ref: HLAA/324/001



Information Source:	Call for sites	Site Area (ha):	1.23
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 40
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Ross-on-Wye	Site Ref:	HLAA/324/001
Site Address:	Land at Merrivale		

Summary Description:

Garden land and grassland. Contained grassland site that rises from west to east. Localised views into site. This also includes the 2001 Urban Capacity site Ross/2 and UDP representation site site P969 (Greenfield site). These sites have been assessed as one site. Access onto Merrivale lane. There is also a covenant on P969. Site integration: The site is well integrated within the built form. Height and character: Residential properties surround site. Additional comments: Part of the site is within a Conservation Area.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Site fronts Merrivale Lane. Site appears to be acceptable.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, the site is a predominantly residential area and subject to overcoming covenant issue, is suitable for development

Can the entire site be developed?:

Yes

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/001
Site Address:	Land at the BP garage, adjacent to A449		

Summary Description:

Vacant and derelict land and buildings. Flat hill top, developed site with vacant, derelict building and car parking area on site. The previous development has been cut into the sklope to screen it from the south. Views into site: Site is visible from A449 only. Adjacent/surrounding land: Agriculture to south and east, BP garage to west. Site integration: The site could not be well integrated for housing purposes. The site is severed from the town by the A449 and A40. The site is remote from facilities and services of the town centre. There would be amenity issues if the site was considered for housing due to the close proximity of the A449 dual carriageway and filling station. Height and character: Ross Labels lies across the road, however it is significantly lower than this site. Access over land used by

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

The site as a stand alone is not feasible, no cycle footway links to Ross, roundabout proposed with Tanyard Lane site which could provide access in other sites included such as O/Ross/002, O/Ross/003.

Biodiversity:

Not surveyed

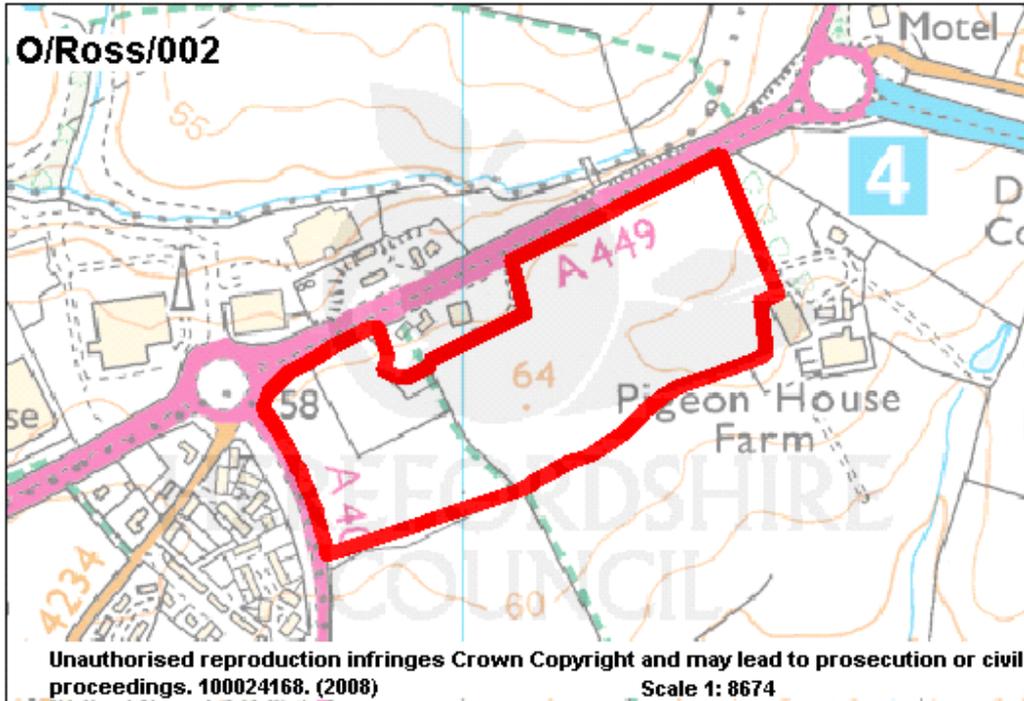
Is the site suitable (and achievable) for development?:

This site currently represents an unattractive site at the entrance to Ross. However, due to its remote location, lack of access, poor integration with adjoining residential area and close proximity to the A449/filling station, the site is not considered suitable for housing purposes. The site would however, lend itself to employment uses.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** O/Ross/002
Site Address: Land south of BP garage



Information Source:	LA officer identified	Site Area (ha):	12.43
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	360
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/002
Site Address:	Land south of BP garage		

Summary Description:

Grassland. Flat, open elevated hill top site. There is a slight fall of site from south to north. The southern boundary forms ridge line where the land slopes down to the valley floor. Views into site: Subject to long distance views particularly from the south and also the north and east. Out of site: To the south and east towards Ross. Adjacent/surrounding land: A40 to the west, A449 to the north, farmland and Pigeon House south east, farm to east and farmland to the south. Site integration: It would be difficult to integrate the site for housing purposes due to its remoteness and poor relation with the built form of the town and its facilities and services. The site and other residential areas are severed by the A40 and A449 from the town centre.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Western two thirds: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Difficult to see this linked to Ross, site would need linkage to roundabout proposed with Tanyard Lane site which could provide access in other sites included such as O/Ross/001 and O/Ross/003

Biodiversity:

Eastern portion contains semi-natural habitats and wildlife corridors which will constrain development. Western portion is arable land where ecological constraints are likely to be limited

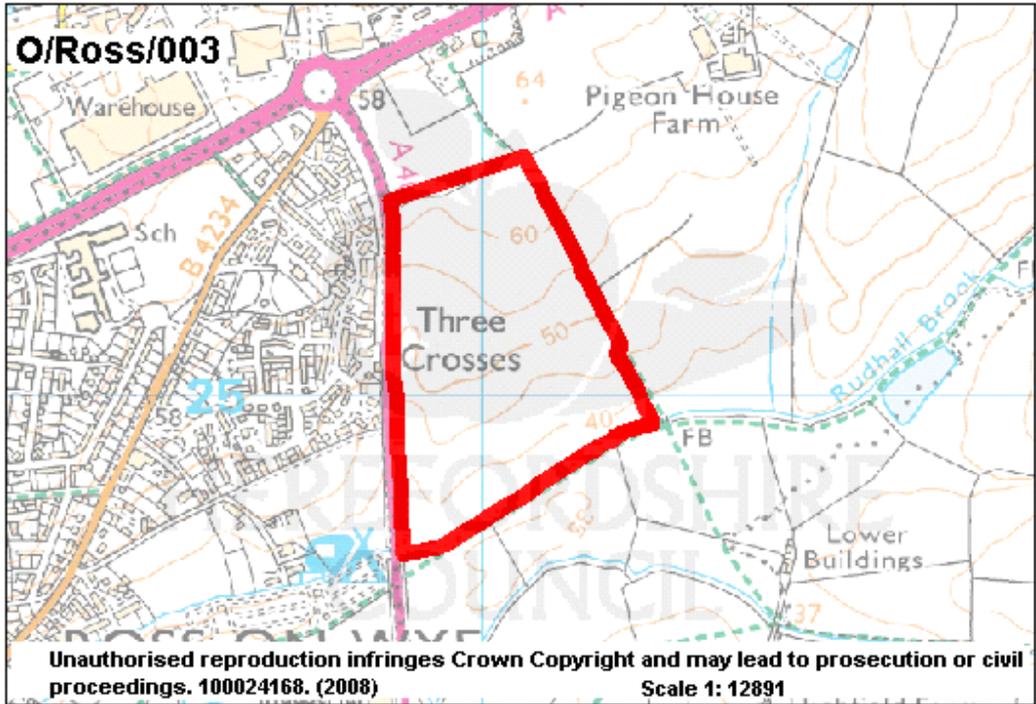
Is the site suitable (and achievable) for development?:

This site lies on the dual carriageway and is physically separated from the town having no relationship with the town's services and facilities. Southern boundary is weak. The site has significant landscape constraints, however housing could be developed on the site at a cost to the landscape setting of the town. Significant landscape buffer would be required to the east to help contain and screen potential development. Landowner is willing to release the land for housing development

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye Site Ref: O/Ross/003
 Site Address: Land to the east of A40 and north of Rudhall Brook



Information Source:	LA officer identified	Site Area (ha):	19.83
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	550 (500/50)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Ross-on-Wye **Site Ref:** O/Ross/003
Site Address: Land to the east of A40 and north of Rudhall Brook

Summary Description:

Arable land. The land slopes from north to south and forms a sloping valley side. The Rudhall Brook forms the southern boundary to the site. The site is very open. Views into the site: The northern part open to long distance views from the south. The southern parts of the site lie along the valley floor and are open to long distance views from the east. Views out of the site: Long distance views to the south, east and west. Adjacent/surrounding land: Agriculture, A40 to the west, Rudhall Brook on southern boundary. The site is surrounded by open fields and is severed from the built form of the town by the A40. Site integration: The site could not be well integrated with the surrounding area. The site has no relationship with the built form and is very prominent in the landscape.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Difficult to see this linked to Ross, site would need linkage to roundabout proposed with Tanyard Lane site which could provide access in other sites included such as O/Ross/001, O/Ross/002.

Biodiversity:

Arable land where ecological constraints are likely to be limited

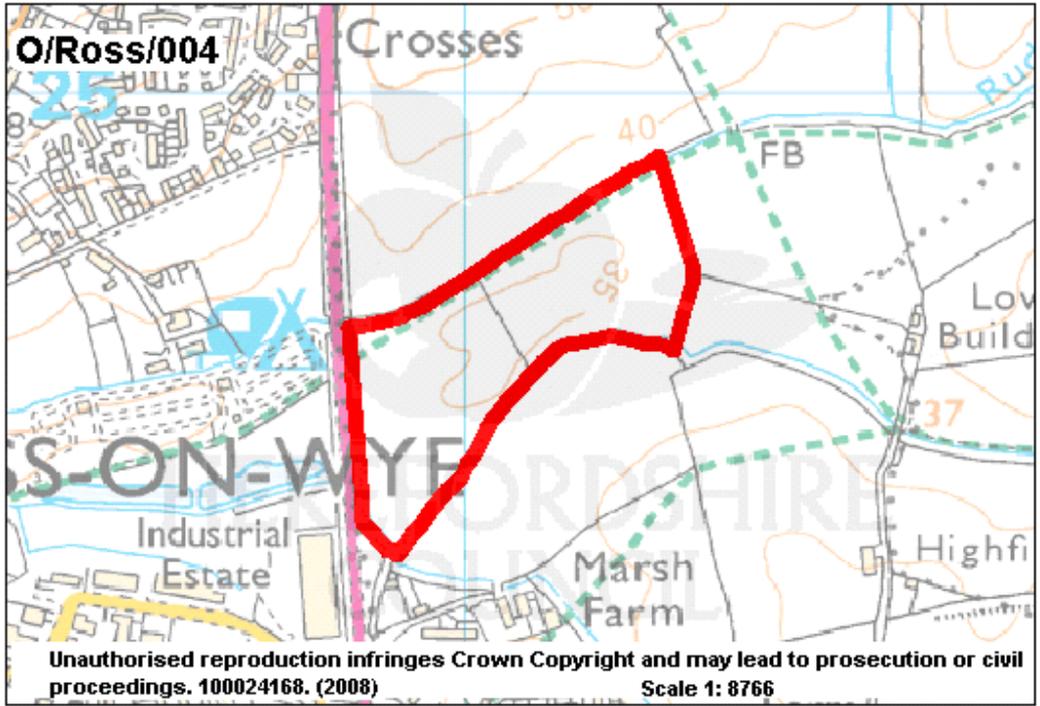
Is the site suitable (and achievable) for development?:

The site has a poor relationship to the built form of the town and its facilities and services. The site has significant landscape constraints. Housing could be developed on this sensitive site at a cost to the landscape setting of the town. Significant landscape buffer would be required to the east to help contain and screen potential development. Landowner is willing to release the land for housing development.

