
Settlement: Bromyard **Site Ref:** By/10
Site Address: Large orchard forming part of garden, 11 Lower Westfields

Summary Description:

Orchard to residence.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

No major problems foreseen.

Biodiversity:

Not surveyed

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

Yes

Can the entire site be developed?:

Yes

Settlement:	Bromyard	Site Ref:	By/12
Site Address:	Rear garden, 22 Highwell Lane		

Summary Description:

Residential garden.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Difficult - gradient too steep and width of lane not enough to cope with extra traffic without passing places and better visibility which will be difficult to achieve without land purchase from multiple owners.

Biodiversity:

Not surveyed

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

This site is not considered suitable and achievable because it is constrained by access.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	ELR/01
Site Address:	Linton Trading Estate		

Summary Description:

Trading Estate, commercial building, caravan site, storage. Adjacent/surrounding land: Site is surrounded by open countryside. Site integration: Site could not be readily integrated as it has no relationship with the town's built form. Height and character: None adjacent. Additional comments: Site is adjacent to a listed building.

Flood Information:

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

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

Not surveyed

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

No. The site is not suitable for housing being 1km from the town.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	ELR/02
Site Address:	Land south of Linton Trading Estate		

Summary Description:

Former extraction site, gypsy site, UDP employment sites E3. Adjacent/surrounding land: Site is surrounded by open countryside. Site integration: Site could not be readily integrated as it has no relationship with the town's built form. Height and character: Linton Trading Estate is adjacent.

Flood Information:

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

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

Not surveyed

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

No. The site is not suitable for housing being 1km from the town.

Can the entire site be developed?:

No.

Settlement:	Bromyard	Site Ref:	HLAA/115/001
Site Address:	Longlands, Tenbury Road, Lower Hardwick Lane		

Summary Description:

Grassland fields. Sloping site to east from Hardwicke plateau. Views into site: Mainly from adjacent housing to the south and gaps on Tenbury Road/Lower Hardwick Lane. Views out of site: Housing south, countryside north. Adjacent/surrounding land: Agriculture, housing, industrial, highway. Site integration: Eastern portions of the site would be more readily integrated within the surrounding area as it is built up on two sides, with more isolated dwellings on the north side, less prominent than western portion. Height and character: 1 and 2 storey modern detached dwellings to the south. There are also some farm buildings and older dwellings.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Will need visibility improvements either on Lower Hardwicke Lane or new access. May be difficult to achieve as splays may be on land owned by others.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

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

No, due to significant landscape impact of developing this sensitive site.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	HLAA/125/001
Site Address:	Land north of Porthouse Farm, Tenbury Road		

Summary Description:

Open land, agricultural grassland. Riverside meadow, gently sloping to north east. Views into site: Visible at ground level mainly from sports grounds to north east. Visible in distance from Bromyard Downs. Views out of site: Limited, industrial buildings and Minster Tower to south, housing south west. Adjacent/surrounding land: Industrial, agricultural, sports fields. Site integration: Not easily related to existing housing until adjoining live/work scheme developed - policy H2 (a) in UDP. Height and character: Single storey and higher industrial/commercial buildings in modern materials.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Difficult to achieve visibility at Tenbury Road as shown. Access may be possible via site to west if previously developed. Sustainable transport route required to town centre from south eastern segment, which will be difficult to achieve if site to west is not developed.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, due to landscape and flooding constraints

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	HLAA/154/001
Site Address:	Little Frome Farm, Avenbury		

Summary Description:

Arable land, open site facing Frome Valley to south east. Sloping steeply from north west corner towards south east. Sudden dip near eastern boundary. Views into site: Visible from built up area to north, less so from east and south. Views out of site: Expansive view to southeast of Frome Valley and Malvern Hills. Views northwards to town restricted by slope and housing. Adjacent/surrounding land: Agriculture (all sides). Site integration: No, as the site is separated from the built up area. Access would be a big problem. Height and character: N/A, except for 2 storey dwellings on skyline and mobile homes on valley floor. Additional comments: Traffic generation on local streets to northeast would be highly problematic.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Access not possible via lane to east. Too narrow, restrained by land ownership, likely multiple owners. Site is steep and would require careful design to achieve acceptable gradients. May be possible to access via land to west, but route then becomes long and probably less attractive for sustainable transport modes.

Biodiversity:

Arable land where artificial habitats are likely to be limited.

