

41. Lugg View Industrial Estate, Moreton on Lugg, HR48DP

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.32 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Occupied by printers and other small businesses. Average strip of units. No vacancies. Greenfield land to east. Near to level crossing.</p> <p>Output area – 008D Ward – Sutton Walls Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation – Within area liable to flood (DR7)</p> <p>Relevant planning history - DCCW2004/3742/F: Proposed extension (ABC Print) - approved with conditions (04/01/2005).</p>	

Market Attractiveness

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

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

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site

Appraisal Criteria	Indicator	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area

Strategic Planning

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

Lugg View Industrial Estate, Moreton on Lugg

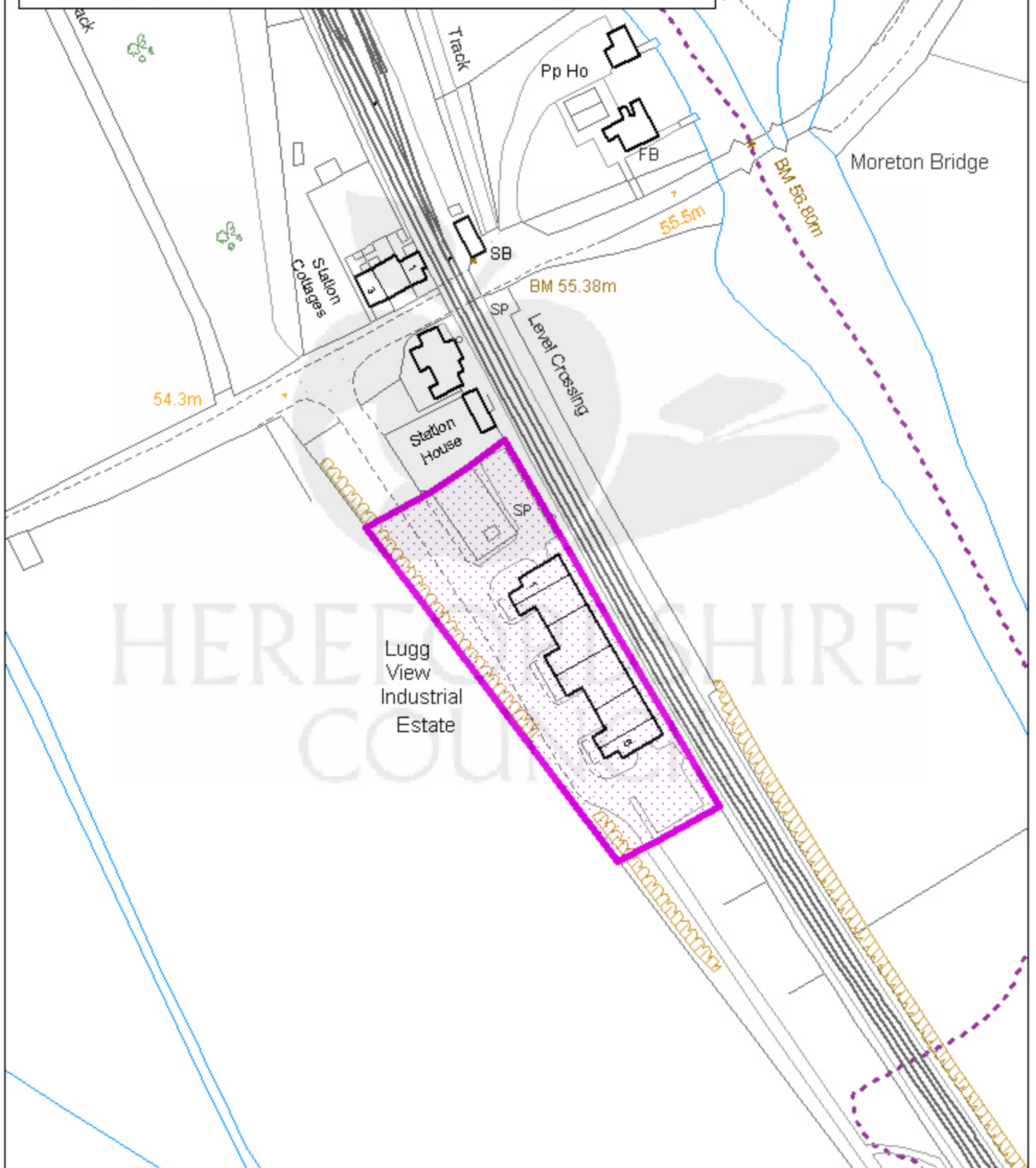
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43 Special Metals, Hereford (Holmer Road (A49/Roman Road A4103))

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site area: Site split - 19.50/3.79 Total = 23.29
	Vacant land (by sector / use class)	0
General Site Description	<p>Large works (Special Metals). Buildings are not attractive but are purpose built. Reuse opportunities could be limited if current occupiers decide to leave. Site has high visibility to an 'A' road.</p> <p>Output area – 010B Ward – Three Elms Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation -Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history - DCCE2006/3900/F: Extension to existing factory (bodycote) - approved with conds (05/02/2007) CE2003/1063/F: Proposed new offices, depot & creche - approved with conds (22/08/2003)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings are purpose built but reasonably unattractive and are not modern.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site is substantially exposed to noise, dust and/or smell which significantly affects the quality of the immediate environment.
	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing but also no vacancies obvious on site.
Owners' Input	Ownership / Owner aspirations	Wiggins Special Metals own large site to west. The smaller site to the east has been bought by a private individual.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be significantly contaminated requiring substantial ground preparation and remediation.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.

Appraisal Criteria	Indicator	
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources.