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye Site Ref: O/Ross/004
 Site Address: Land south of Rudhall Brook



Information Source:	LA officer identified	Site Area (ha):	7.84
Agricultural Land Classification:	3b&4		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/004
Site Address:	Land south of Rudhall Brook		

Summary Description:

Arable land. The flat site forms part of the valley floor. Views into site: Very open views to the east.
Adjacent/surrounding land: A40 to the east and farmland to north, east and south. Access onto A40. Site integration: Site could not be well integrated as it is surrounded by open fields and is severed from the built form of Ross by the A40. Has no relationship with other residential areas of the town. Additional comments: Land is identified as land liable to flood in the UDP and a flood alleviation scheme is currently underway in Ross which will utilise this land for flood storage.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

No comment

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Not surveyed

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

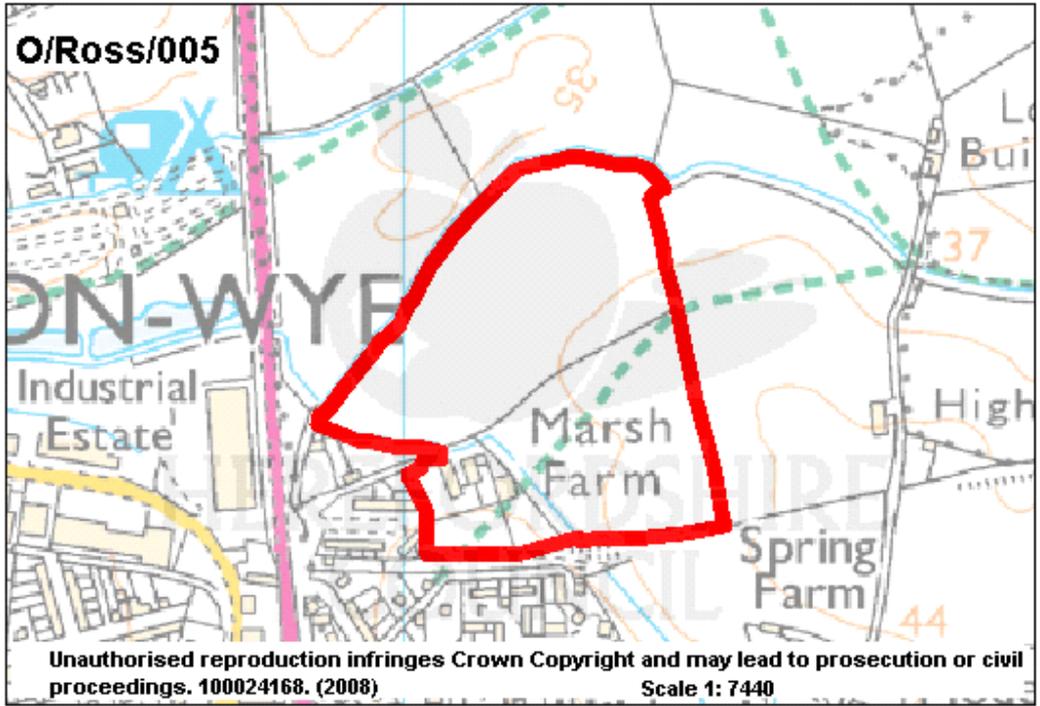
Is the site suitable (and achievable) for development?:

No. This land floods and is being used as part of the flood alleviation scheme for flood storage. Site has no relationship to the built form of the town and development would impact on the landscape setting of Ross.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: O/Ross/005
 Site Address: Land at Marsh Farm



Information Source:	LA officer identified	Site Area (ha):	10.32
Agricultural Land Classification:	2,3a,3b&4		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity: 200
Suitable: No	<input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years <input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>	

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/005
Site Address:	Land at Marsh Farm		

Summary Description:

Grassland. Flat, low lying forming part of the valley floor. Views into the site: Very open views from the east along the valley. Long distance views to east over attractive countryside. The farm forms an attractive rural edge to the town. Adjacent/surrounding land: Residential and farm with associated buildings to the west and south as well as dismantled railway, open farmland to the east and north. There is a public right of way running from south west to north east. Difficulties with gaining access onto A40. Site integration: The site could not be well integrated as it forms an attractive rural edge to the town with open views to the east. The dismantled railway line to the south forms the boundary to the site.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test must may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan proces to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Southern two thirds: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Not surveyed

Biodiversity:

Arable land where ecological constraints are likely to be limited

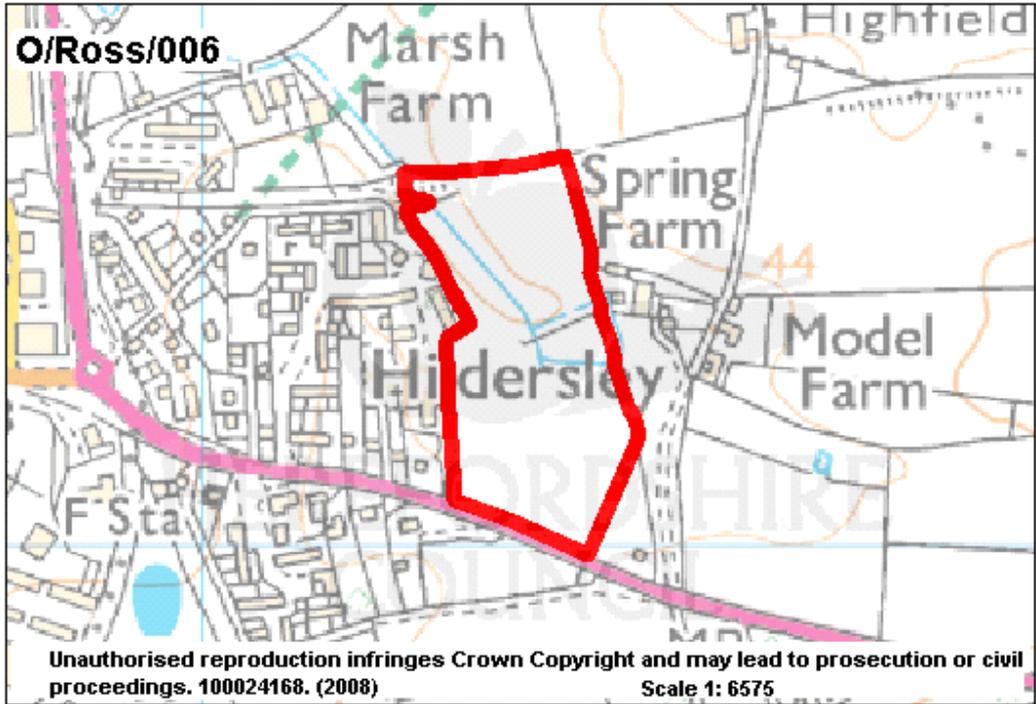
Is the site suitable (and achievable) for development?:

Outside of the flood plain there is potential to develop some housing. However, this will be at a cost. The site lies in a sensitive landscape and would impact on the setting of Ross. Any development would need to contain and screen development with strong landscape buffers to the east and resolve access issues.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** O/Ross/006
Site Address: Land adjacent to Model Farm, Gloucester Road (A40)



Information Source:	LA officer identified	Site Area (ha):	4.56
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement: Ross-on-Wye **Site Ref:** O/Ross/006
Site Address: Land adjacent to Model Farm, Gloucester Road (A40)

Summary Description:

Grassland. Flat, open area. Views into site: Open views to the east. Adjacent/surrounding land: Employment allocation to west, dismantled railway and farmland to north, residential to west and A40 to south. Direct access onto A40. The site currently forms a buffer strip protected under policy HBA9, between the Model Farm employment allocation and the residential development of Hildersley. A development brief has been advanced for the employment site and this adjoining land.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Not surveyed

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

Is the site suitable (and achievable) for development?:

The site should be retained as a buffer strip between the existing housing and employment allocation as identified in the UDP and supporting development brief

Can the entire site be developed?:

No

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/008
Site Address:	Land at Alton Court Farm		

Summary Description:

Arable land. The land is contained by a steeply rising hill to the south and railway embankment/cycleway to the north. Land to the south and west is elevated and should be excluded to protect the form and integrity of the hill slopes. Views into site: Views are local and impact of development could be minimised. Views from Penyard Park already have the back drop of Ross town. Adjacent/surrounding land: PGL to northeast, rising land to Penyard Park to southeast, residential to south west and cycleway and adjoining residential development at Merrivale to north west. Potential access onto Walford Road. Site integration: This forms unrelated land which rises to Merrivale Road and is not suitable on landscape grounds

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

O/Ross/007, O/Rosss/008, Ross/5, Ross/21, HLAA/199/002 all could potentially come together to form a link between the A40 and Walford Road. Potential link to HLAA/018/003 and west and north west of Ross. Individually, the sites are almost impossible to deliver and are south of the Town and Country Trail.

