

5. Southern Avenue, Leominster off Worcester Road/Clinton Road

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 33.39 ha
	Vacant land (by sector / use class)	1.52 ha allocated under Policy E5 – 0.31 ha B1a ; 0.96 ha B1c/B2 ; 0.25 ha B8 0.7 ha outstanding with planning permission – 0.7 B1c/B2
General Site Description	<p>This established employment area is over 33 ha in size and is generally occupied by B2 and B8 uses, although a small portion of the site has been lost to residential development. Occupiers on the site include Peugeot, Royal Mail, a housing association offices, a tyres and exhaust centre, Pascoe's pet foods, Leominster accident repair centre and Wills Engineering.</p> <p>Output area – 003A Ward – Leominster South Sub area – Rural Heartland (but also A49 corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings. S of site- Policy E3- Site 6 Leominster Enterprise Park. SW of site- unallocated pocket of land. Along western boundary of site- established residential areas (Policy H1); Safeguarding open space and allotments (Policy RST4).</p> <p>Relevant planning history - DCNC2003/3276/F: Extension & alteration of existing factory (Mifflin Construction) - approved with conditions (16/12/2003) DCNC2003/2073/F: 2 no. extensions to warehouse/distribution premises - approved with conditions (05/09/2003) DCNC2003/3597/F: Proposed warehouse extension (RJ Barrington) - approved with conditions (22/01/2004) DCNC2005/2684/F: Renewal of planning permission for erection of factory unit - approved with conditions (03/10/2005) 2 no. lean to storage unit extensions to existing building (unit E Glendower rd) - approved with conditions (19/04/2005) DCNC2003/1833/F: 2 no steel framed industrial units with offices and open yard (plot E, Glendower rd) - approved with conditions (21/11/2003) DCNC2003/2825/F: Erection of 2 no. industrial units (Barrington printers) - approved with conditions (17/12/2003) DCNC2003/2665F: Extension to factory unit (Agri Lloyd International) - approved with conditions (02/02/2004) DCNC2004/4345/F: Proposed extension to existing unit (Zwick testing machines Ltd) - approved with conditions (14/04/2005) DCNC2005/3041/F: Extension to existing building (Accident Repair Centre) - approved with conditions (18/11/2005) DCNC2003/2330/F: Proposed B1 office dev with ancillary workshop use (Plot 13) - approved with conditions (15/10/2003) DCNC2003/3637/F: Warehouse extension to premises (unit 15 southern ave) - approved with conditions (09/02/2004)</p>	

Market Attractiveness

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

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

Environmental Sustainability

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

Strategic Planning

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

Southern Avenue, Leominster

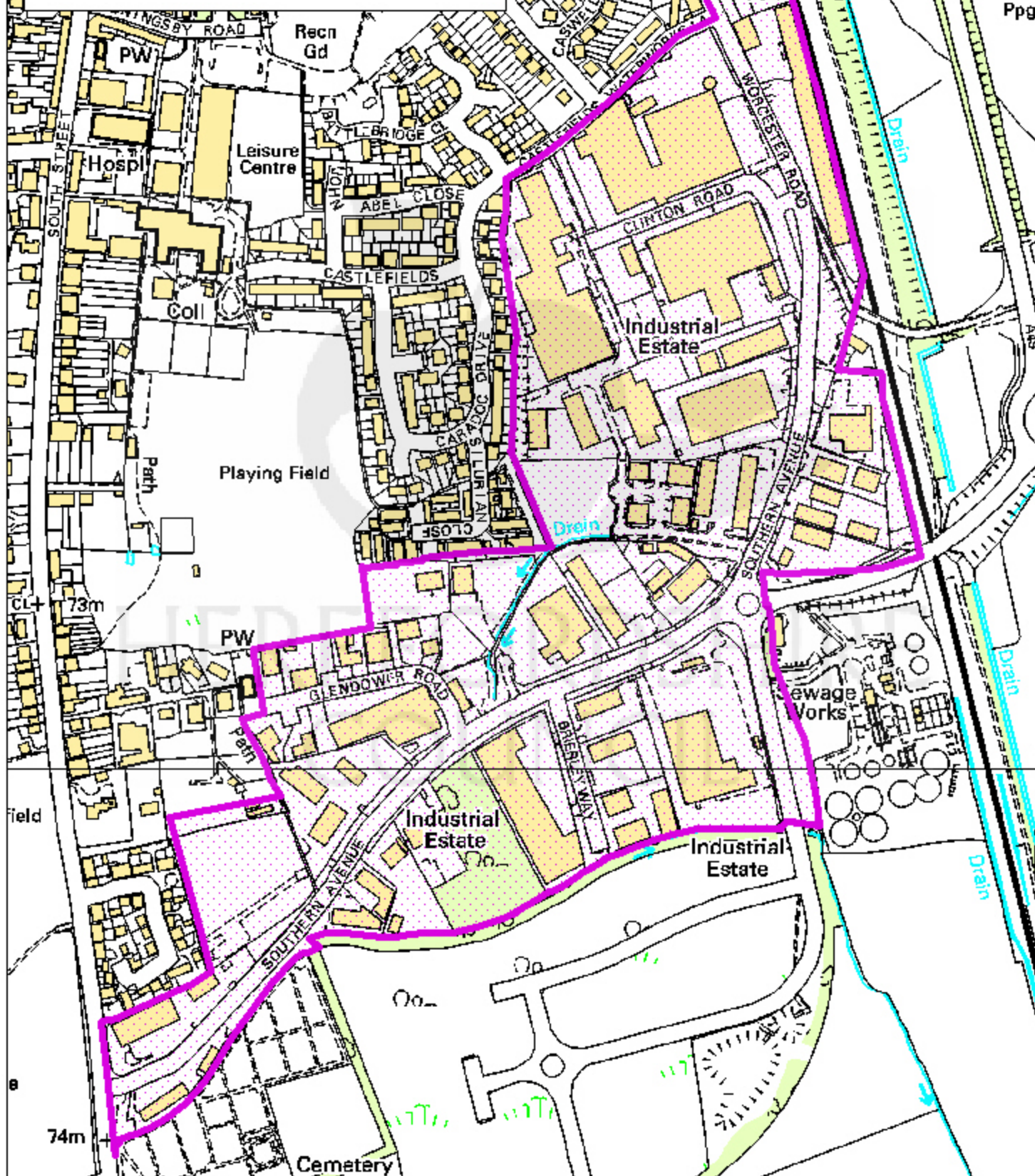
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6. Leominster Enterprise Park off Brierley Way