Strategic Planning

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

Special Metals Hereford

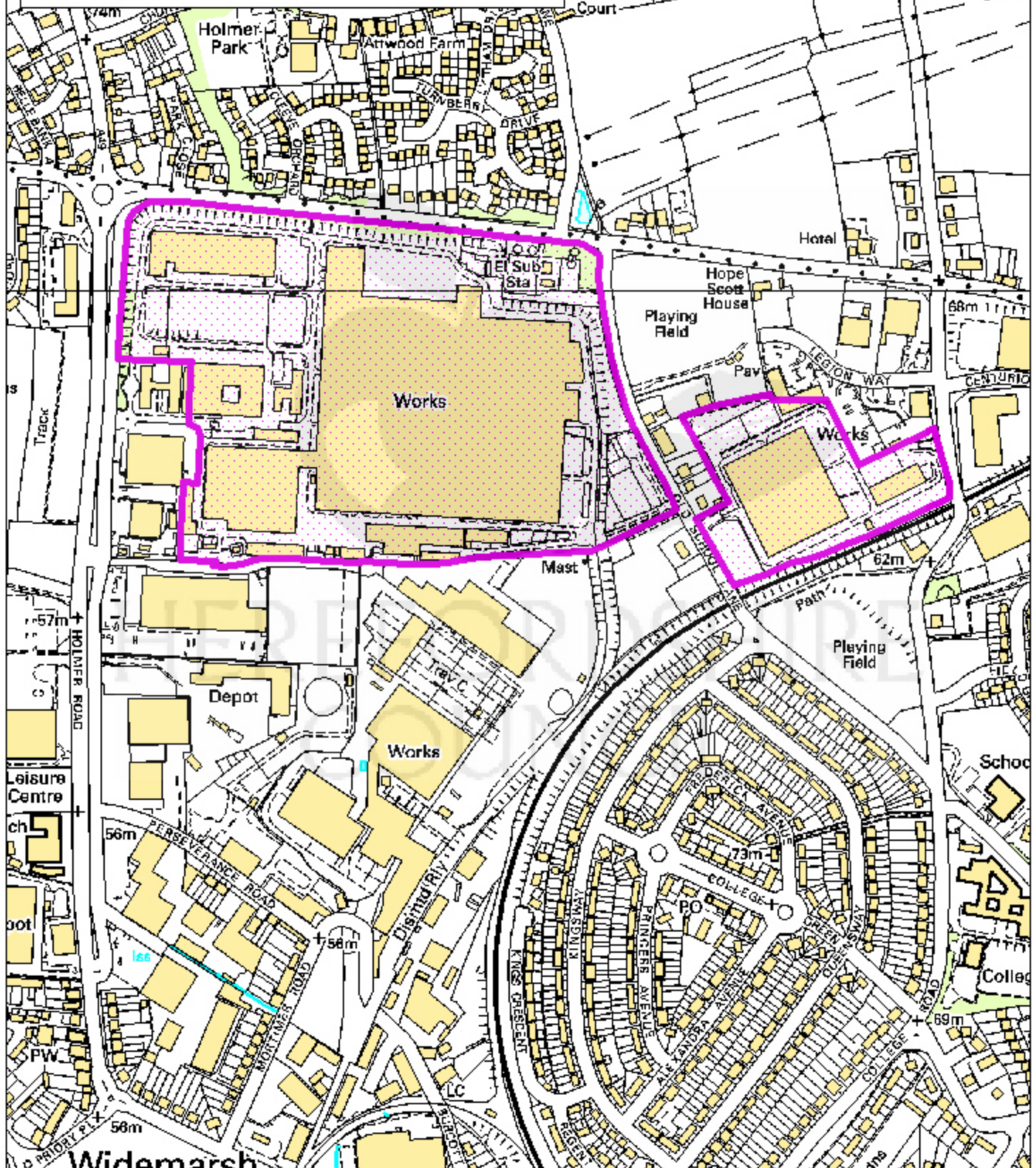
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HOLMER & SH

Widemarsh

44 Whitestone Business Park, (off Langstone Lane) Withington

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total area	Site Area 4.65 ha
	Vacant land (by sector / use class)	1.16 ha outstanding (with planning permission)- 0.5 ha B1a ; 0.16 ha B1c ; 0.5 ha B8
General Site Description	<p>Small business park in relatively rural surrounding. Most buildings are not new but are very well maintained. Good parking provision. Public areas are well maintained. Some building are new and modern at rear of site. Small area still under construction – at capacity once finished.</p> <p>Output area – 008B Ward – Hagley Sub area – County Town</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states "Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use".</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Good parking, well maintained public access areas. Well managed site. Good quality buildings
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Reasonably attractive semi-rural location.
	Amenity Impacts (e.g. noise, dust & smell)	Some noise from furniture business on site.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - a few dwellings adjacent.
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
	Availability of local facilities including retail and housing.	Relatively limited due to location outside of urban area.
	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Roads quite narrow on approach.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	No apparent site access (visibility) constraints
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing evident on site (but site already developed to a high standard).
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is unlikely to have physically constraining features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site

Appraisal Criteria	Indicator	
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site is already developed to high quality</p>

Strategic Planning

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

Whitestone Business Park Withington

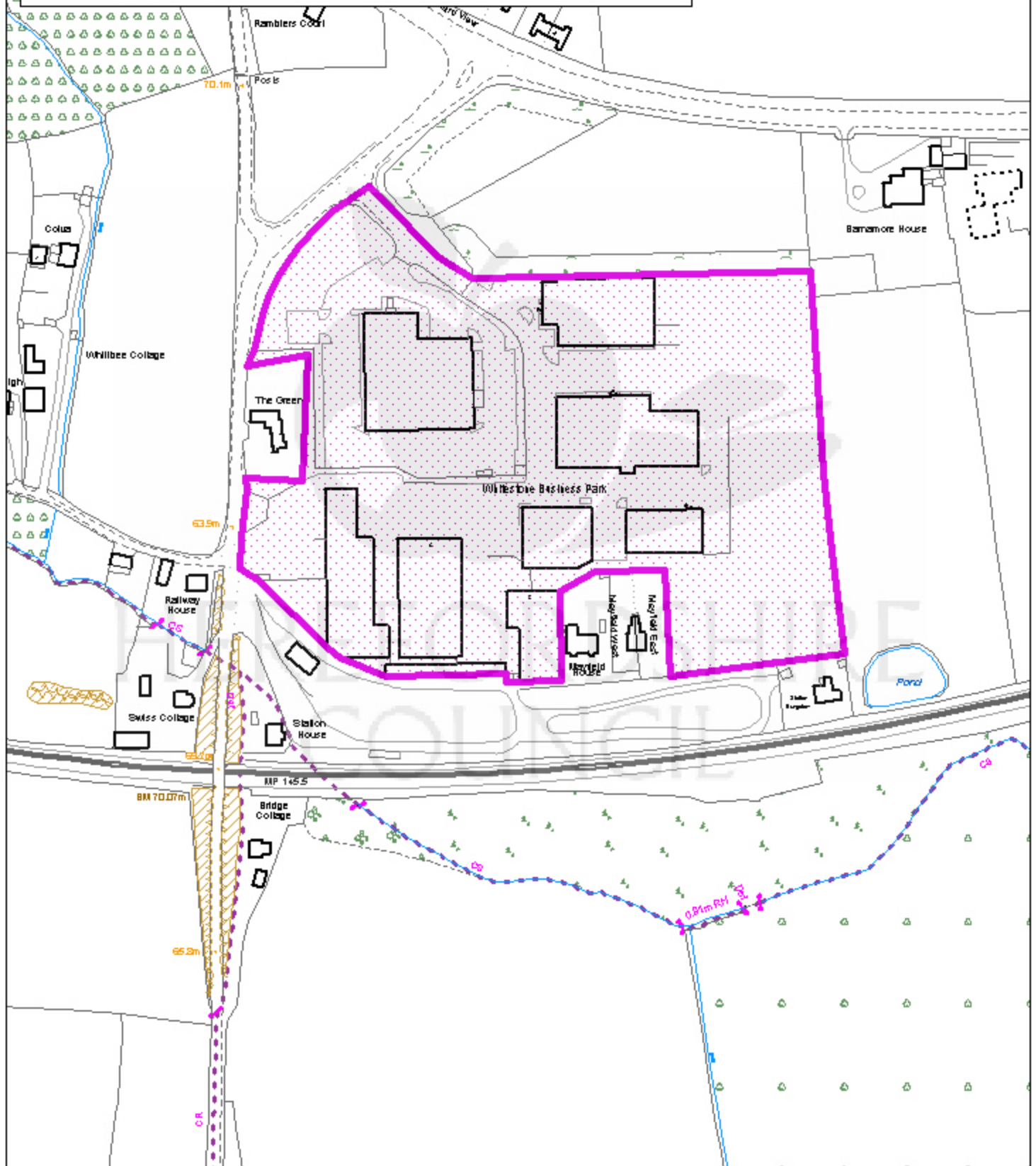
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45 Burcott Road, Hereford

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.44 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Some buildings are in poor condition and others are of adequate quality. Some marking present on site. One unit is vacant and one unit is being marketed.</p> <p>Output area – 012C Ward – Central Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history – DCCE2003/3841/F: Vehicle dismantling shed - approved with conds (06/02/2004)</p>	

Market Attractiveness

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

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

Environmental Sustainability

Appraisal Criteria	Indicator	
Use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.