Biodiversity:

Eastern portion comprises arable land where ecological constraints are likely to be limited. Remainder of site contains semi-natural habitats and wildlife corridors which will constrain development

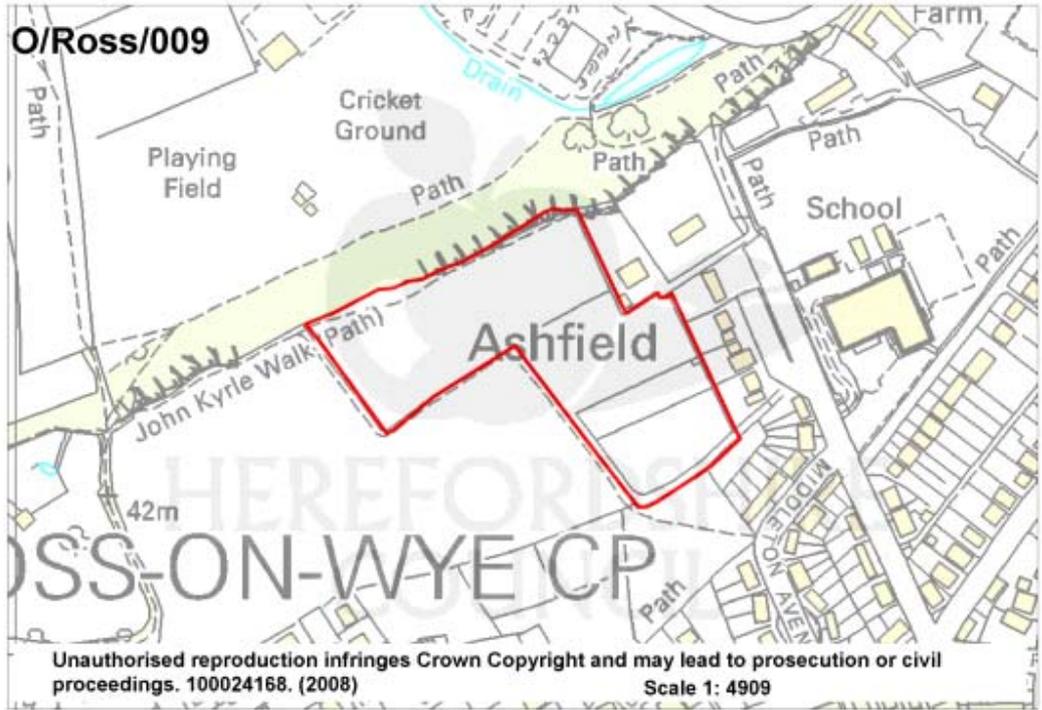
Is the site suitable (and achievable) for development?:

No. The site is not considered suitable on landscape grounds

Can the entire site be developed?:

No

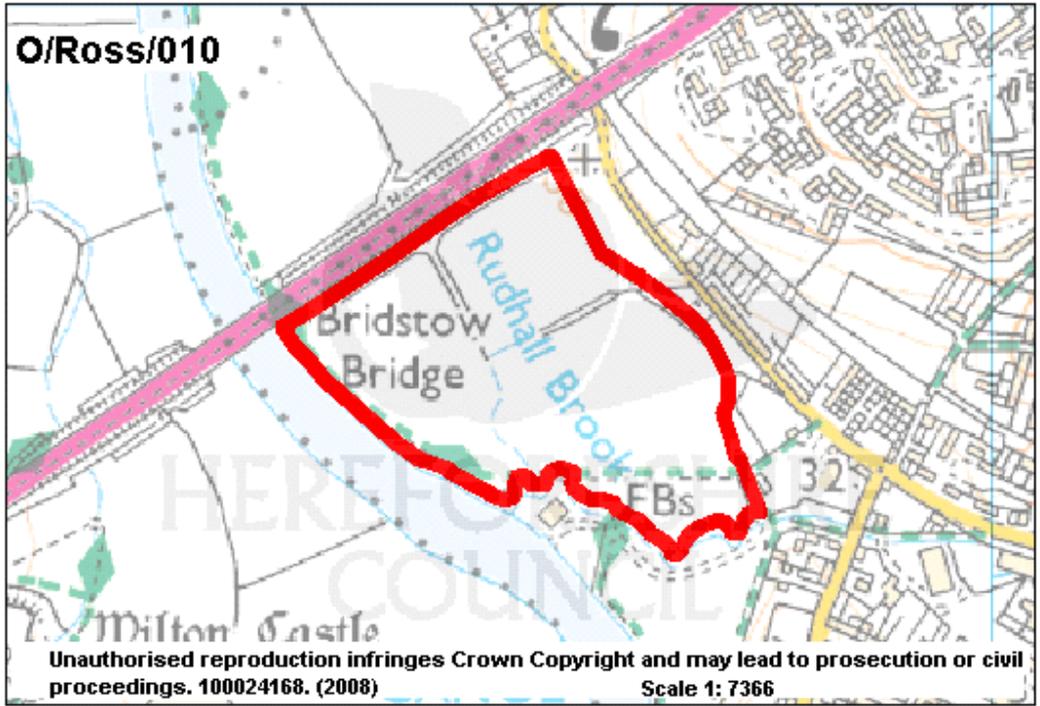
Settlement: Ross-on-Wye **Site Ref:** O/Ross/009
Site Address: Land to the rear of Castlemeadow, off Middleton Avenue



Information Source:	LA officer identified	Site Area (ha):	2.58
Agricultural Land Classification:	2		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement: Ross-on-Wye Site Ref: O/Ross/010
 Site Address: Land south of Greytrees Road

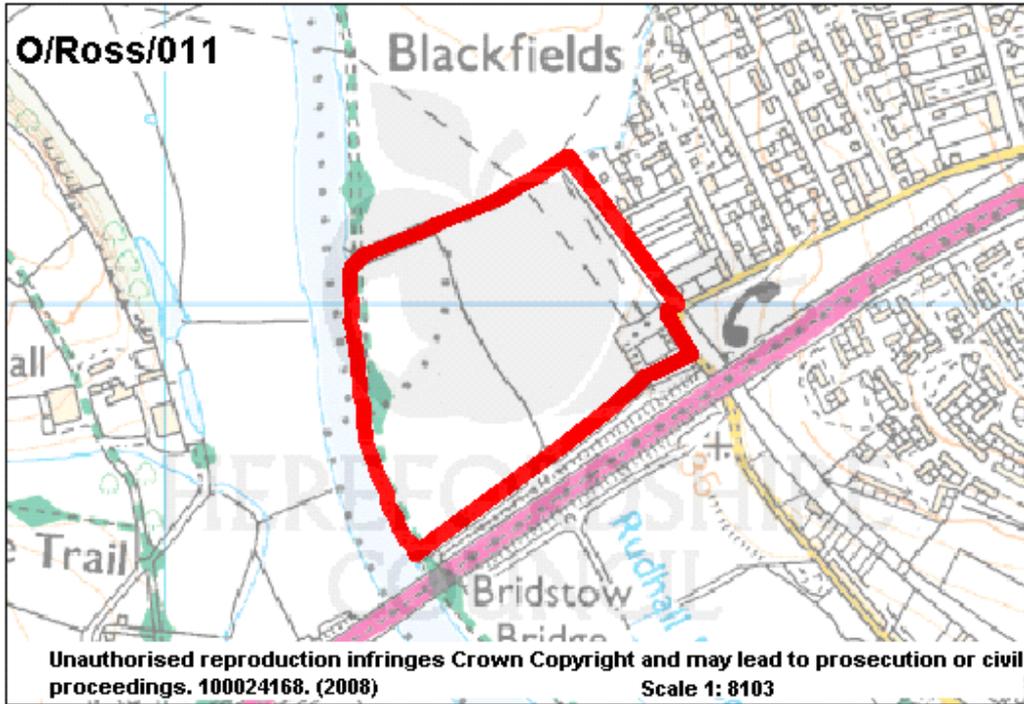


Information Source:	LA officer identified	Site Area (ha):	9.59
Agricultural Land Classification:			

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement: Ross-on-Wye
 Site Address: Land at Blackfields

Site Ref: O/Ross/011



Information Source:	LA officer identified	Site Area (ha):	9.25
Agricultural Land Classification:			

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/011
Site Address:	Land at Blackfields		

Summary Description:

Grassland, open space. Flat, open land adjacent to River Wye. Views into site: Open views from all directions. Views out of site: Open views to all directions. Adjacent/surrounding land: River Wye to west, built form of Ross town to east and south, open countryside to north. Public right of way along river. Access heavily constrained and difficult however may be achieved onto Greytrees Road. Site integration: No. Site could not be well integrated as is very open and forms part of the setting of Ross-on-Wye. Additional comments: Site adjoins the Wye Valley AONB and is within a Conservation Area

Flood Information:

The site is classified as being functional flood plain and the risk of fluvial flooding may be extremely high. The proposed use is not appropriate on the basis of the relevant flood zone. PPS25 exception test is not relevant for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

No comment

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Not surveyed

Biodiversity:

Arable land where ecological constraints are likely to be limited

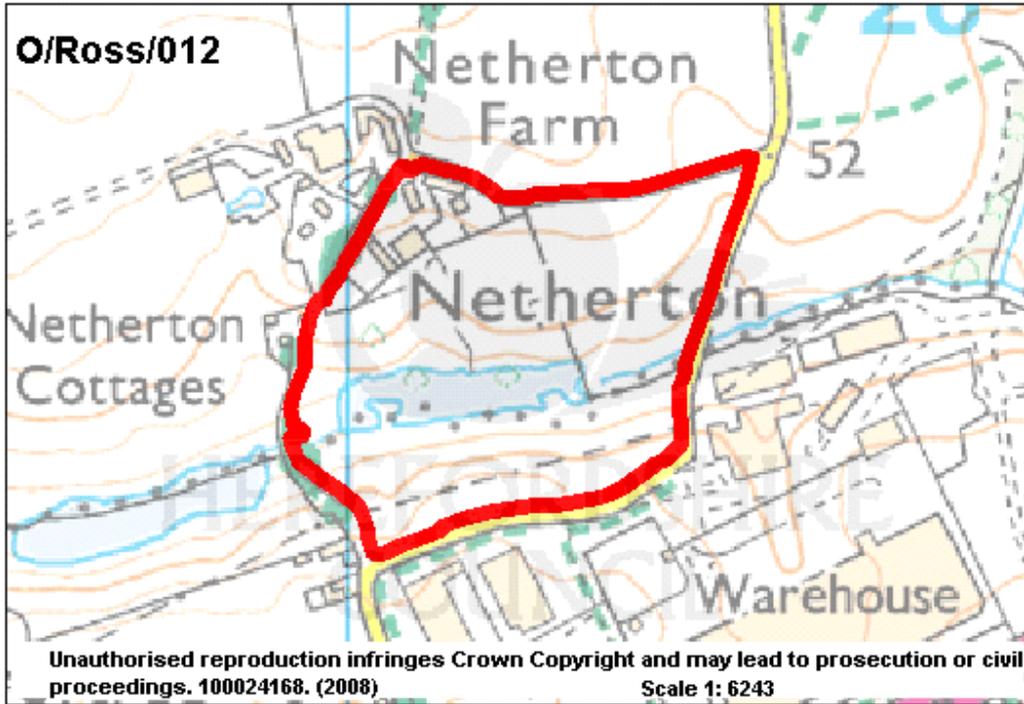
Is the site suitable (and achievable) for development?:

No. Site is on land liable to flood and forms part of the setting of the River Wye and town centre

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: O/Ross/012
 Site Address: Land at Netherton, Brampton Road



Information Source:	LA officer identified	Site Area (ha):	8.61
Agricultural Land Classification:	3b&4		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/014
Site Address:	Land to the rear of Boots, New Street		

Summary Description:

Car park. Contained site. Slightly elevated from New Street. Views into site: Localised views. Adjacent/surrounding land: Rear of retail units on High Street and Broad Street. Site integration: Site is well related to the built form and would result in intensification of a town centre site. Height and character: General character of area is mainly retail units. Additional comments: Site adjoins the Wye Valley AONB and is within a Conservation Area

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Potential for access due to visibility and location.