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 16.26 ha
	Vacant land (by sector / use class)	4.8 ha - Committed sites not started or under construction – 2.6 ha B1a; 0.7 ha B1c/B2; 1.5ha B8. 11.8 ha - Area remaining
General Site Description	<p>Provides extension to Southern Avenue Industrial Estate, Leominster.</p> <p>Police HQ.</p> <p>New units developed on some plots.</p> <p>A development brief was produced in 1999, and more recently a zoning plan has been produced by AWM. A veterinary surgery has recently been granted planning permission on the site.</p> <p>Output area – 033A</p> <p>Ward – Leominster South</p> <p>Sub area – Rural Heartland (but also A49 Corridor)</p> <p>Policy allocation -</p> <p>Allocated as employment land under Policy E3 - Other employment land allocations- Leominster Enterprise Park- 16.6ha, B1 B2 and B8 uses. Paragraph 6.4.14 states <i>'this proposal formed a major allocation within the Leominster District Local Plan. In total, the Local Plan allocated or safeguarded 16.6 hectares of land as an extension to the existing Leominster Industrial Estate. These proposals are confirmed. Important considerations are the need to protect the amenity of the adjacent cemetery and for a traffic circulation pattern which is logical, pays regard to existing roads and can be flexible in terms of the areas of land made available for employment uses'</i>.</p> <p>N of site- Southern Avenue site- existing employment area (policy E5); E of site- possible Special Wildlife site); NW of site- unallocated; S and SW of site- unallocated open space.</p> <p>Relevant planning history -</p> <p>DCNC2006/1399/F: Commercial dev for B1/B8 use (Plot 14B) - approved with conditions (20/06/2006)</p> <p>DCNC2007/3460/O: Site for proposed veterinary centre (Plot 15) - approved with conditions (17/01/2008)</p> <p>DCNC2006/0612/F: Proposed new police station (Plot 13) - approved with conditions (19/04/2006)</p> <p>DCNC2006/0558/F: Commercial dev for B1/B8 use (Units B & C - enterprise park) - approved with conditions (06/04/2006)</p> <p>DCNC2007/0637/F: Commercial dev for B1/B8 use (Unit A - enterprise park) - approved with conditions (17/04/2007)</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 very high quality and condition. Good provision of parking, circulation and servicing.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment will be a positive factor to attracting occupiers

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
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses – large raft of employment uses nearby at Southern Avenue, although proximity to cemetery could restrict certain users.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Semi rural environment and adjacent to established industrial estate.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a major arterial route.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion. Very good overall access.
	Quality of Site Access	No apparent site access (visibility) constraints. Site has been serviced with a high quality internal road network.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years
	Marketing and enquiry interest	Evidence of active marketing with high levels of interest for employment uses indicated by agents / good level of recent completions or development under construction at the time of the survey. On developed sites, vacancy levels are low.
Ownership	Ownership / Owner aspirations	AWM own the site. Understood that the aim is to develop the site for B1 to B8 uses.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]	There are no identified environmental or known abnormal development requirements applying to the site. Internal site road infrastructure already in place.
	<i>(vacant / part vacant sites and redevelopment opportunities)</i>	

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares / no apparent evidence of physical constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited / no potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	The NE tip of the site is in medium flood risk area (flood risk category 1 or 2)

Environmental Sustainability

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

Strategic Planning

Appraisal Criteria	Indicator	Site Visit Comments
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked 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 objectives (including comprehensive/ mixed use development)	Development / redevelopment of the site would make a significant improvement to existing environmental quality and could make a substantial contribution towards local regeneration strategies for the area
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Leominster Enterprise Park

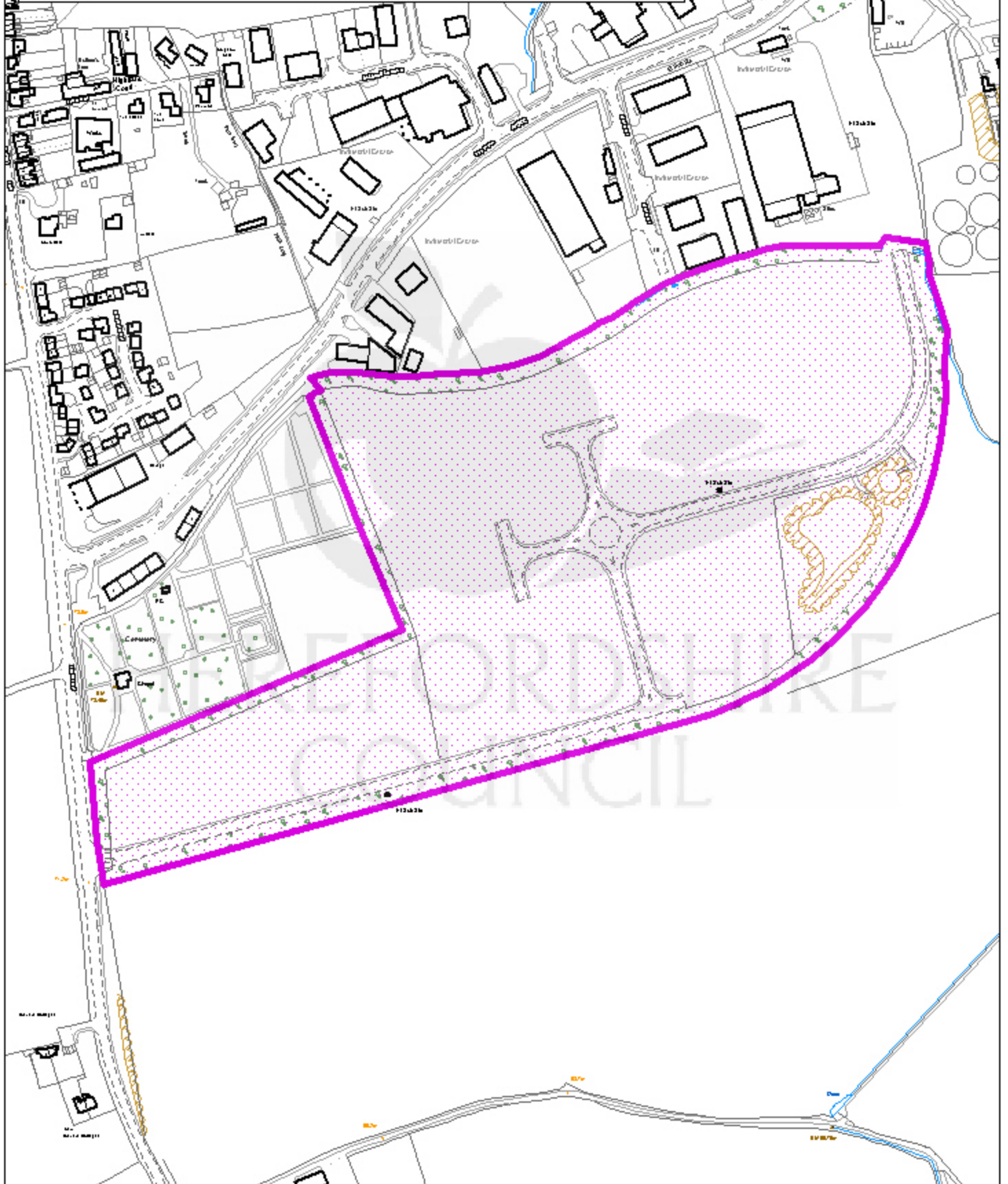
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32. Westwood Industrial Estate, Pontrilas HR20EL