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

Strategic Planning

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

Burcott Road, Hereford

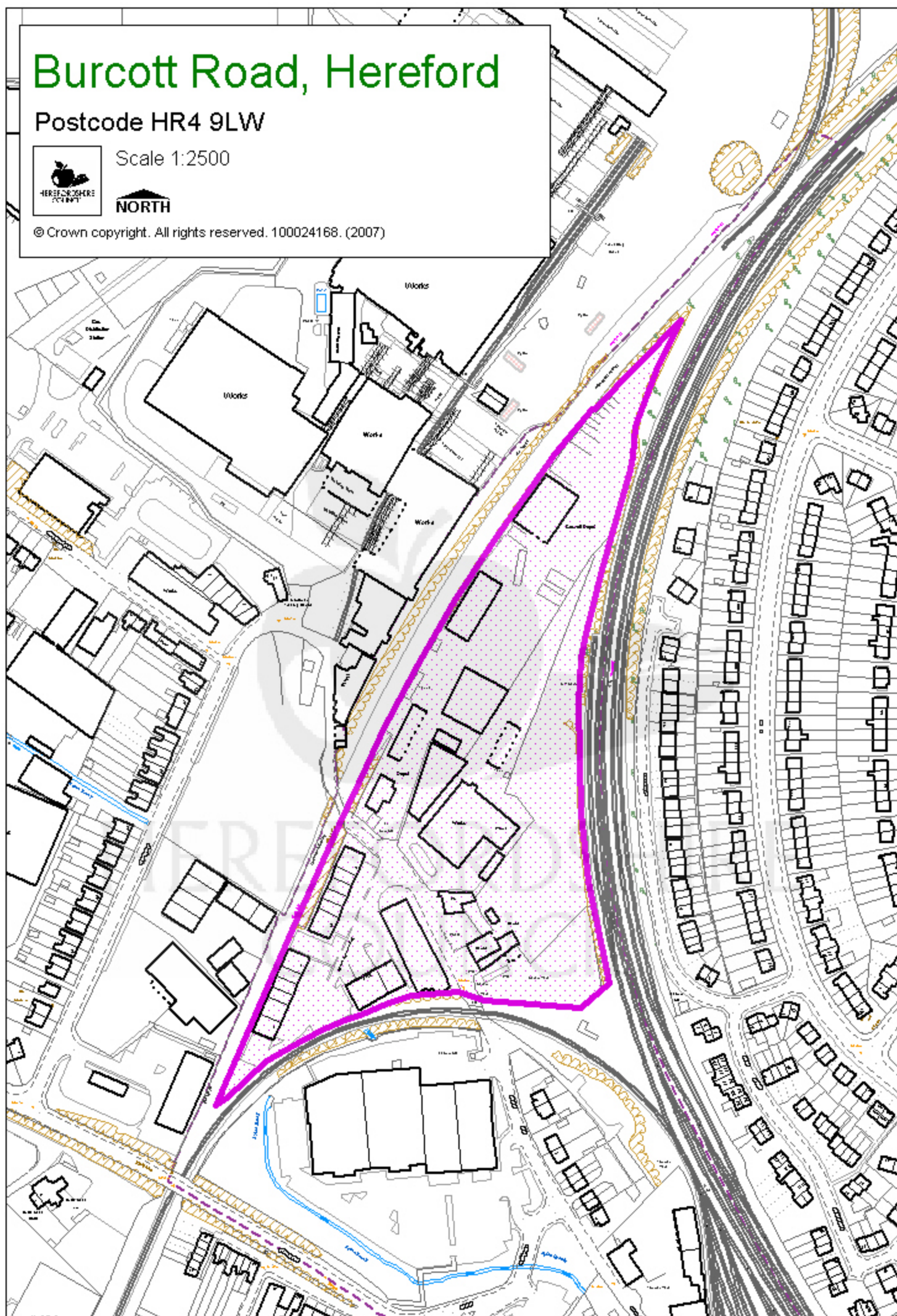
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46 Churchward Trading Estate, Hereford (Barrs Court Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.42 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Small, fairly modern units, the majority of which are occupied. Site is highly visible from a local road.</p> <p>Output area – 012A Ward – Aylestone Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. On the opposite site of the road (Barrs Court Road) is a conservation area</p> <p>Relevant planning history - none</p>	

Market Attractiveness

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

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

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.

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

Strategic Planning

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

Churchward Trading Estate Hereford

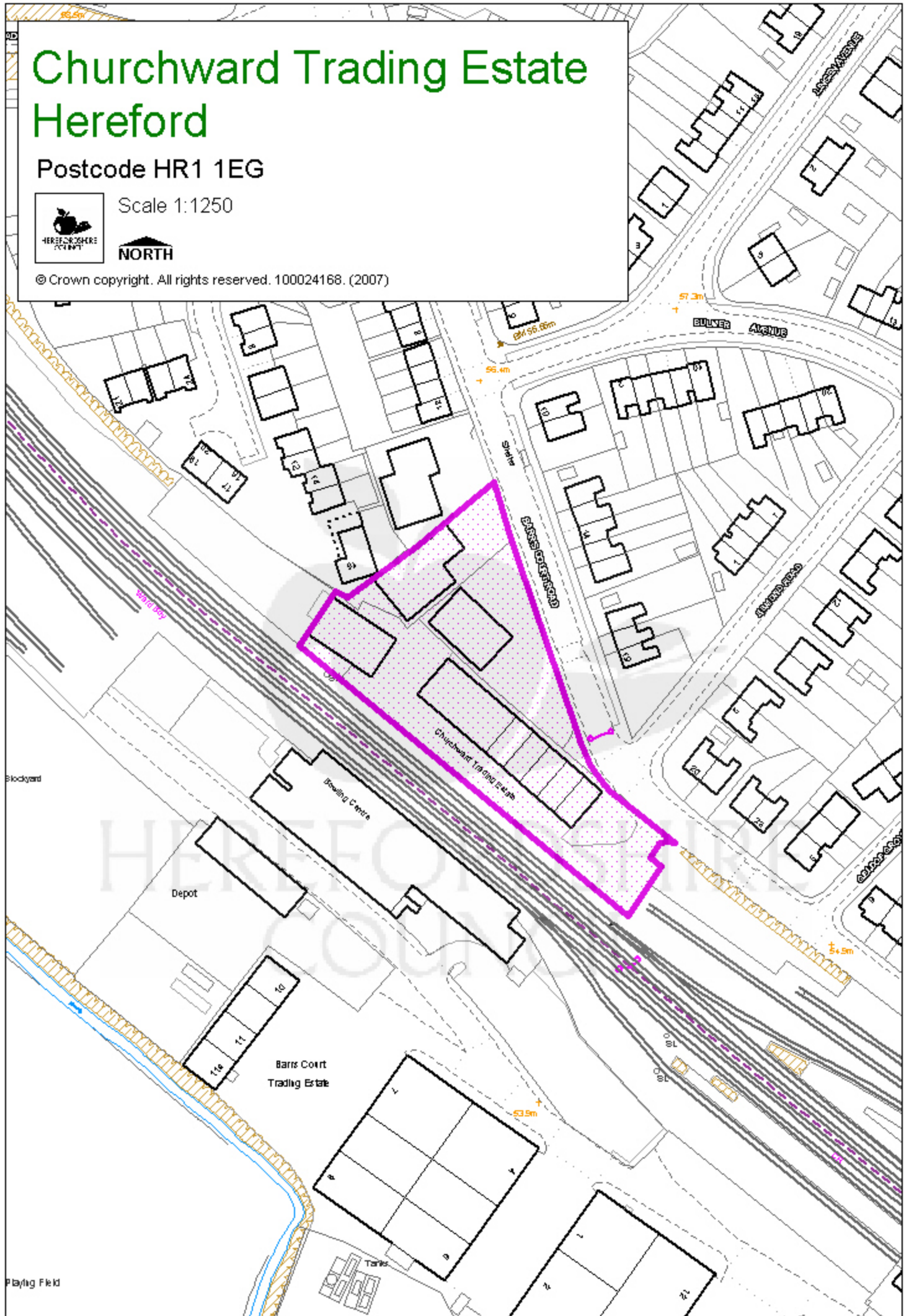
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49 Barrs Court Trading Estate (Station Approach)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.07 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Buildings are not modern but are well maintained. Parking and circulation is congested. Site has no road frontage. Site comprises a period building at the rear and 1960s units, some used by the college, retail uses and other employment uses. Site may cause access difficulties for HGVs.</p> <p>Outout area – 012C Ward – Central Sub area – County town (but also A49 Corridor) Policy allocation -</p> <p>Majority of the site is covered by the broader Town Centre TCR21 and H2 allocation. TRC1 Canal basin and historic core - land to the east of Widemash Street is identified for residential development, the provision of the Herefordshire and Gloucestershire Canal basin with associated wharfage and small-scale retail and leisure including a hotel, bars, restaurants and a visitors centre. All development must be prepared on a comprehensive basis for the site as a whole providing a high quality of design as well as inclusion of new road proposals as identified in policy T10 of the Plan; including provision for 180 dwellings including affordable housing; demonstrate that the retail proposals will not seriously harm the vitality and viability of Hereford city centre either by itself or in conjunction with other recent and proposed retail development; realign and enhance the Widemarsh Brook to provide an amenity space and footpath link through the site; provide a flood alleviation scheme for the site to the satisfaction of the Environment Agency; and provide a financial contribution to the planning obligations identified ensuring the overall aims of the Edgar Street grid proposals are met. Adjacent to the site is the Hereford and Glos canal (RST9). A safeguarded road scheme (T10) cuts though the site on its eastern edge. Policy T10 - the land required for new road schemes (listed) or improvement of existing roads where realignment is necessary will be protected from development which would be likely to prejudice their implementation.</p> <p>Relevant planning history - DCCE2004/1562/F: Renewal of planning permission for demolition of existing building and development of site with new warehouse (Underwood & Co Ltd) - approved with conds (14/12/2004). Site is within EGS masterplan boundary.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition adequate provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A