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

No, separate from and not well related to existing built form. Sensitive landscape.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	HCAA/154/002
Site Address:	Little Frome Farm, Avenbury		

Summary Description:

Grassland. Steeply sloping from south east to south from Hereford Road. Central depression near west side carrying minor watercourse. Views into site: Expansive views over site from Hereford Road through gaps in hedge, screened in all other directions. Views out of site: Mainly south east towards Frome Valley and Malvern Hills. Limited views in other directions. Adjacent/surrounding land: Agriculture, principle highway, school playing fields. Site integration: No, as the site is seperated from the built up area. Height and character: N/A, except a few single storey dwellings to the west. Additional comments: Land presently subject to DEFRA entry-level countryside stewardship scheme.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Captial Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Terrain is steep, will need careful design to maintain acceptable gradients, which may reduce housing numbers achievable. Major new junction would be needed, perhaps a roundabout.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, seperate from and not well related to existing built form. Sensitive landscape.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	HLAA/321/001
Site Address:	3 Mills House, Station Road		

Summary Description:

Grassland and dwelling. Generally a flat site. Views into site: Site not visible from Station Road but clearly visible from adjacent northern, eastern and western areas. Views out of site: Clear views to nearby hills and open countryside. Adjacent/surrounding land: Industrial unit adjacent to site entrance and carpark close to southern boundary remainder is open countryside cemetery nearby. Site integration: No, the site is both physically and visually removed from the main built form of Bromyard. There are also policy constraints on the site, this is a Special Wildlife Site. Height and character: Industrial and tudor style house only.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Access only possible via private road through industrial estate, not to adoptable standards.

Biodiversity:

Not surveyed

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

No. The site feels like an encroachment into the countryside, too open and not enough of a built form to link in with and lies within flood plain.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	O/By/001
Site Address:	Little Frome Farm, Avenbury		

Summary Description:

Grassland. Sloping steeply from north west to south east. Views into site: Visible from built up area on higher ground to north west less so from lower ground to south and east. Views out of site: South east towards Frome Valley, interrupted by trees/hedges view northwards to town restricted by slope and housing. Adjacent/surrounding land: Residential, agricultural, hospital. Site integration: Only by careful, sensitive design and appropriate densities. Improved road access very difficult or would detract from character. Height and character: 2 storey detached houses above north west boundary.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Access not possible via lane to east. Too narrow, restrained by land ownership, likely multiple owners. Site is steep and would require careful design to achieve acceptable gradients. May be possible to access via land to west, but route then becomes long and probably less attractive for sustainable transport modes.

Biodiversity:

Artificial habitats considered to have limited ecological value

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

No. This steeply sloping land forms an important setting for this area of the town. It also appears to have no acceptable access opportunity which prohibits development

Can the entire site be developed?:

No, topography and landscape character prohibit development

Settlement:	Bromyard	Site Ref:	O/By/002
Site Address:	Land east of high school playing fields, Hereford Road		

Summary Description:

Grassland. Sloping down from north to south. Views into site: From Hereford Road west, school grounds west, from open countryside south and east. Views out of site: Mainly towards open countryside to south and east. Adjacent/surrounding land: Agriculture, highway. Site integration: Not easily unless land to north is included. Would protrude south from built form. Height and character: 2 storey houses nearby to north.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Terrain is steep, will need careful design to maintain acceptable gradients, which may reduce housing numbers achievable. Major new junction would be needed, perhaps a roundabout if combined with HLAA/154/002. Sustainable transport route upgrade required.

Biodiversity:

Artificial habitats considered to have limited ecological value

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

No, due to significant landscape impact.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	O/By/004
Site Address:	Bromyard Cricket Club, West Hill		

Summary Description:

Sports ground. Enclosed plateau above town. Views into site: Limited by surrounding development. Visible from adjacent school buildings and houses. Views out of site: Limited by surrounding development. More open to south east. Adjacent/surrounding land: Housing, school. Site integration: Yes - already enclosed by development. Height and character: Generally 1 or 2 storey dwellings. Other issues: School activity. Road depot (due to be relocated). Additional comments: Loss of open space would be compensated for by new cricket ground at Tenbury Road. Availability of site is wholly dependant on successful relocation of cricket club.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

Not surveyed

Highways information:

Unlikely that an access which meets current standards is achievable at this site as visibility is poor; the junction already complicated; and a roundabout would be very difficult to achieve because of space available to achieve an appropriate inscribed circle diameter, and the necessity for five arms on the roundabout.

Biodiversity:

Not surveyed

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

Yes, provided satisfactory access can be provided.