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site area 1.99 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Occupiers on this small site (under 2 ha) in Pontrilas include an accountants, an engineering machinery sales parts and servicing centre, and a farm clothes suppliers. There are several machines and also timber being stored outside on the site, meaning that the site is rather ad hoc in terms of parking and circulation.</p> <p>Output area – 020D Ward – Golden Valley South Sub area – Rural heartlands</p> <p>Policy allocation – Unallocated. Policy constraints – AGLV south</p> <p>Planning history - DCSW2007/0567/F: Extension to existing industrial unit (Unit 7) - approved with conds (22/05/2007)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users Adhoc site, tractor servicing and parts, timber and metal. Quite ind site, lots of parked cars, circulation difficult. Buildings adequate but fairly poor quality.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site may be exposed to some noise and dust from existing occupiers which can affect the amenity of the immediate environment.
	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - Residential, countryside, other employment.

Appraisal Criteria	Indicator	Site Visit Comments
	Road Frontage Visibility	The site has some visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural including other employment, residential and countryside.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide - could be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of limited marketing (one board on site) but otherwise limited number of vacancies observed.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A

Appraisal Criteria	Indicator	Site Visit Comments
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b)

Environmental Sustainability

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

Strategic Planning

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

Westwood Industrial Estate, Pontrilas

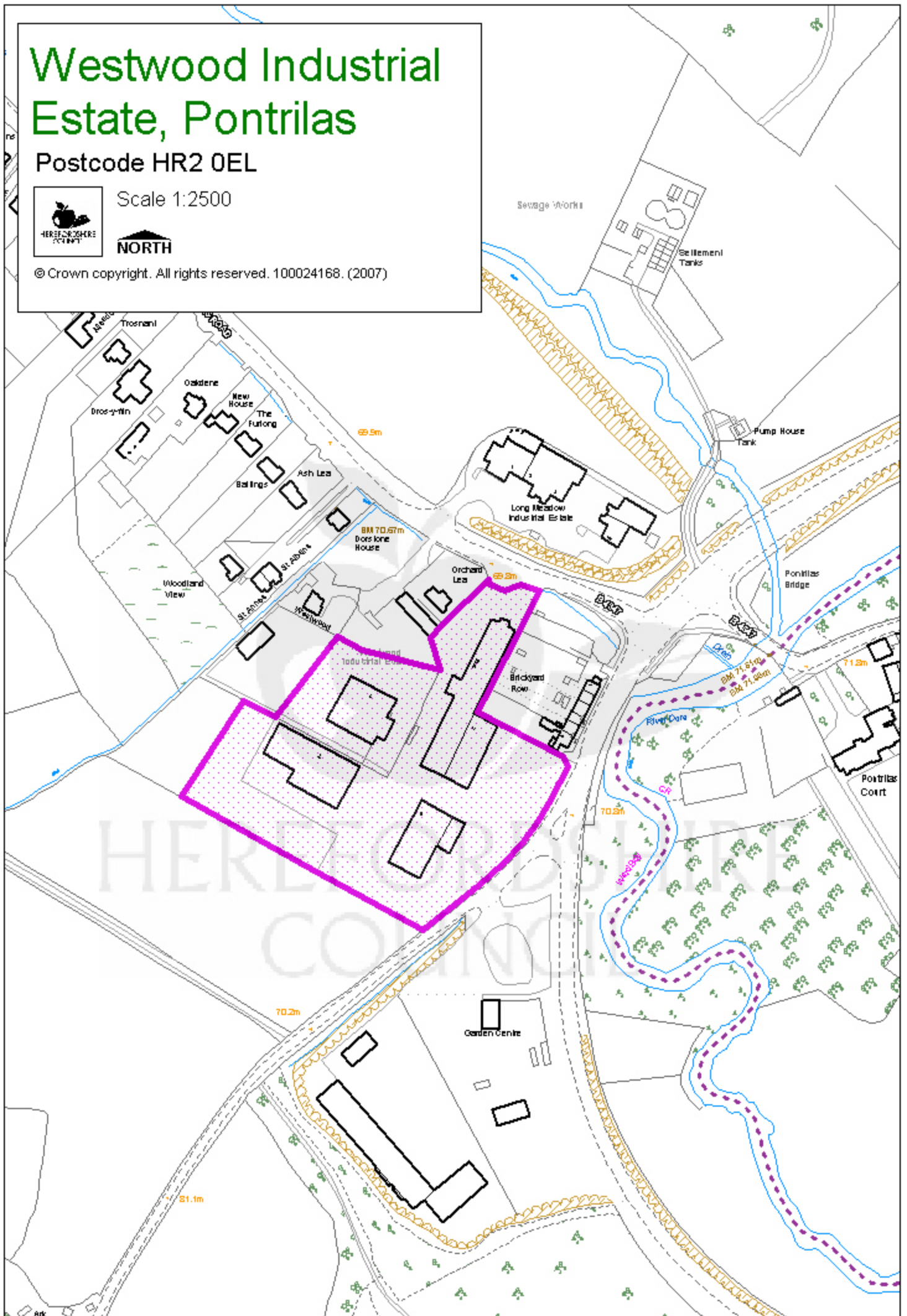
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34. and 35. Gooses Foot Industrial Estate, Kingstone B4348, HR29HY