Appraisal Criteria	Indicator	Site Visit Comments
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors. Noise from railway.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including the station.
	Road Frontage Visibility	The site is not visible from any road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from an 'A' road.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.
	Quality of Site Access	Significant site access (visibility) constraints / possible 'ransom' issues. Have to access the site through the station.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing boards visible on site but also no vacancies.
Ownership	Ownership / Owner aspirations	This site (at least majority of it) is proposed to be developed for a road, with residential and employment uses (B1c) to the south and north as part of the Edgar Street Grid proposals. The existing owners will have to be relocated. LEFT IN OR CONFIDENTIAL?
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A

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

Environmental Sustainability

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

Strategic Planning

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

Barrs Court Trading Estate Hereford

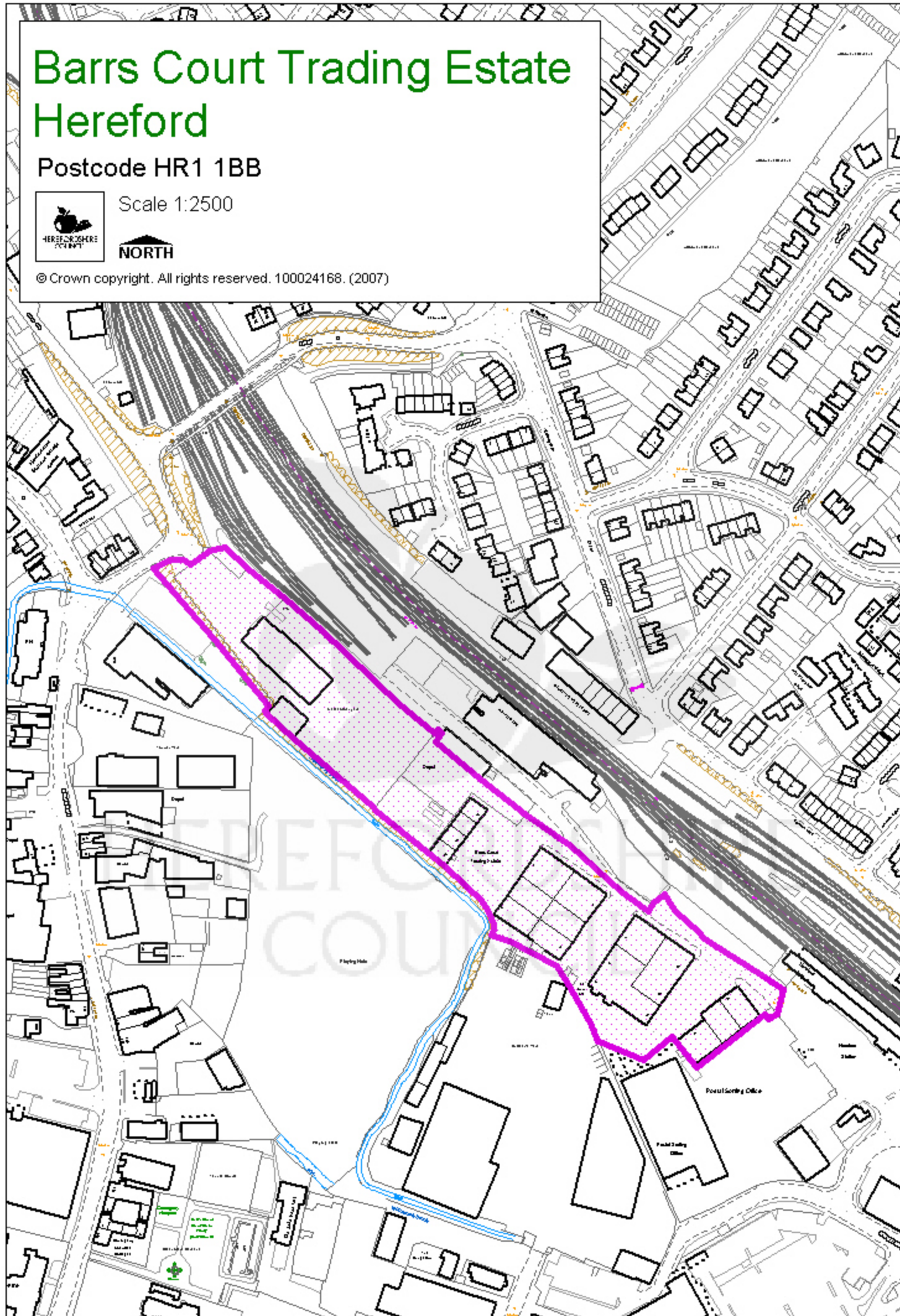
Postcode HR1 1BB



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50 Bulmers, Hereford (Plough Lane)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 10.95 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>The Bulmers site comprises of not modern but well maintained purpose built buildings and open storage. Surrounding land uses are other employment and residential.</p> <p>Output area – 010B Ward – Three Elms Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'..</p> <p>Relevant planning history - None</p>	

Market Attractiveness

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

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

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.

Appraisal Criteria	Indicator	
	Ease of walking and cycling	The site has footpaths to it.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site will provide an improvement to the existing townscape quality for nearby residential area however, the site currently appears to be functioning well as an successful employment site.