Biodiversity:

Not surveyed

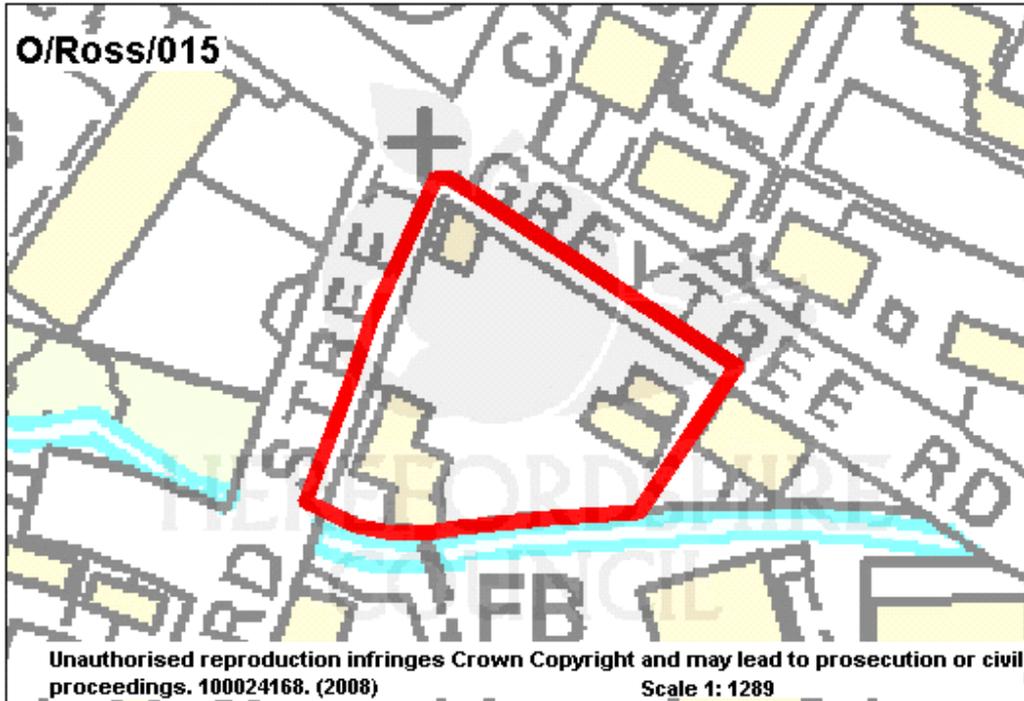
Is the site suitable (and achievable) for development?:

Suitable, however may not be considered available at this time due to fragmented ownership of the land. The site is well used as a private car park and forms the rear access to Boots for deliveries.

Can the entire site be developed?:

No, only possibly land to the rear

Settlement: Ross-on-Wye **Site Ref:** O/Ross/015
Site Address: Showmans site, Greytrees Road



Information Source:	LA officer identified	Site Area (ha):	0.28
Agricultural Land Classification:	N/A		

Suitable: Yes <input type="checkbox"/> Suitable: No <input checked="" type="checkbox"/> Suitable: Part <input type="checkbox"/> Achievable: Yes <input type="checkbox"/> Achievable: No <input checked="" type="checkbox"/> Achievable: Part <input type="checkbox"/> Available: Yes <input type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input checked="" type="checkbox"/>	Potential Housing Capacity: N/A Greenfield <input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Timescale: 1-5 Years <input type="checkbox"/> Timescale: 6-10 Years <input type="checkbox"/> Timescale: 11-15 Years <input type="checkbox"/> Timescale: 16-20 Years <input type="checkbox"/> Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
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Settlement:	Ross-on-Wye	Site Ref:	O/Ross/015
Site Address:	Showmans site, Greytree Road		

Summary Description:

Storage land. Flat, contained site. Views into site: Localised views. Adjacent/surrounding land: Mainly housing and employment. Lies in established residential area and would integrate well with surrounding 2 storey housing. Additional comments: Site adjoins the Wye Valley AONB and is within a Conservation Area

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

No surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Footpath widening and extended towards five-ways, TATS required,

Biodiversity:

Not surveyed

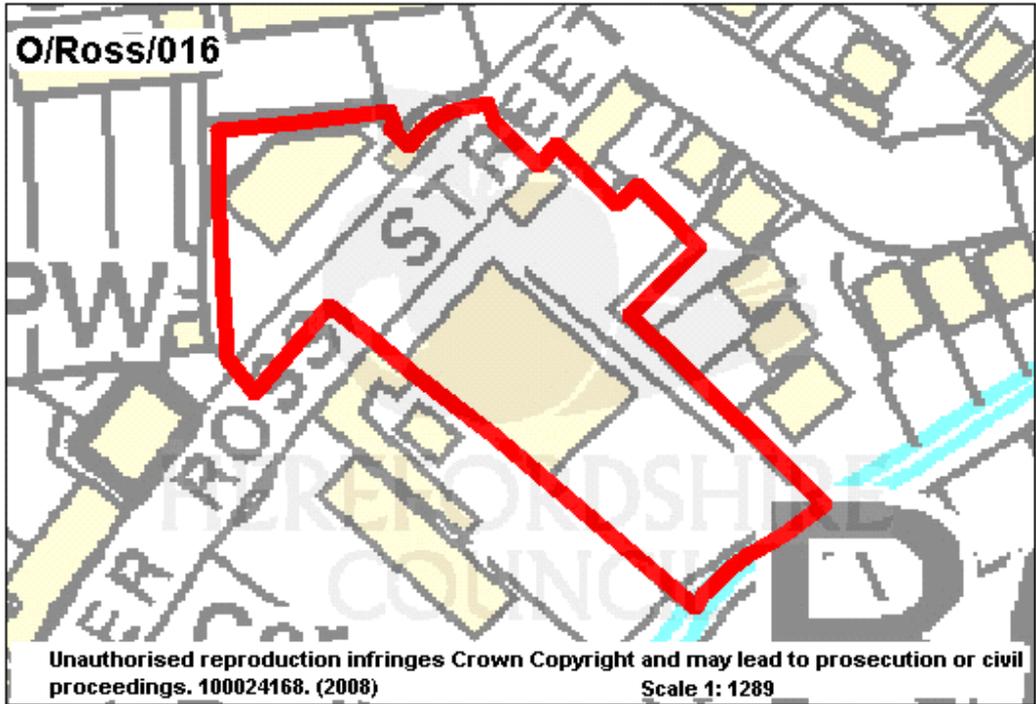
Is the site suitable (and achievable) for development?:

No. Site is within the flood plain

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** O/Ross/016
Site Address: Overross Garage, Overross Street



Information Source:	LA officer identified	Site Area (ha):	0.44
Agricultural Land Classification:	N/A		

<table style="width: 100%;"> <tr><td>Suitable: Yes</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Suitable: No</td><td><input type="checkbox"/></td></tr> <tr><td>Suitable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: Yes</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Achievable: No</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Available: Yes</td><td><input type="checkbox"/></td></tr> <tr><td>Available: No</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Available: Don't Know</td><td><input type="checkbox"/></td></tr> </table>	Suitable: Yes	<input checked="" type="checkbox"/>	Suitable: No	<input type="checkbox"/>	Suitable: Part	<input type="checkbox"/>	Achievable: Yes	<input checked="" type="checkbox"/>	Achievable: No	<input type="checkbox"/>	Achievable: Part	<input type="checkbox"/>	Available: Yes	<input type="checkbox"/>	Available: No	<input checked="" type="checkbox"/>	Available: Don't Know	<input type="checkbox"/>	<table style="width: 100%;"> <tr><td>Potential Housing Capacity:</td><td>N/A</td></tr> <tr><td style="color: green;">Greenfield</td><td><input type="checkbox"/></td></tr> <tr><td style="color: brown;">Brownfield</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Timescale: 1-5 Years</td><td><input type="checkbox"/></td></tr> <tr><td>Timescale: 6-10 Years</td><td><input type="checkbox"/></td></tr> <tr><td>Timescale: 11-15 Years</td><td><input type="checkbox"/></td></tr> <tr><td>Timescale: 16-20 Years</td><td><input type="checkbox"/></td></tr> <tr><td>Timescale: Not In Current Plan Period</td><td><input checked="" type="checkbox"/></td></tr> </table>	Potential Housing Capacity:	N/A	Greenfield	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
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Timescale: 16-20 Years	<input type="checkbox"/>																																		
Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>																																		

Settlement:	Ross-on-Wye	Site Ref:	O/Ross/016
Site Address:	Overross Garage, Overross Street		

Summary Description:

Garage site. Contained town centre site currently used as a garage, sales, services and showroom. Land slopes in an easterly direction. Adjacent/surrounding land: Misson Hall and Plough Inn to south west, residential to north east and north west. Coal yard to south east, site split by Ledbury Road. Lies in an established residential area. Access via Ledbury Road. Site integration: Site could be integrated as it is surrounded by development subject to addressing the flooding issue on lower south eastern section of the site.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Potential for development but could also provide link for land to rear, W461 and 4ZPP. This site, together with part of W461, are currently being considered by Tesco. Any development here would need to provide footway cycle links through development as minimum.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

Is the site suitable (and achievable) for development?:

Considered suitable for housing subject to satisfactorily overcoming the flood constraint on lower south eastern corner. Site is unavailable.

Can the entire site be developed?:

Need to address flooding issue as this will indicate how much of the site is suitable

Settlement: Ross-on-Wye **Site Ref:** P1004/1
Site Address: Land off Brampton Road North, Greytrees



Information Source:	UDP Representation sites	Site Area (ha):	3.11
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	P1004/1
Site Address:	Land off Brampton Road North, Greytrees		

Summary Description:

Agricultural land. Site is located in AONB. Open elevated site, prominent in the landscape. The site is flat and then falls to the north to a wood. Views into site: Long distance views over open countryside to west and north. Adjacent/surrounding land: Bungalows to the south, woodland to the north, Brampton Road to east and attractive long distance views over open countryside to the west. Site integration: Whilst the current building line does feel like the edge of the settlement and development of this large elevated site could represent an acceptable extension to built development. Height and character: There are bungalows to the south of the site.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change.

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Linked to HLAA/107/004, access through 1st through to 6th Avenue not acceptable due to layout and visibility at junctions, access onto Brampton Road not possible due to difference in levels and the improvements required for Brampton Road despite potential to take 3rd party land opposite.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

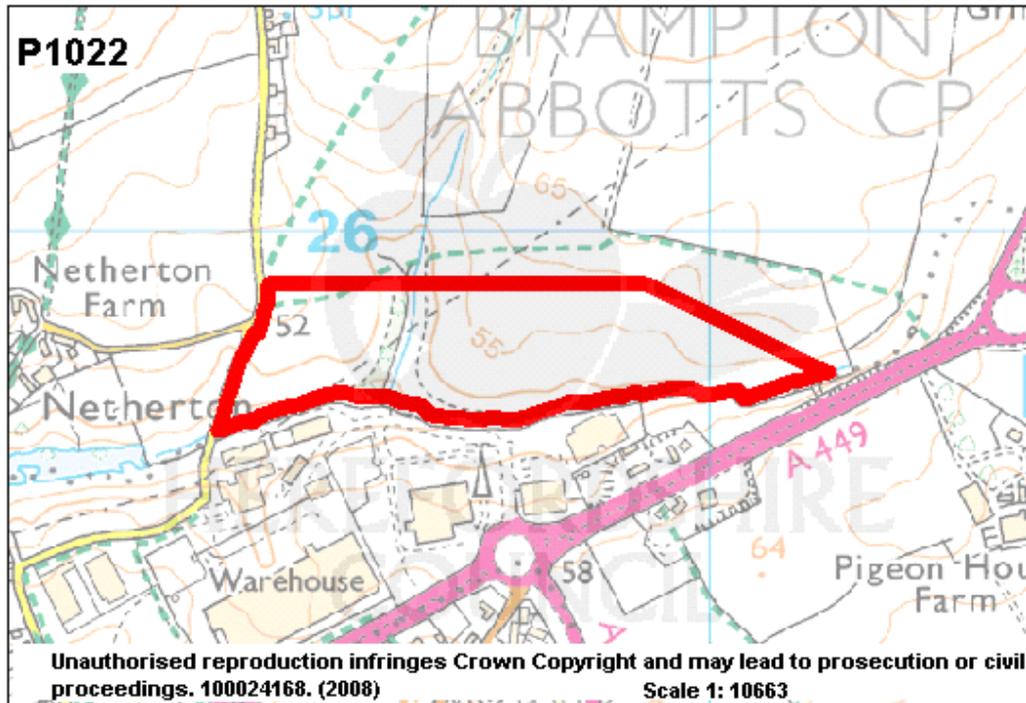
Is the site suitable (and achievable) for development?:

No, due to access constraints

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** P1022
Site Address: Land north of Overcross Industrial Estate, Netherton Road



Information Source:	UDP Representation sites	Site Area (ha):	12.30
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
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Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Ross-on-Wye **Site Ref:** P1022
Site Address: Land north of Overcross Industrial Estate, Netherton Road

Summary Description:

Arable land. Undulating land rising to the north where it is open and elevated, site contained two densely vegetated streamlines. One to the south where it acts as a strong linear boundary to the northern edge of Ross. Views into site: Very open. The elevated nature of the site makes it open to long distance views particularly from the north and would be difficult to screen and blend into existing landscape. Views out of site: Long distance from the northern part of the site. Adjacent/surrounding land: Industrial Estate and open countryside. Site integration: The site could not be well integrated - it has a poor relationship with the built form of the town and forms part of the rural edge containing the town with its rising land towards the north. Additional comments: Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a cost requisition scheme, the costs of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

No linkage to Ross Town, potential for industrial use at Ross Labels but private road accessing onto trunk road network and difference in levels. Substantial improvements to Brampton Road required if thoughts to access west.

Biodiversity:

Western portion contains semi-natural habitats and wildlife corridors which will constrain development. Remainder of site comprises arable land where ecological constraints are likely to be limited

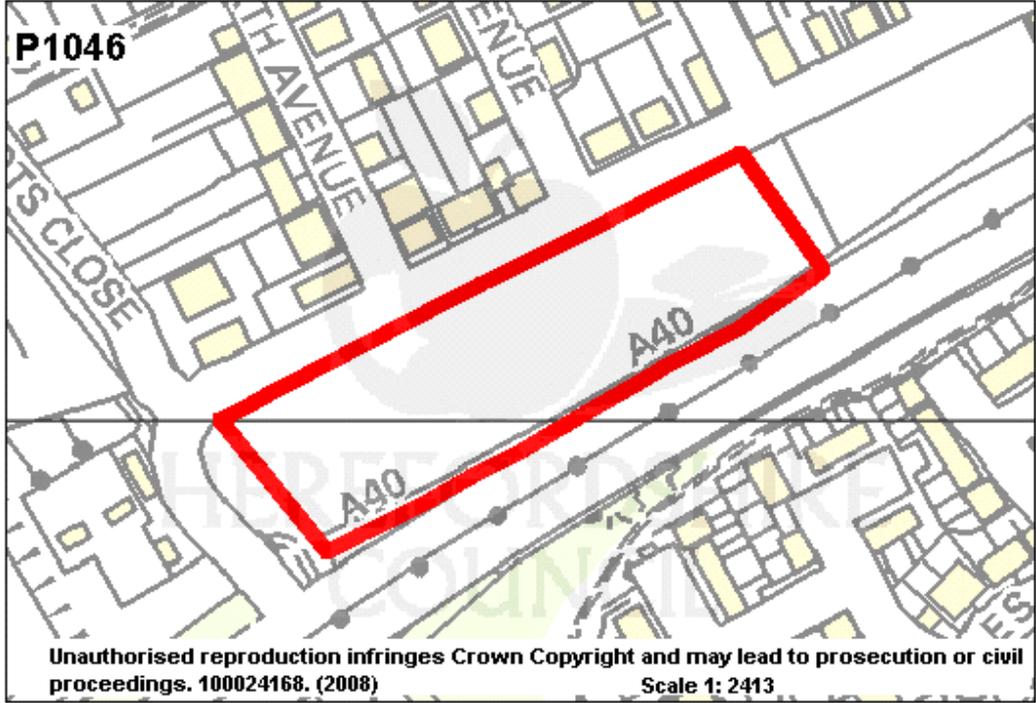
Is the site suitable (and achievable) for development?:

No. This site lies directly north of employment uses and has no relationship with other residential development or facilities of the town and lies in a high quality landscape classified as AONB

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: P1046
 Site Address: Land off Wilton View, Greytree



Information Source:	UDP Representation sites	Site Area (ha):	0.97
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	38
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	P1046
Site Address:	Land off Wilton View, Greytrees		

Summary Description:

Fallow land. Rough contained grassland rising from west to east alongside A40 dual carriageway. Views into site: Relatively contained, backdrop of housing. Adjacent/surrounding land: A40 to the south, residential to the west and north, residential road to the west. Site integration: The site would be well integrated within the existing residential area of Greytrees. Height and character: Bungalows to the east and housing to the north. Additional comments: Site adjoins the Wye Valley AONB and is within a Conservation Area

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Transport Assessment required and numerous issues required to address the site application. Long downhill straight - traffic calming required, 1st to 6th avenue access onto straight, access onto side cannot conflict with existing lay-out. Homs Road layout problem to development as well as forward visibility between Greytrees Spine Road and Homs Road.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

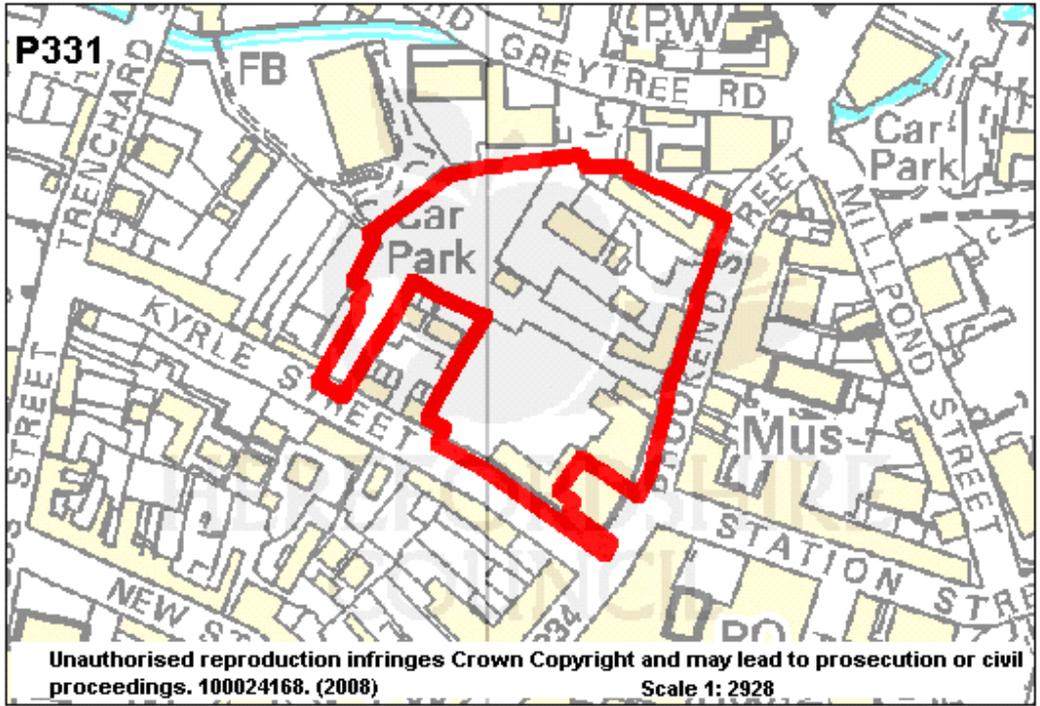
Is the site suitable (and achievable) for development?:

Bungalow developments have already occurred on the more sensitive elevated parts of the site. There is an amenity issue within close proximity of the A40 dual carriageway. However, if this can be overcome there would be no overall objection to the remainder of the land being developed

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye Site Ref: P331
 Site Address: Land off Brookend Street



Information Source:	UDP Representation sites	Site Area (ha):	1.31
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input checked="" type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	P331
Site Address:	Land off Brookend Street		

Summary Description:

Public/private car park. Flat site. Views into site: Centralised/localised views. Views out of site: Centralised/localised views. This site is also known as 3AP8. Adjacent/surrounding land: Surrounded by swimming pool, residential, retail units. Access onto Kyrle Street or Brookend Street. Site integration: Site relates well to the existing built form. Additional comments: Site is currently subject to a retail planning application which if implemented will prevent this site from being developed for housing. Site is within a Conservation Area and adjoins the Wye Valley AONB

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

No surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

The site is part car park and part vehicle maintenance, the vehicle maintenance side is moving and making way for an Aldi Store. The site has footway cycle links but needs to be enhanced. Site subject to Ross one way system, any development will need a Transport Assessment and be part of a Ross Model to assess the impact on the network.

Biodiversity:

Not surveyed

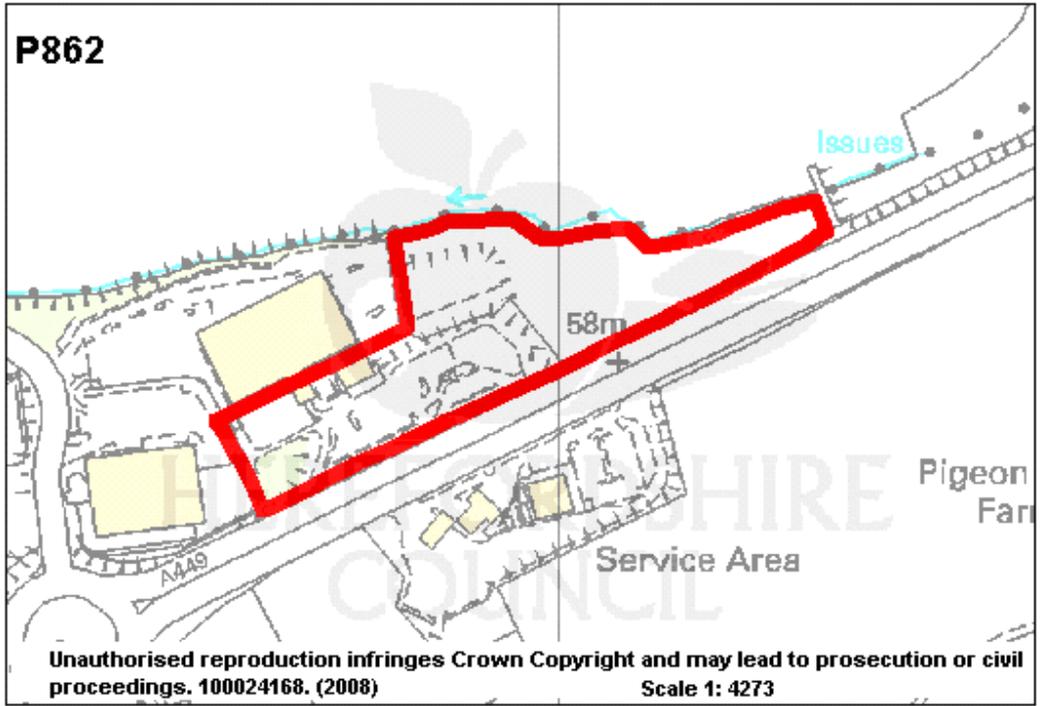
Is the site suitable (and achievable) for development?:

Subject to overcoming flood constraint the site is suitable for housing. However, the site is currently subject to a retail planning application which if implemented will prevent this site from being developed for housing.