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.19 ha
	Vacant land (by sector / use class)	2.1 ha allocated in the UDP (B1c) 0.7 ha committed (B1c / B2)
General Site Description	<p>Small estate – mixture of small and large units. Quite poorly maintained. Some building on allocated land but majority still available.</p> <p>Output area – 021E Ward – Vallets Sub Area – Rural heartlands</p> <p>Policy allocation - Allocated under employment land under Policy E3- Other employment land allocations. Gooses Foot Industrial Estate, Kingstone- 2.1 ha, B1 uses. Paragraph 6.4.20 states this 2.1 hectare site formed a proposal in the South Herefordshire District Local Plan for Class B1 uses. Employment opportunities in the area are predominantly agricultural and the provision of this land was an attempt to help diversify the local economy. Kingstone is an identified main village within the UDP and there continues to be a need to encourage the progression of factory units. The Local Plan allocation, comprising an extension to the existing estate, is confirmed. Remainder of site (the existing employment areas) are unallocated. No surrounding allocations.</p> <p>Planning History - DCSW2004/2321/F: Extension to industrial unit to form production area and office block (GG Industries) - approved with conditions (05/10/2004).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)		Buildings and external areas are of often older and of moderate quality and condition but with some newer units, restricted provision of parking, circulation and servicing / quality of surrounding environment including a poultry farm may limit the attractiveness of the site for certain users.	
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)		Quality / nature of surrounding environment may limit the attractiveness of the site for certain users.	
	Amenity Impacts (e.g. noise, dust & smell)		The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors	

Appraisal Criteria	Indicator	Score	Scoring Criteria	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses		The site is located in an area of open countryside and is adjacent to a poultry farm.	
	Road Frontage Visibility		Parts of the site has some limited visibility to an 'A' Road and visibility to a local 'B' road. Undeveloped site areas have no direct road frontage.	
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).		The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.	
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)		Located more than 2 kilometres away from a motorway or major arterial route	
	Quality of local road access		Surrounding roads are relatively wide / likely to be limited congestion at peak periods	
	Quality of Site Access		No apparent site access (visibility) constraints although vacant allocation needs to be accessed through the existing estate.	
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)		Vacant site has been available (e.g. allocated) for more than 10 years.	
	Marketing and enquiry interest		No evidence of active marketing, recent completions or development under construction at the time of the survey although existing commitment for industrial development.	
Ownership	Ownership / Owner aspirations		Unknown.	
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)		The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.	

Appraisal Criteria	Indicator	Score	Scoring Criteria	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (vacant / part vacant sites and redevelopment opportunities)		Site is between 1 and 5 hectares with no obvious physically constraining features	
	Ground conditions/contamination (vacant / part vacant sites and redevelopment opportunities)		Contamination unlikely, no significant ground preparation works required	
	Flooding		No flood risk (outside of any identified flood risk zone)	

Environmental Sustainability

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

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 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 policy objectives (including comprehensive/ mixed use development)		Development of the available vacant site would have a positive impact on existing local regeneration strategies or economic for the area.	
	Economic Activity (nomis website)		The site is located in an ward of good economic activity (70 % to 75% economically active in employment).	

Gooses Foot Industrial Estate Kingstone

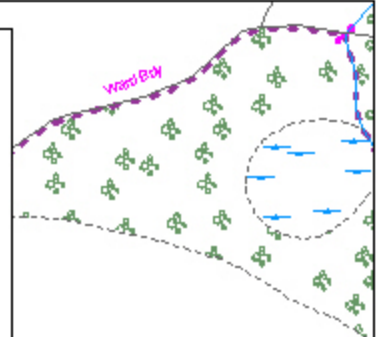
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HEREFORDSHIRE
COUNCIL

36. Tram Inn, Allensmore, B4348, HR29AN

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.7 ha
	Vacant land (by sector / use class)	0.7 ha allocated and remaining– 0.07 ha B1a ; 0.63 B1c.
General Site Description	<p>Agricultural use storage shed (Dutch Barn) and agricultural land</p> <p>Output area – 021F Ward – Vallets Sub area- Rural heartlands</p> <p>Policy allocation - Allocated as Policy E3- other employment land allocations. Tram Inn, Allensmore. 0.7ha for B1 uses. Paragraph 6.4.21 states 'this South Herefordshire District Local Plan proposal is adjacent to other businesses and is suitable for redevelopment for light industrial purposes. The site which is 0.7 hectares in area may be liable to flooding and this should be reflected in scheme design to the requirements of the Environment Agency. In line with PPS25, developers should undertake a flood risk assessment and this should accompany any proposal which is submitted to the local planning authority'. Site and surrounding area- Area Liable to Flooding- (Policy DR7)</p> <p>Planning history – none</p>	

Market Attractiveness

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

Appraisal Criteria	Indicator	Site Visit Comments
	Road Frontage Visibility	High visibility to local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	Site is in a semi rural location with a mix of uses close by.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Unknown.
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	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>	Potential for floodrisk identified in the UDP (see below).
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	No obvious physically constraining features (other than site size).
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required

Appraisal Criteria	Indicator	Site Visit Comments
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b)