Strategic Planning

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

Bulmers, Hereford

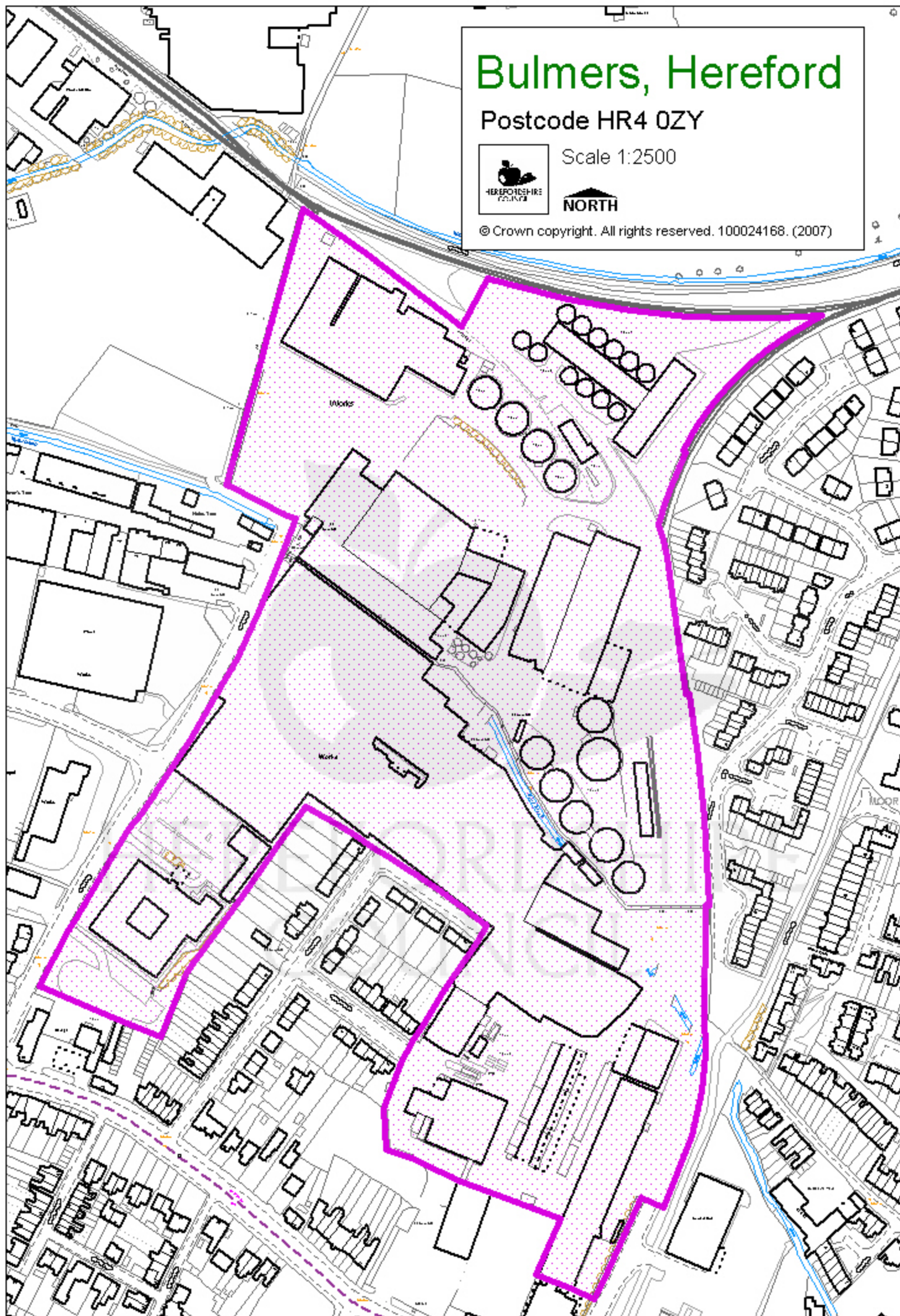
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51. Plough lane

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 5.32 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Some new buildings on this site are of very high quality. Others are older and poor quality. Relatively wide local roads and no obvious physical constraints or flooding issues. Users of the site include Tool hire, a bathrooms and kitchens showroom, a Plumb centre, Magnet, and Volvo centre.</p> <p>Output area – 010B Ward – Three Elms Sub area - County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history - DCCW2007/0673/F: Extension to industrial unit for storage (unit 7b) - approved with conds (26/04/2007)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixed building stock. Some new buildings are high quality. Majority are reasonable. Garden centre sheds are poor. Overall site is adequately maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
	Adjoining land uses	Other employment and some residential.
	Road Frontage Visibility	Only visible from road leading into Bulmers site.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The development of the site would neither detract no enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	One to let sign on site – but no apparent vacancies.
Ownership	Ownership / Owner aspirations	The site is in mixed ownership. Aspirations unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within Hereford City.
	Land classification	The site is predominately / wholly brownfield.

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

Strategic Planning

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

Plough Lane, Hereford

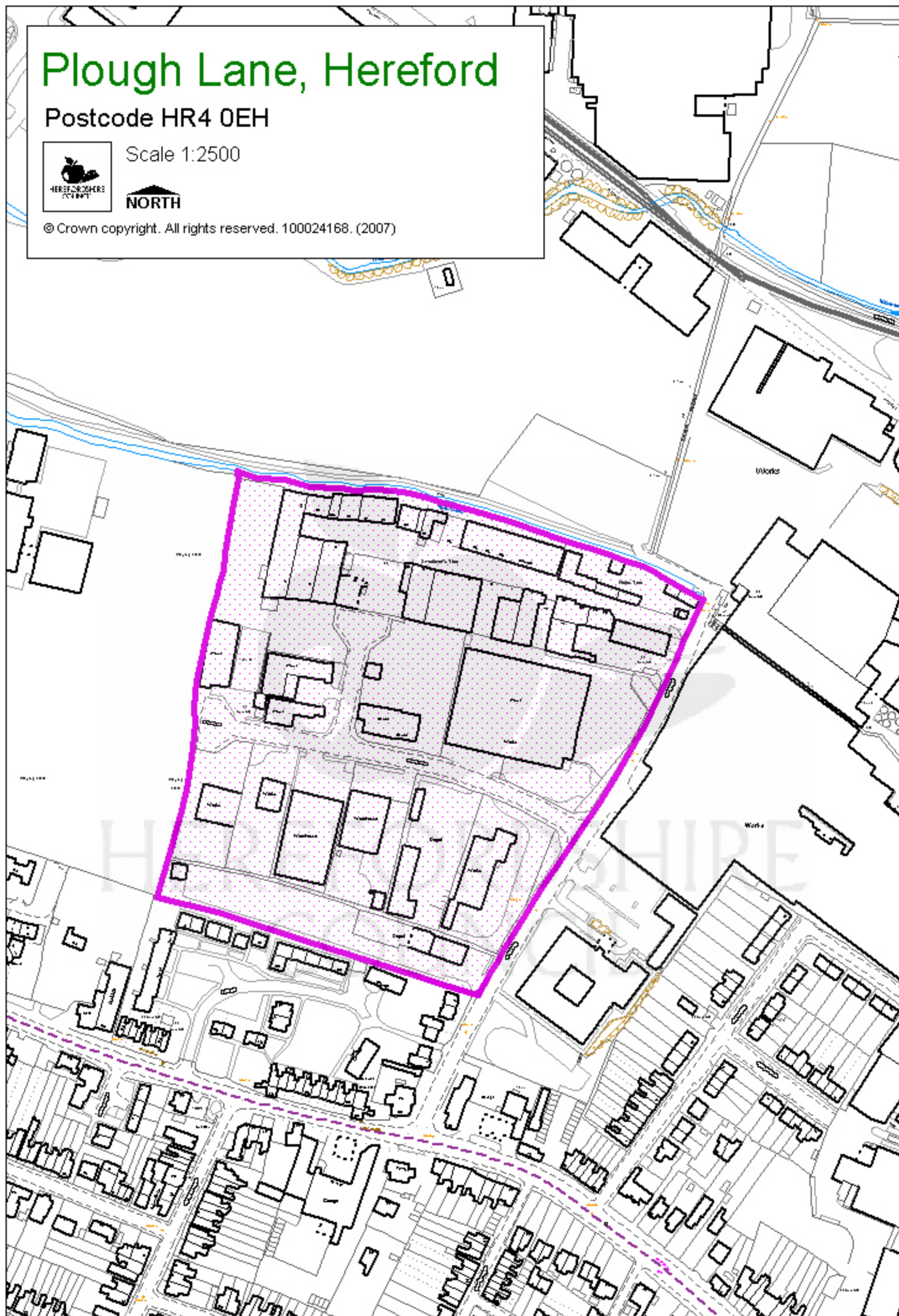
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52. Sun Valley Hereford (Poultry Lane)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.77 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>External storage areas are quite untidy but the large office building appears well maintained. Adjacent to existing employment. Flooding issues on some parts of the site.</p> <p>Output area – 010B Ward – Three Elms Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history - None</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Storage area is not very visually appealing – would be more visually attractive if it was better organised. The office building is not modern but is well maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	Some noise from surrounding works.
	Adjoining land uses	The site has some 'bad' neighbour uses/ or sensitive uses adjoining or within the site
	Road Frontage Visibility	The site has some visibility to a local road.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Local road access to the site is good and reasonably wide.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years
	Marketing and enquiry interest	No marketing on site but site isn't vacant.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	Southern tip : High risk of flooding area (flood risk category 3a or 3b) Eastern edge : Medium flood risk (flood risk category 1 or 2) Remaining area : no risk of flooding (outside of identified flood risk zone)