Can the entire site be developed?:

Some of the site must be retained for town centre parking

Settlement: Ross-on-Wye Site Ref: P862
 Site Address: Land to the east of Ross Labels



Information Source:	UDP Representation sites	Site Area (ha):	2.20
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	P862
Site Address:	Land to the east of Ross Labels		

Summary Description:

Fallow land. The site forms a left over piece of land from a larger employment allocation. The site forms a triangular area of scrubland which lies between a stream to the north and the A449 to the south. The land is lower than the A449. Views into site: It is a contained site therefore there are limited views. Adjacent/surrounding land: Ross Labels to the west, A449 to south and open countryside to the east and north, stream to the north. Site integration: The site is not appropriate for housing and would not integrate well with the surrounding area. The site in terms of housing has a poor relationship with the built form and lends itself much better to employment due to surrounding land uses, access onto A449 and location. Height and character: There are buildings in employment use to the west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Not surveyed

Biodiversity:

Not surveyed

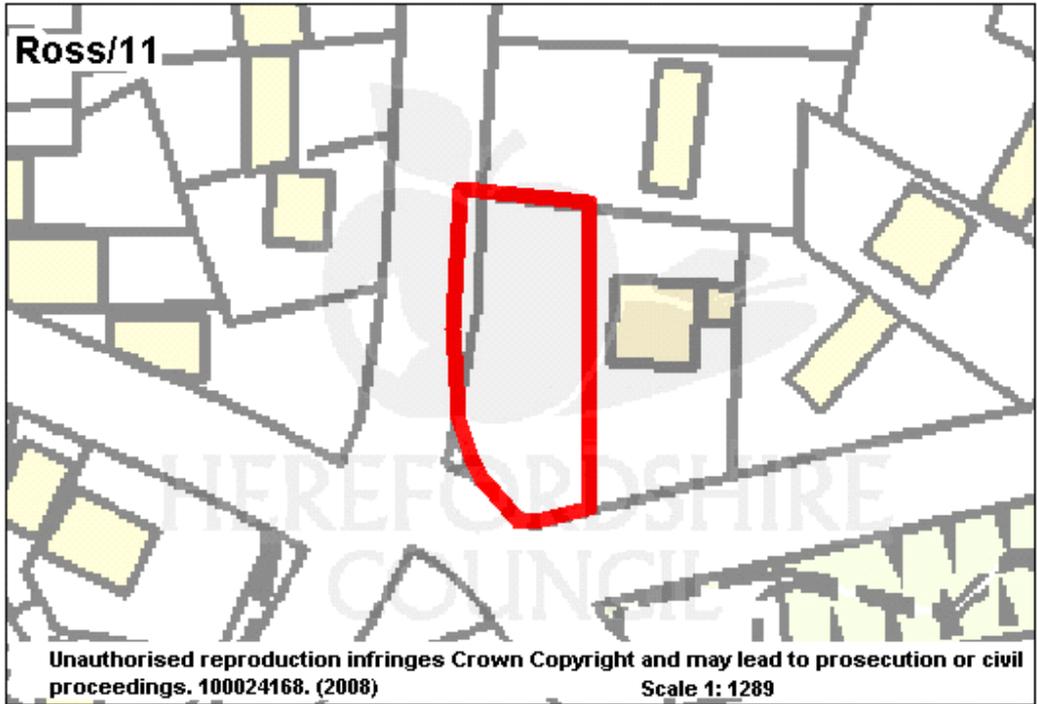
Is the site suitable (and achievable) for development?:

No, due to its remoteness from Ross town and incompatibility of surrounding land uses - employment and dual carriageway of A449. The site should remain allocated for employment development.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** Ross/11
Site Address: Land off Walford Road



Information Source: 2001 Capacity study	Site Area (ha): 0.12
Agricultural Land Classification: N/A	

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 5
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Ross-on-Wye	Site Ref:	Ross/11
Site Address:	Land off Walford Road		

Summary Description:

Residential garden. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development. Additional comments: Site is adjacent to a Conservation Area.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Potential for problems with the access due to the boundary wall and the location in proximity to Walford Road, Eastfield Road, Fernbank Road and Roman Way junction.

Biodiversity:

Not surveyed

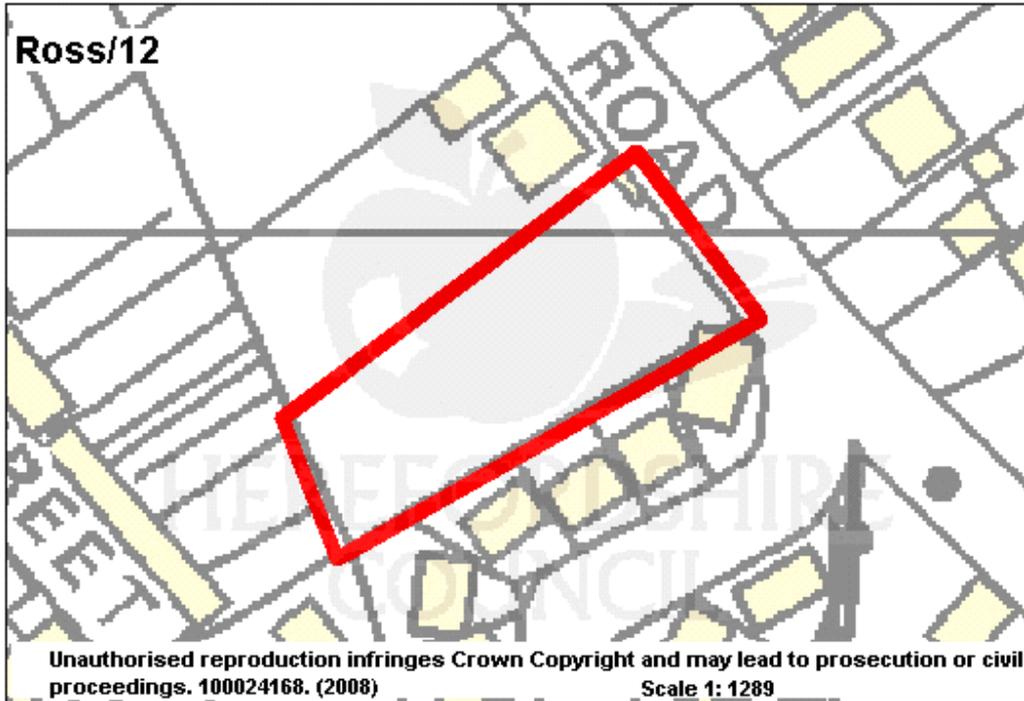
Is the site suitable (and achievable) for development?:

Yes, this is a site within the urban area and subject to a satisfactory access resolution the site is considered suitable for housing

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye **Site Ref:** Ross/12
Site Address: Land adjacent to Fern Bank



Information Source:	2001 Capacity study	Site Area (ha):	0.25
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/> Suitable: No <input type="checkbox"/> Suitable: Part <input type="checkbox"/> Achievable: Yes <input checked="" type="checkbox"/> Achievable: No <input type="checkbox"/> Achievable: Part <input type="checkbox"/> Available: Yes <input type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input checked="" type="checkbox"/>	Potential Housing Capacity: 10 Greenfield <input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Timescale: 1-5 Years <input checked="" type="checkbox"/> Timescale: 6-10 Years <input type="checkbox"/> Timescale: 11-15 Years <input type="checkbox"/> Timescale: 16-20 Years <input type="checkbox"/> Timescale: Not In Current Plan Period <input type="checkbox"/>
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Settlement:	Ross-on-Wye	Site Ref:	Ross/12
Site Address:	Land adjacent to Fern Bank		

Summary Description:

Residential garden with localised views. Flat site. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Ross/7, Ross/12 and HLAA/199/004 all potential sites which will change the appearance of Fernbank Road, due to the potential for development, a footpath would be required to Walford Road.

Biodiversity:

Not surveyed

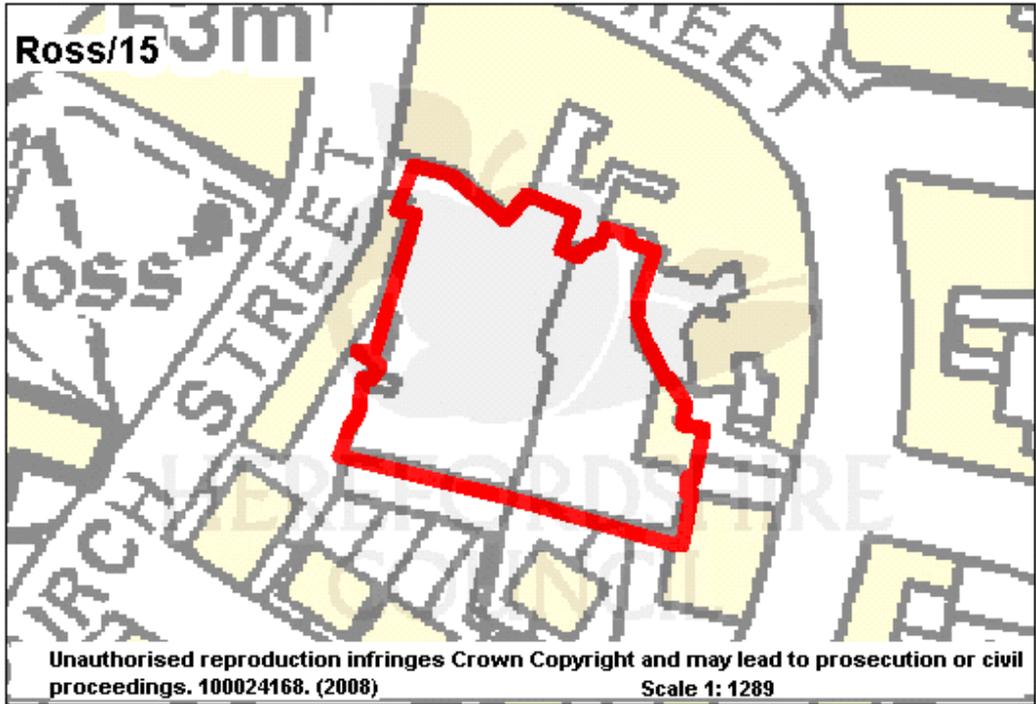
Is the site suitable (and achievable) for development?:

Yes, this is a site within the urban area

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye Site Ref: Ross/15
 Site Address: Church Street Car Park



Information Source:	2001 Capacity study	Site Area (ha):	0.25
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	Ross/15
Site Address:	Church Street Car Park		

Summary Description:

Car park. Flat site. Views limited by surrounding properties. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development. Additional comments: Site is within a Conservation Area and adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Site has very restrictive access.