Environmental Sustainability

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

Strategic Planning

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

Tram Inn, Allensmore

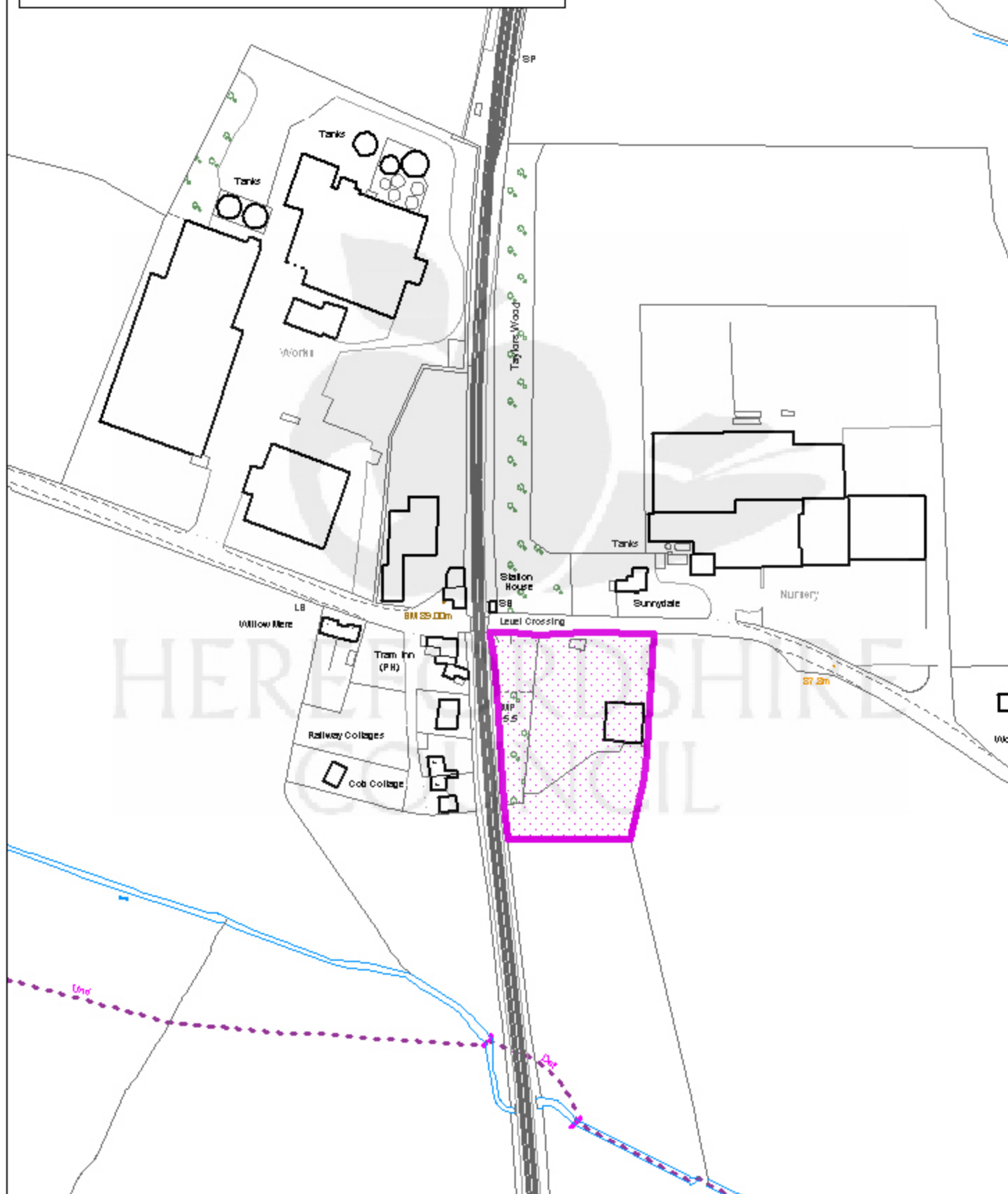
Postcode HR2 9AN



Scale 1:2500



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38. Madley Airfield 97 Stone Street HR29NQ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 12.08 ha
	Vacant land (by sector / use class)	1.7 ha allocated. 0.17 ha B1a; 0.99 ha B1c/B2; 0.68 ha B8. 1.04ha committed. 0.52 ha B1c/B2; 0.52 B8.
General Site Description	<p>Madley Ind. Estate scarcely developed site. 'Gel Pack Industrial', 'AW Engineering'. Average quality and condition, large units, room for expansion.</p> <p>Output area – 016C Ward – Valletts Sub area – Rural heartlands</p> <p>Policy Allocation – Madley Airfield inset map 50. Policy E5 – safeguarding employment land and buildings. All areas surrounding the site unallocated.</p> <p>Planning history- DCSW2003/3281/N: Waste treatment and recycling facility including construction of new building - approved with conditions (24/11/2006).</p> <p>Implementation of the waste recycling facility has not yet started. A planning application for a waste recycling facility was refused at inquiry and a second application was approved. It is unknown whether the facility will be developed. The facility would be considered as an employment use. A waste study is being commissioned at the end of April 2008. SHLAA site suggestions on this site are unlikely.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Mixed site overall. Buildings are of average quality and maintenance, large open areas on the site.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
	Adjoining land uses	The site is located in an area of other similar uses or open countryside.
	Road Frontage Visibility	The site has limited visibility to a local road.