Environmental Sustainability

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

Strategic Planning

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

Sun Valley, Hereford

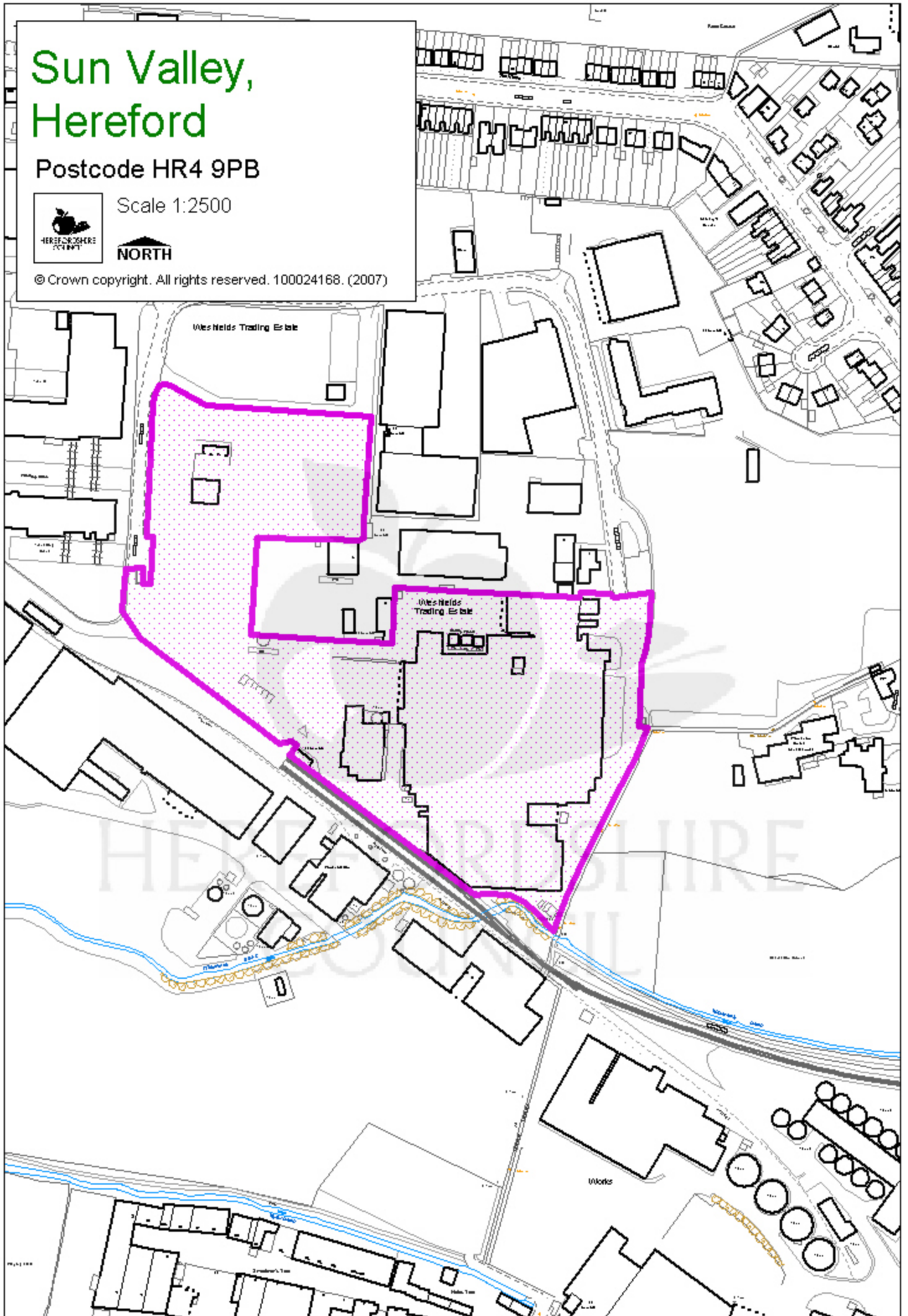
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55 Aydon Industrial Park, Hereford (off Holmer Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.8 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>The site is fully occupied by users such as a Citroen garage, Hereford Times and Kia Motors at the rear. Buildings and external areas are not modern but well maintained and there is adequate provision of parking and circulation. High visibility to an 'A' road.</p> <p>Output area – 010B Ward – Three Elms Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and are well maintained. Adequate provision of parking and circulation.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
	Adjoining land uses	The site is located in an area of other similar uses.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road. with easy accessibility to these routes
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No marketing or vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	No risk of flooding on the site (outside of identified flood risk zone)