Biodiversity:

Not surveyed

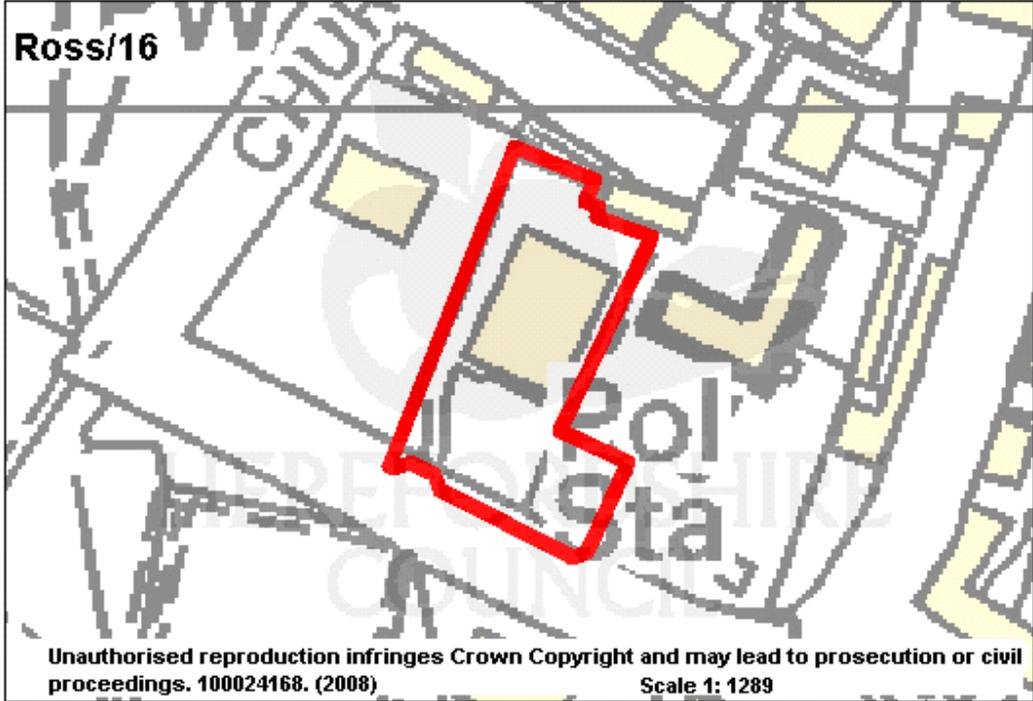
Is the site suitable (and achievable) for development?:

No, the site is not considered suitable and achievable.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: Ross/16
 Site Address: Land off Old Maids Walk



Information Source:	2001 Capacity study	Site Area (ha):	0.17
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/> Suitable: No <input type="checkbox"/> Suitable: Part <input type="checkbox"/> Achievable: Yes <input checked="" type="checkbox"/> Achievable: No <input type="checkbox"/> Achievable: Part <input type="checkbox"/> Available: Yes <input type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input checked="" type="checkbox"/>	Potential Housing Capacity: 7 Greenfield <input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Timescale: 1-5 Years <input checked="" type="checkbox"/> Timescale: 6-10 Years <input type="checkbox"/> Timescale: 11-15 Years <input type="checkbox"/> Timescale: 16-20 Years <input type="checkbox"/> Timescale: Not In Current Plan Period <input type="checkbox"/>
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Settlement:	Ross-on-Wye	Site Ref:	Ross/16
Site Address:	Land off Old Maids Walk		

Summary Description:

Redevelopment. Flat site. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development. Additional comments: Site is within a Conservation Area and adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Ross/8 and Ross/16 are walled gardens restricting visibility. This needs to be addressed.

Biodiversity:

Not surveyed

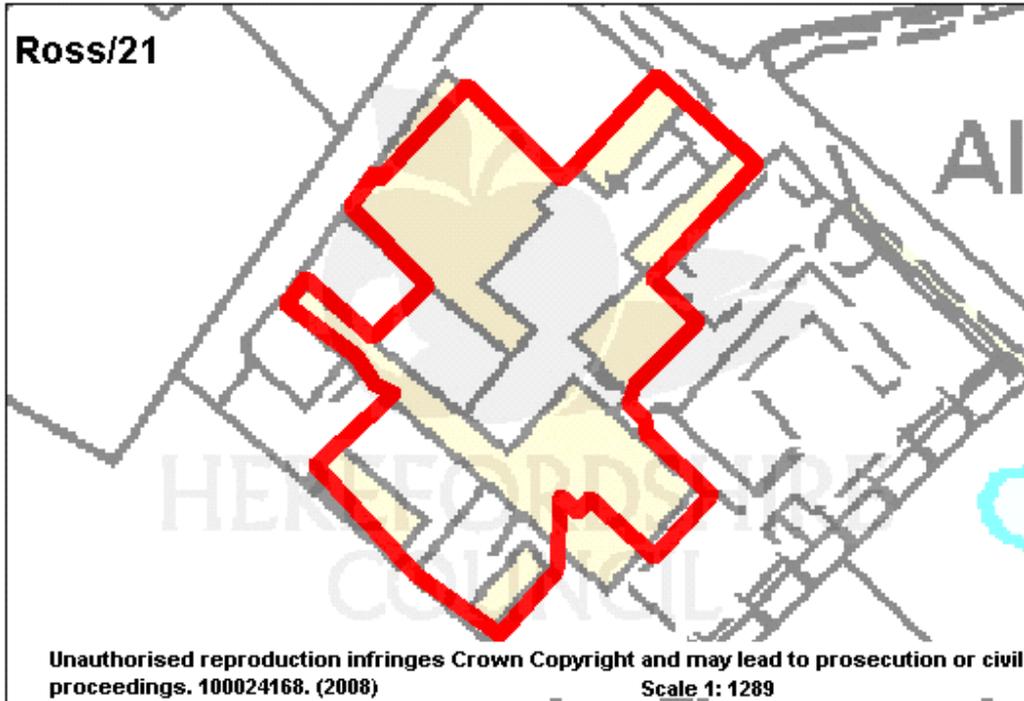
Is the site suitable (and achievable) for development?:

Yes, this is a site within the urban area

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye Site Ref: Ross/21
 Site Address: Land at Old Coach House



Information Source: 2001 Capacity study Site Area (ha): 1.31
 Agricultural Land Classification: N/A

Suitable: Yes <input type="checkbox"/> Suitable: No <input checked="" type="checkbox"/> Suitable: Part <input type="checkbox"/> Achievable: Yes <input type="checkbox"/> Achievable: No <input checked="" type="checkbox"/> Achievable: Part <input type="checkbox"/> Available: Yes <input type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input checked="" type="checkbox"/>	Potential Housing Capacity: N/A Greenfield <input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Timescale: 1-5 Years <input type="checkbox"/> Timescale: 6-10 Years <input type="checkbox"/> Timescale: 11-15 Years <input type="checkbox"/> Timescale: 16-20 Years <input type="checkbox"/> Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
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Settlement:	Ross-on-Wye	Site Ref:	Ross/21
Site Address:	Land at Old Coach House		

Summary Description:

Conversion of non residential buildings. Flat site. Extensive views via surrounding open fields. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

PGL have planning permission on site to re-develop for PGL expansion and use.

Biodiversity:

Not surveyed

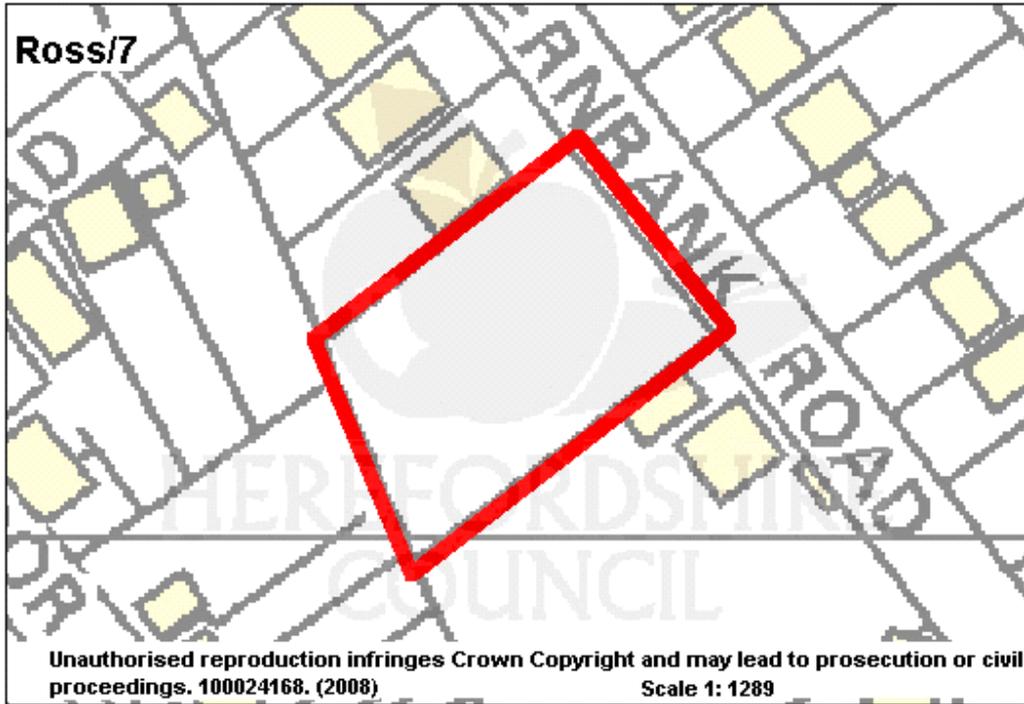
Is the site suitable (and achievable) for development?:

No, the site lies within a highly sensitive landscape and is not considered achievable on the basis of its existing use.

Can the entire site be developed?:

No

Settlement: Ross-on-Wye **Site Ref:** Ross/7
Site Address: Land off Ferndale Road



Information Source:	2001 Capacity study	Site Area (ha):	0.27
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	10
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	Ross/7
Site Address:	Land off Ferndale Road		

Summary Description:

Vacant land not previously developed. Relatively flat site. Views into the site: mainly from the south. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Ross/7, Ross/12 and HLAA/199/004 all potential sites which will change the appearance of Fernbank Road, due to the potential for development, a footpath would be required to Walford Road.