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

Environmental Sustainability

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

Strategic Planning

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

Airfield

Farm

Madley Airfield

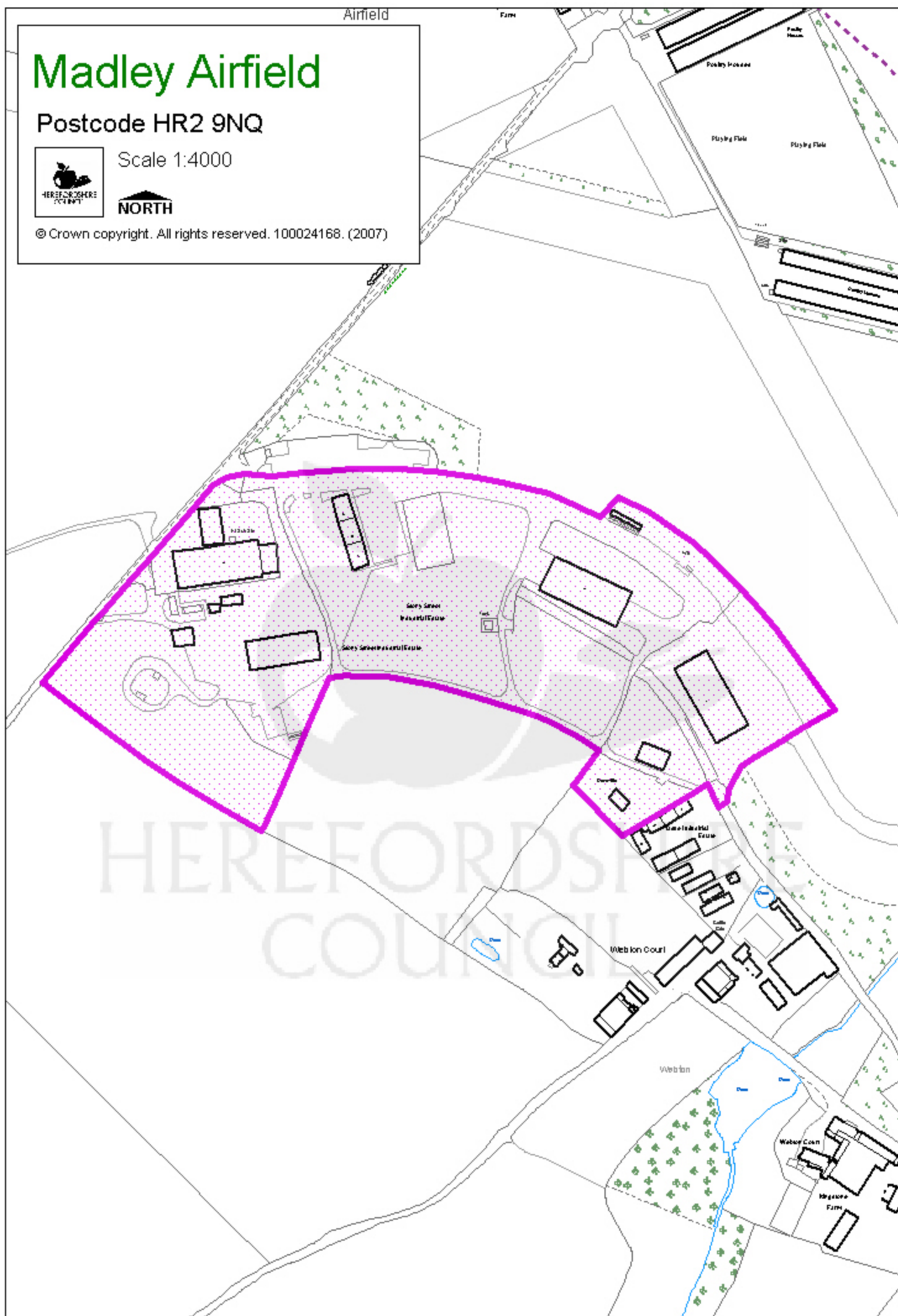
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65, 66, 67, 67b and 68. Shobdon Airfield off B4362 (near 'The Grove') HR69NN

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	29.2 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Shobdon Airfield is split into 5 different areas:</p> <p>Site 65 – Airfield site</p> <p>Site 66 – Quite poor, very old building with new extension and roller shutter doors. It is unclear as to the use of the building. There is a new unit at the rear. The site is poorly surfaced. 'Premier group sign'.</p> <p>Site 67 - Very poor</p> <p>Site 67b - Grain and insulation manufacturers</p> <p>Site 68 – Kingspan</p> <p>Output area - 004E</p> <p>Ward – Pembridge and Lyonshall with Titley</p> <p>Sub area – Rural Heartlands</p> <p>Policy allocations - All 5 areas allocated as Policy E5- Safeguarding employment land and buildings.</p> <p>Relevant Planning History - DCNW2006/0903/F: Utilising existing building to create storage & workshop for agricultural machinery - approved with conditions (02/05/2006)</p> <p>DCNW2005/3479/F: Erection of building for use as commercial workshop for transport yard - approved with conditions (12/12/2005)</p> <p>Understand that AWM has worked on the northern area of the site and have been historically involved in providing funding to improve buildings. There have also been more recent demolitions and rebuilding in the middle part of the site led by the Council.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	<ul style="list-style-type: none"> • Site 65 is 6 ha in size and is adjacent to the airfield. Buildings and external areas are of a reasonable quality and condition. The site is only accessible down a narrow lane. • Site 66 is just over one ha and is a poor site with inadequate surfacing, an old building and a new extension with a roller shutter. As with site 65 The site is only accessible down a narrow lane. • Site 67 is 5.5 ha in size and is poor quality with a number old hangars on this site. The site is on either side of the road into Shobdon. • Site 67b is just over 3 ha in size and is occupied by grain and insulation manufacturers. Buildings and external areas here are of a poor to moderate quality. • Site 68 is the Kingspan site. This site is by far the largest of the Shobdon sites. Buildings here appear well maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment including the airfield, could limit the attractiveness of the site for certain users.

Appraisal Criteria	Indicator	Site Visit Comments
	Amenity Impacts (e.g. noise, dust & smell)	<ul style="list-style-type: none"> Sites 68 and 67b may be exposed to noise from works which somewhat affects the quality of the environment. Site 67 is next to airfield and therefore may be exposed to some noise from aircrafts taking off and landing. Site 67 may be affected by some noise from machinery. Site 66 – does appear to be exposed to any noise or smell factors.
Quality of the Wider Environment	Adjoining land uses	The site has no bad neighbouring uses and is surrounded by open countryside and the airfield (which could be considered a bad neighbour to some users).
	Road Frontage Visibility	<ul style="list-style-type: none"> Sites 67b and 65 are only visible from an access road. Site 68 is visible from a local road. Site 66 has visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi-rural.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route
	Quality of local road access	Width of some surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. In particular, Sites 65 and 66 are only accessible via a relatively narrow lane (the access road to the airfield).
	Quality of Site Access	Site 67b has potential site access constraints, including for larger commercial vehicles, which could constrain development. Sites 67, 68, 66 and 65 are likely to have only minimal access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of some relatively recent redevelopment on certain areas. Historic involvement by AWM and more latterly, the Council.
Ownership	Ownership / Owner aspirations	It is understood that there are three owners of the sites including two farmers. Owner aspirations unknown.