Environmental Sustainability

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

Strategic Planning

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

Aydon Industrial Park, Hereford

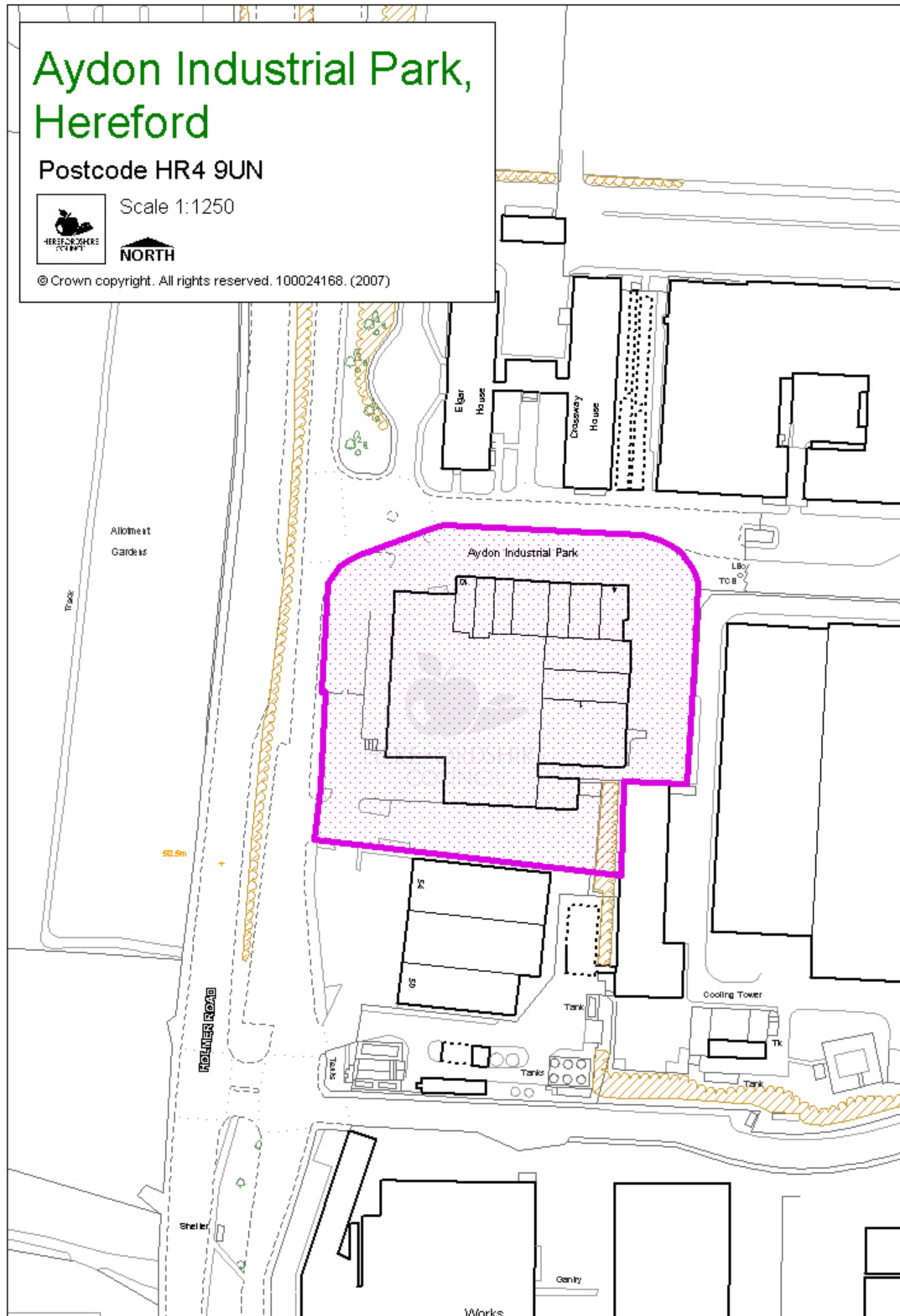
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Scale 1:1250



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

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total site area	Site Area 2.9 ha
	Vacant land (by sector / use class)	2.9 ha allocated- 0.1 ha B1a ; 0.51 ha B1c/B2 ; 0.41 ha B8
General Site Description	<p>Undeveloped site currently used for storage of store crates and JCBs on part of the site. Greenfield site. Output area – 008B Ward – Hagley Sub area – County Town</p> <p>Policy allocation - Allocated under policy E3 - Land East of Whitestone Business Park Withington 2.9 ha (B1,B2, B3). UDP says this 2.9 ha site has been included to provide for the extension of the Business Park adjacent to Withington, a main village. This allocation forms the final phase of employment development at this location. Access will be restricted to that provided from the Business Park to the west. A development brief will be prepared to guide development.</p> <p>Relevant planning history - DCCE2006/1519/O: Site for mix of offices, warehouses and production area, car parking and amenity buildings - approved with conditions (03/07/2006)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	N/A
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers. Adjacent to Whitestone business park – could attract users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	Site is surrounded by other employment and open countryside.
	Road Frontage Visibility	No direct road frontage visibility.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.
	Quality of Site Access	No current access – could be linked up to Whitestone BP.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years.
	Marketing and enquiry interest	No evidence of marketing on site.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site appears to be free from significant environmental constraints.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 ha – no obvious physical features on site – other than site is slightly sloping.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	No risk of flooding on the site (outside of identified flood risk area)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly Greenfield
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site

Appraisal Criteria	Indicator	
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	<p>Development of a greenfield site which would significantly detract from the existing environmental quality and would be detrimental to the environmental resources in this area.</p>

Strategic Planning

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

Land east of Whitestone Business Park Withington

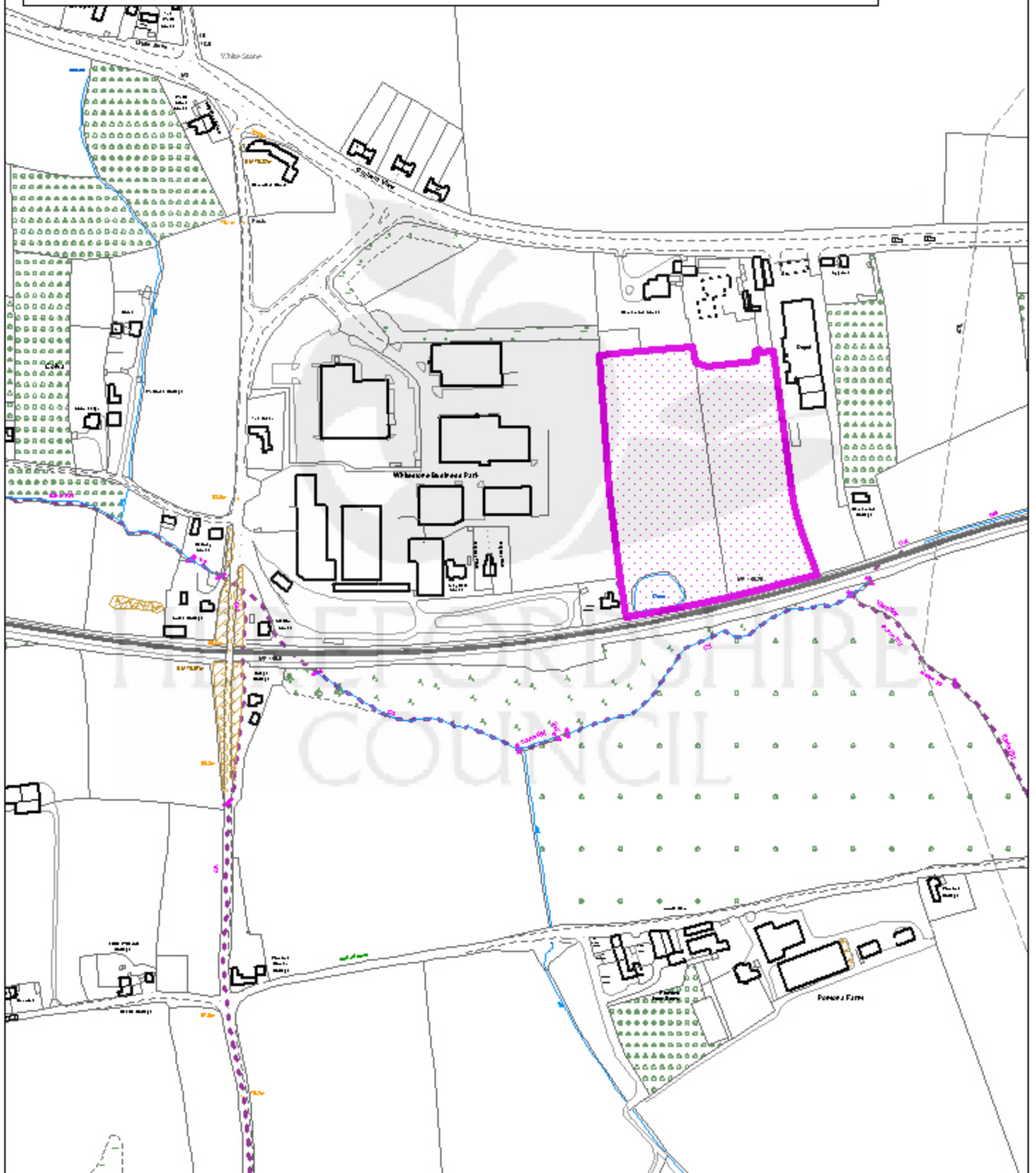
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57. Rockfield Road (Rockfield Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.42 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Site runs along the railway line and has a mixture of building ages and qualities. Condition of public areas are good. Narrow local road at points (one vehicle only).</p> <p>Output area – 011B</p> <p>Ward – Aylestone</p> <p>Sub area – County Town (but also A49 Corridor)</p> <p>Policy allocation -</p> <p>Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'.). Site is adjacent to a conservation area (HBA6).</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Comments
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixture of building ages and qualities.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A