Biodiversity:

Not surveyed

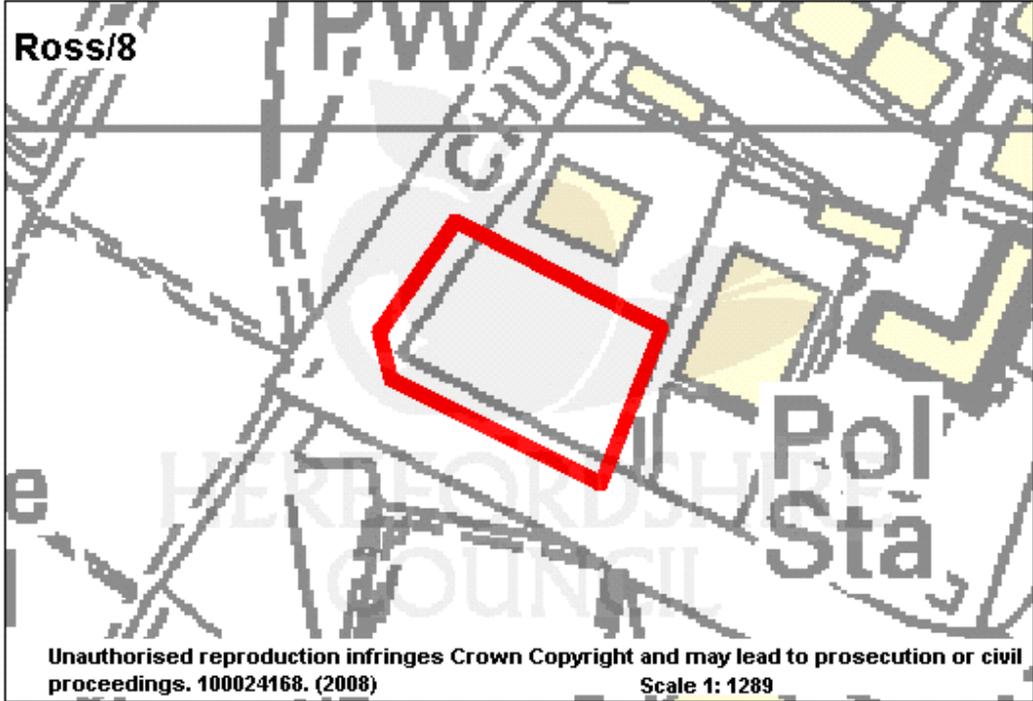
Is the site suitable (and achievable) for development?:

Yes, this is a site within the urban area

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye **Site Ref:** Ross/8
Site Address: Land adjacent to the Rectory, Church St



Information Source:	2001 Capacity study	Site Area (ha):	0.13
Agricultural Land Classification:	N/A		

<table style="width: 100%;"> <tr><td>Suitable: Yes</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Suitable: No</td><td><input type="checkbox"/></td></tr> <tr><td>Suitable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: Yes</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Achievable: No</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Available: Yes</td><td><input type="checkbox"/></td></tr> <tr><td>Available: No</td><td><input type="checkbox"/></td></tr> <tr><td>Available: Don't Know</td><td><input checked="" type="checkbox"/></td></tr> </table>	Suitable: Yes	<input checked="" type="checkbox"/>	Suitable: No	<input type="checkbox"/>	Suitable: Part	<input type="checkbox"/>	Achievable: Yes	<input checked="" type="checkbox"/>	Achievable: No	<input type="checkbox"/>	Achievable: Part	<input type="checkbox"/>	Available: Yes	<input type="checkbox"/>	Available: No	<input type="checkbox"/>	Available: Don't Know	<input checked="" type="checkbox"/>	<table style="width: 100%;"> <tr><td>Potential Housing Capacity: 5</td></tr> <tr><td>Greenfield <input checked="" type="checkbox"/></td></tr> <tr><td>Brownfield <input type="checkbox"/></td></tr> <tr><td>Timescale: 1-5 Years <input checked="" type="checkbox"/></td></tr> <tr><td>Timescale: 6-10 Years <input type="checkbox"/></td></tr> <tr><td>Timescale: 11-15 Years <input type="checkbox"/></td></tr> <tr><td>Timescale: 16-20 Years <input type="checkbox"/></td></tr> <tr><td>Timescale: Not In Current Plan Period <input type="checkbox"/></td></tr> </table>	Potential Housing Capacity: 5	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
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Suitable: No	<input type="checkbox"/>																										
Suitable: Part	<input type="checkbox"/>																										
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Timescale: 11-15 Years <input type="checkbox"/>																											
Timescale: 16-20 Years <input type="checkbox"/>																											
Timescale: Not In Current Plan Period <input type="checkbox"/>																											

Settlement:	Ross-on-Wye	Site Ref:	Ross/8
Site Address:	Land adjacent to the Rectory, Church St		

Summary Description:

Residential land. Flat site. Views into the site: from west to south. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development. Additional comments: Site is within a Conservation Area and adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Ross/8 and Ross/16 are walled gardens restricting visibility. This needs to be addressed.

Biodiversity:

Not surveyed

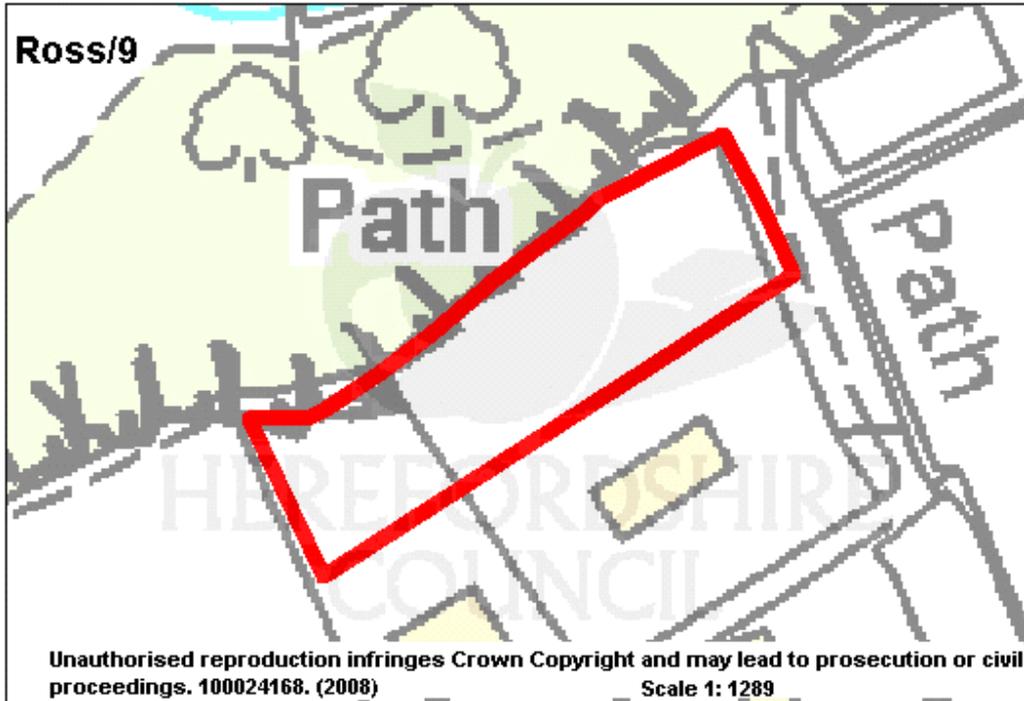
Is the site suitable (and achievable) for development?:

Yes, this is a site within the urban area

Can the entire site be developed?:

Yes

Settlement: Ross-on-Wye Site Ref: Ross/9
 Site Address: Land to the rear of Redhill House, Redhill Road



Information Source:	2001 Capacity study	Site Area (ha):	0.26
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	Ross/9
Site Address:	Land to the rear of Redhill House, Redhill Road		

Summary Description:

Residential garden. The site formed part of the 2001 Urban Capacity Study (published in 2004) and is still considered suitable for housing development. Additional comments: Site is within a Conservation Area and adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits approval for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Unable to see potential for development as vehicular access would be via private road, number of properties would require an adoptable road, numerous footpath links, private drive access is close to school which suffers from indiscriminant parking. Could link through adjacent sites to the south west.

Biodiversity:

Not surveyed

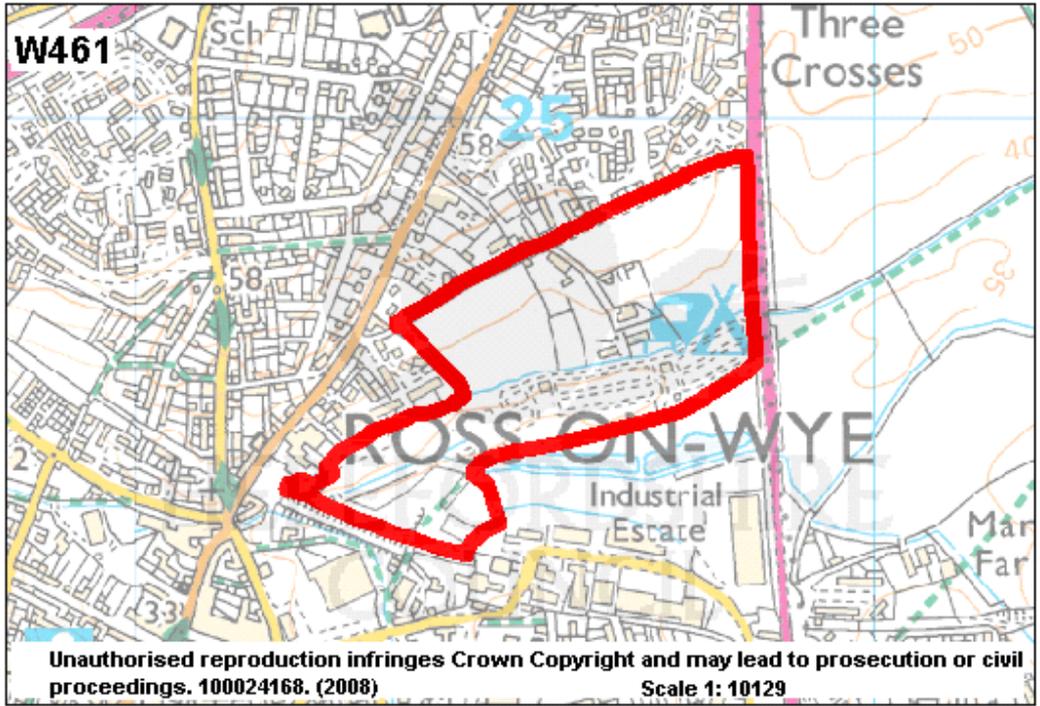
Is the site suitable (and achievable) for development?:

No, the site lies on land with a highly sensitive landscape

Can the entire site be developed?:

No

Settlement: Ross-on-Wye Site Ref: W461
 Site Address: Land at Broadmeadows



Information Source:	UDP Representation sites	Site Area (ha):	15.15
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ross-on-Wye	Site Ref:	W461
Site Address:	Land at Broadmeadows		

Summary Description:

Derelict land and buildings, caravan site, commercial buildings, agricultural land. This is a flat contained site which is well screened to the west becoming more visible from the A40 to the east. Views into site: Views from the A40. Adjacent/surrounding land: Mixture of retail, industrial and residential properties. Protected employment land to south east. Access could be achieved onto A40 or off Station Street. Site integration: The site is well related to the built form of Ross and would integrate. Northern part is allocated for housing within the UDP where a planning permission has followed. Height and character: Mixture of retail, industrial and residential properties.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Northern third of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Part of the site subject to planning permission under Tanyard Lane. Site suffers from very poor links to town which would need to be substantially improved. Site lacks potential but could be linked to O/Ross/16. This development access would require roundabout/lights and be part of a scheme to model Ross traffic network.

Biodiversity:

Western portion contains semi-natural habitats and wildlife corridors which will constrain development. Remainder of site comprises arable land where ecological constraints are likely to be limited

Is the site suitable (and achievable) for development?:

Most of the southern portion of this land is identified as land liable to flood. Flood alleviation works are underway. The site is only considered suitable for development if the risk of flood is overcome through the flood works. If this happens it is considered that the site could be utilised for further housing

Can the entire site be developed?:

Only when this land is removed from the flood plain