Appraisal Criteria	Indicator	Site Visit Comments
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is in excess of 5 hectares. No apparent evidence of physical constraining features.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	<ul style="list-style-type: none"> Sites 67b and 67 are likely to have some contamination from works requiring some ground preparation and remediation. Sites 66, 65 and 68 are likely to have only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	No flood risk (outside of any identified flood risk zone).

Environmental Sustainability

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

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic policy objectives (including comprehensive/ mixed use development)	The redevelopment of Sites 66 and 67 in particular could make a substantial contribute to local regeneration/ economic policy objectives.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Shobdon Airfield

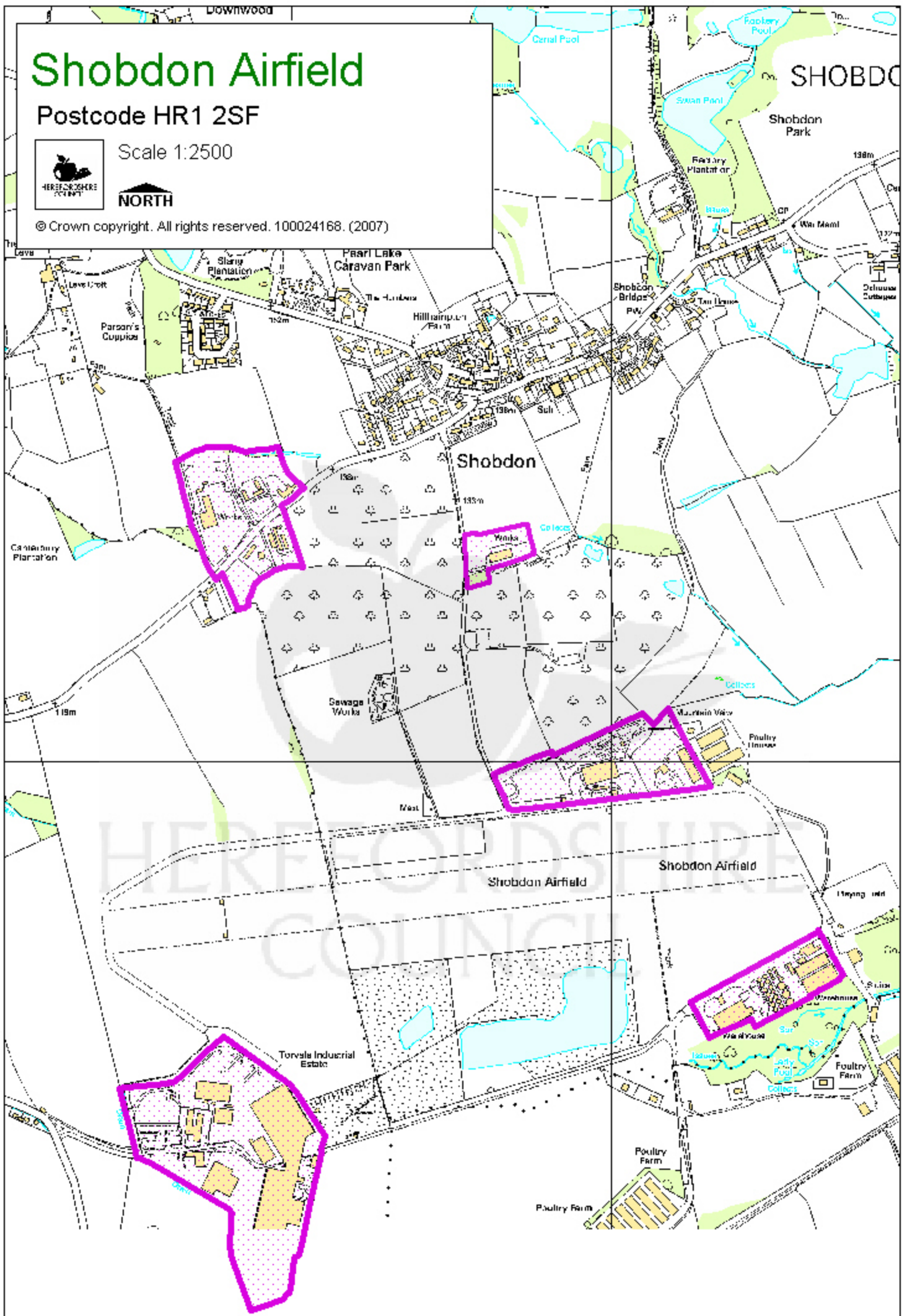
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70. Hatton Gardens, Kington off Waterloo Road

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total Site area: 5.66 ha split into 2 areas (1.52 ha and 4.14 ha).
	Vacant land (by sector / use class)	0.2 ha committed (B1c / B2).
General Site Description	<p>This site contains a mix of uses including a St John's Ambulance Head Quarters, an auto care centre, a vets, a drycleaners and some residential units. Hatton Gardens Industrial Estate comprises new units and several units within it are being marketed by Advantage West Midlands. The quality of buildings on site is very good. In some areas road/ parking surfacing needs improvement.</p> <p>The site is split between two sites in very close proximity to each other. The smaller of the two sites contains new units of good quality. The larger site contains a wide variety of uses, ages and building types. Most buildings are of a good quality. The site is affected by floodrisk. Access into the site is reasonable with local roads being relatively wide and major roads being less than a kilometre away. In some areas the site fronts local roads and in some parts it has some A road visibility.</p> <p>Output area- 006C Ward – Kington Town Sub Area – Rural Heartland</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings. N of site- some areas liable to flooding (Policy DR7), some unallocated land; E of site- unallocated; W of site- some liable to flooding (Policy DR7); S of site - some unallocated, some Established Residential Areas (Policy H1).</p> <p>Relevant planning history - DCNW2006/2109/F: Removal and replacement of single storey office to include additional office space - approved with conditions (09/08/2006) NW2003/0084/F: Proposed extension to existing builders merchants (Kington B S) - approved with conditions (27/02/2003) DCNW2005/3027/F: Extension to office space to form new reception (unit 1) - approved with conditions (10/11/2005) NW2003/1186/F: Proposed extension to rear of industrial building (unit 4) - approved with conditions (03/06/2003) DCNW2006/0033/F: Renewal of permission for industrial storage shed (continued B2 use) - approved with conditions (22/02/2006)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition including some new units providing an average range of building type and size / adequate provision of parking, circulation and although could be improved in some area. Quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment. Outside storage.