Appraisal Criteria	Indicator	Comments
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	Adjoining land uses are residential , other employment and the railway.
	Road Frontage Visibility	Site has high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Very narrow at points – one vehicle only
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for more than 10 years
	Marketing and enquiry interest	No marketing on site but also no apparent vacancies.
Ownership	Ownership / Owner aspirations	Unknown.

Appraisal Criteria	Indicator	Comments
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	N/A
	<p>Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	N/A
	<p>Ground conditions/contamination</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works
	<p>Flooding</p>	No risk of flooding on the site (outside of identified flood risk zone)
Site Development Attractiveness	<p>Potential to enhance environmental quality</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of the site would likely have a neutral impact on existing environmental and / or local regeneration strategies for the area
	<p>Quality of the existing portfolio, internal and external environment <i>(occupied sites / re-use opportunities)</i></p>	Inconsistency of quality – could all be brought up to same standard of good quality.

Environmental Sustainability

Appraisal Criteria	Indicator	Score	Scoring Criteria	
Prudent use of Natural Resources	Sequential Location		The site is located within Hereford city centre.	
	Land classification		The site is predominately / wholly brownfield.	
	Ease of access to public transport		The site is less than a five minute walk from an hourly public transport route.	
	Ease of walking and cycling		There are no existing footpaths or cycle links to the site.	

Strategic Planning

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

Rockfield Road, Hereford

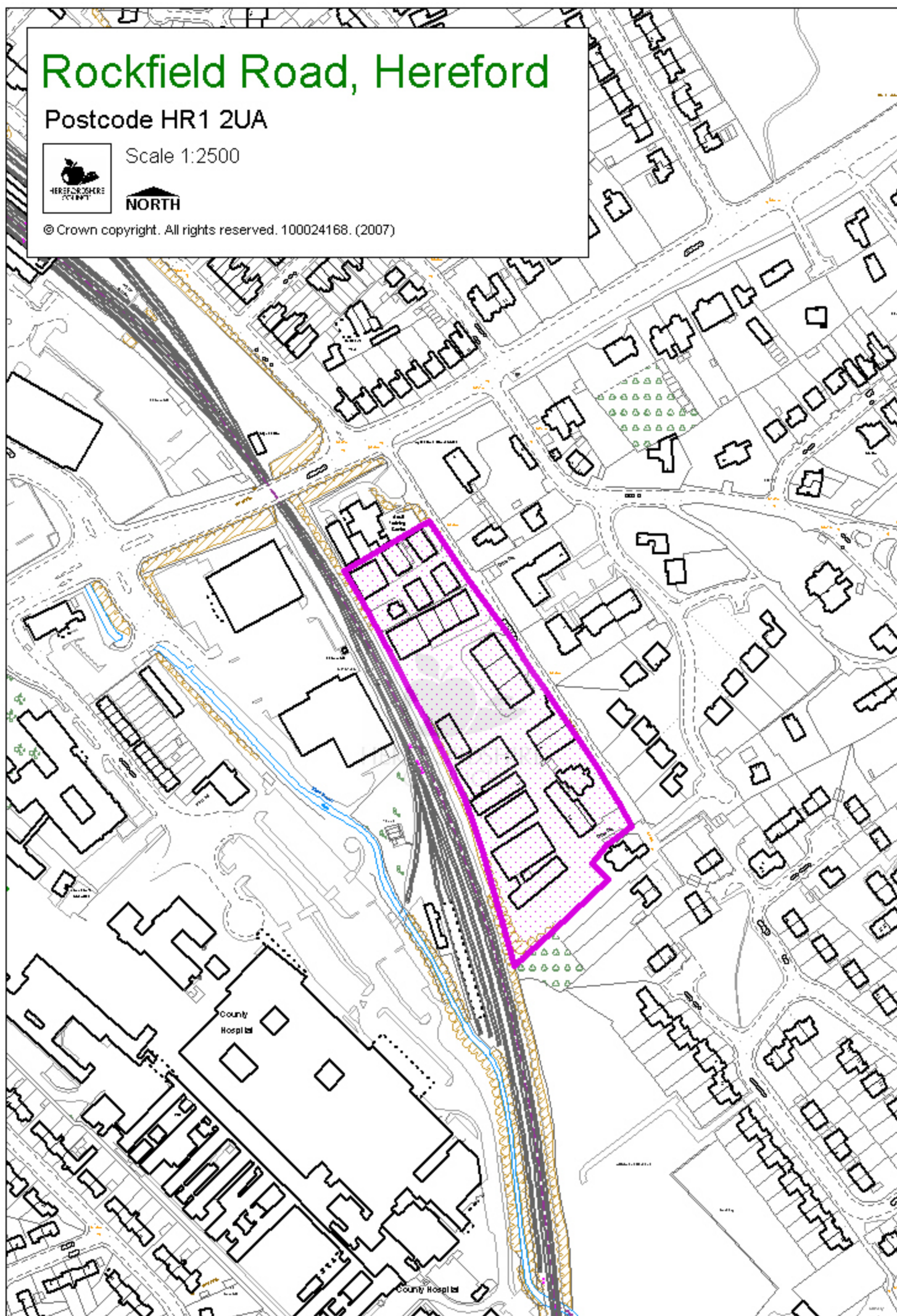
Postcode HR1 2UA



Scale 1:2500



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58 Foley Trading Estate (Eignmill Road)

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.94 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Buildings generally of a moderate quality. Widths of surrounding roads could create issues for larger vehicles. Medium flood risk. Offices front the site, with a car repair garage at the rear along with further offices.</p> <p>Output area – 012F Ward – Tupsley Sub Area – County Town (but also A49 Corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings, which states 'Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use'. Site is adjacent on two sides to areas allocated for safeguarded openspace and allotments (RST4).</p> <p>Relevant planning history - none</p>	

Market Attractiveness

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

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

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located within or edge of existing city centre.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a five minute walk from an hourly public transport route.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous.

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

Strategic Planning

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

Foley Trading Estate, Hereford

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