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high. Units 5 & 8 marketed by AWM. Planning history for various employment developments, a number of which have been implemented.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Unlikely to be significantly constrained by certain physical site features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works
	Flooding	High risk of flooding (flood risk category 3a or 3b), but Northern tip = no risk of flooding (outside of identified flood risk zone)

Environmental Sustainability

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

Strategic Planning

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

Hatton Gardens, Kington

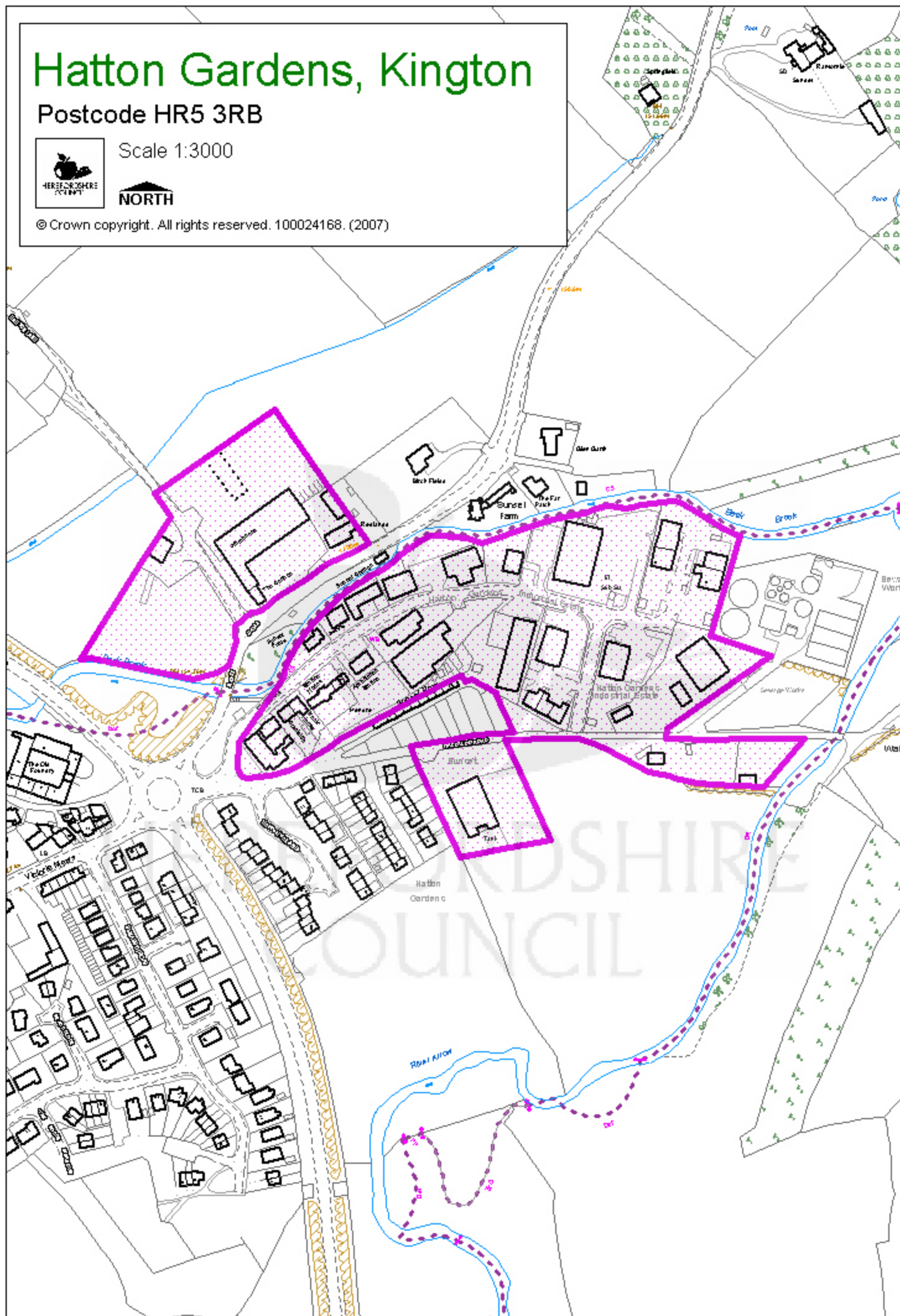
Postcode HR5 3RB



Scale 1:3000



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72. Hergest Camp, Arrow View

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 12.28 ha
	Vacant land (by sector / use class)	0.07 ha committed: 0.01 B1a; 0.06 B1c / B2
General Site Description	<p>Hergest Camp is just over 12 ha and is generally a poor quality site with poor quality units and surfacing. A number of units are not occupied or only partially occupied. However, there are also a number of new units and units under construction. The site is protected under Policy E5 for employment and buildings. Around the site is a small area of residential, a poultry farm and open countryside.</p> <p>Output area – 006C Ward – Kington Town Sub area – Rural Heartland</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings which states "<i>Proposals which would result in the loss of existing permitted or proposed employment land and buildings to non-employment uses will only be permitted where 1) there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing business; or 2) in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use</i>". N of site- Area liable to flooding- Policy DR7. All other directions unallocated.</p> <p>Relevant planning history - DCNW2005/3602/U: Certificate of lawfulness for existing use (residential caravans) - approved (14/12/2005) DCNW2004/2364/F: Demolition of 2 detached buildings and erection of building for industrial use (B2/B8) - approved with conditions (16/10/2004) DCNW2004/0503/F: Extension to existing building - approved with conditions (08/04/2004).</p>	

Market Attractiveness

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

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a major arterial route.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years
	Marketing and enquiry interest	Evidence of limited marketing but with some new units dispersed amongst older premises. 1 reasonably new unit on the market for sale.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site may be constrained by some environmental constraints / abnormal development requirements which could limit development potential Not known what site was previously used for. Some areas are fenced off – possible contamination. Part of site subject to high flood risk (see below).
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is in excess of 5 hectares / no apparent evidence of physical constraining features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be contaminated requiring some ground preparation and remediation <i>Unknown previous use</i>
	Flooding	High risk of flooding (flood risk category 3a or 3b) at NE tip of site.

Environmental Sustainability

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

Strategic Planning

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