Can the entire site be developed?:

Yes

Settlement: Bromyard **Site Ref:** O/By/005
Site Address: Land west of 'Freshacre', Pencombe Lane

Summary Description:

Grassland. Gently sloping down to west from plateau. Views into site: Limited by hedges on boundaries; gap at field gate on Pencombe Lane. Visible mainly from A44 approaching town. Views out of site: Limited by hedges, some houses visible to north and east. Adjacent/surrounding land: Agriculture, housing, highway. Site integration: Has dwellings on three sides. Small enough to be integrated, although open to western side. Height and character: Mostly 1 or 2 storey dwellings. Additional comments: Has been considered for cemetery extension in recent years.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

Sensitivity 2. Areas where medium to high historic environment values have been identified, and where historic environment sustainable development can therefore occur in local situations as informed by historic environment impact and design studies

Highways information:

Access best off Pencombe Lane, rather than A44.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, due to significant landscape impact of developing this sensitive site. Landowner is willing to release the land for development.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	O/By/007
Site Address:	Stonehouse Farm, Upper Hardwick Lane		

Summary Description:

Grassland. Gently sloping down to west and north from plateau above town. Views into site: From A44; from Stonehouse Farm driveway; from Upper Hardwick Lane (east side); from open countryside to north. Views out of site: Mainly towards west and north into countryside. Adjacent/surrounding land: Agriculture, housing, highway. Site integration: Not very easily - protrudes from urban edge. Height and character: 1 and 2 storey dwellings and farm buildings. Other issues: Farm odours.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Difficult because extra access onto A44 not supported by standards because of adjacent roads. Will need visibility and other improvements on Upper Hardwicke Lane, which is not within the plan area.

Biodiversity:

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

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

No, due to significant landscape impact of developing this site.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	O/By/007a
Site Address:	Stonehouse Farm, Upper Hardwick Lane		

Summary Description:

Grassland. Gently sloping down to west and north from plateau above town. Views into site: From A44; from Stonehouse Farm driveway; from Upper Hardwick Lane (east side); from open countryside to north. Views out of site: Mainly towards west and north into countryside Adjacent/surrounding land: Agriculture, residential, highway. Site integration: Not very easily - protrudes from urban edge. Height and character: 1 and 2 storey dwellings and farm buildings. Other issues: Farm odours.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Difficult because extra access onto A44 not supported by standards because of adjacent roads. Will need visibility and other improvements on Upper Hardwicke Lane, which is not within the plan area.

Biodiversity:

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

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

This is a very sensitive site with regard to landscape setting.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	O/By/008
Site Address:	Drythistle Farm, Lower Hardwick Lane		

Summary Description:

Grassland and agricultural buildings. Mainly high plateau with gentle slopes to west and north and some steeper slopes downwards to east. Views into of site: Mainly visible from existing housing to south, also through gaps in boundary hedges to west and east. Visible in distance from A44 to west and B4214 to east. Views out of site: Mainly constrained by hedges and trees. Housing and school visible in south. Adjacent/surrounding land: Agriculture, some housing. Site integration: More southerly fields could be integrated if adjacent sites between them and existing housing are developed first, but whole would form vast housing estate over winslow plateau. Height and character: Scattered cottages and farm buildings. Additional comments: Scale of development could strain infrastructure

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Dependent on Longlands (HLAA/115/001) going ahead, and a suitable access point found, and subject to constraints of that site. Visibility splays need improvement.

Biodiversity:

Three quarters of site: Artificial habitats considered to have limited ecological constraints.

Remaining quarter (to the north): Arable land where ecological constraints are likely to be limited.

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

No, due to significant landscape impact of developing this site. Site is constrained also by poor access

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	O/By/009
Site Address:	Land between Lower Hardwick Lane and Tenbury Road		

Summary Description:

Grassland. Limited visibility from surrounding roads. Adjacent/surrounding land: Agriculture, housing, highway. Site integration: Fills gaps between isolated cottages but will be more readily integrated when the allocated site at Porthouse Farm is developed on opposite side of Tenbury Road. Height and character: 2 storey houses and farm buildings.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Access onto Lower Hardwicke Lane, provided junction visibility at the Tenbury Road can be brought up to standard. Not supportive of direct access onto Tenbury Road to north east, not attractive to sustainable modes, and proliferation of access points not supported.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

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

No, due to significant landscape impact of developing this sensitive site.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	O/By/010
Site Address:	Land east of Sherford Street		

Summary Description:

Grassland. River Meadow sloping down to east. Views into site: From river meadow and A44/Sherford Street on approach to town. Views out of site: Over river meadow to east. Adjacent/surrounding land: Housing, business premises, agriculture, highway. Site integration: Difficult behind Church Street properties because of narrow land take. Southern end easier to relate to streetscape. Height and character: Mainly 2 storey dwellings/businesses, including some historic buildings. Other issues: Access availability over other private sites could be significant constraint. Site is adjacent to a conservation area.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Provided visibility can be achieved by removing boundary treatment along Sherford Road.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

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

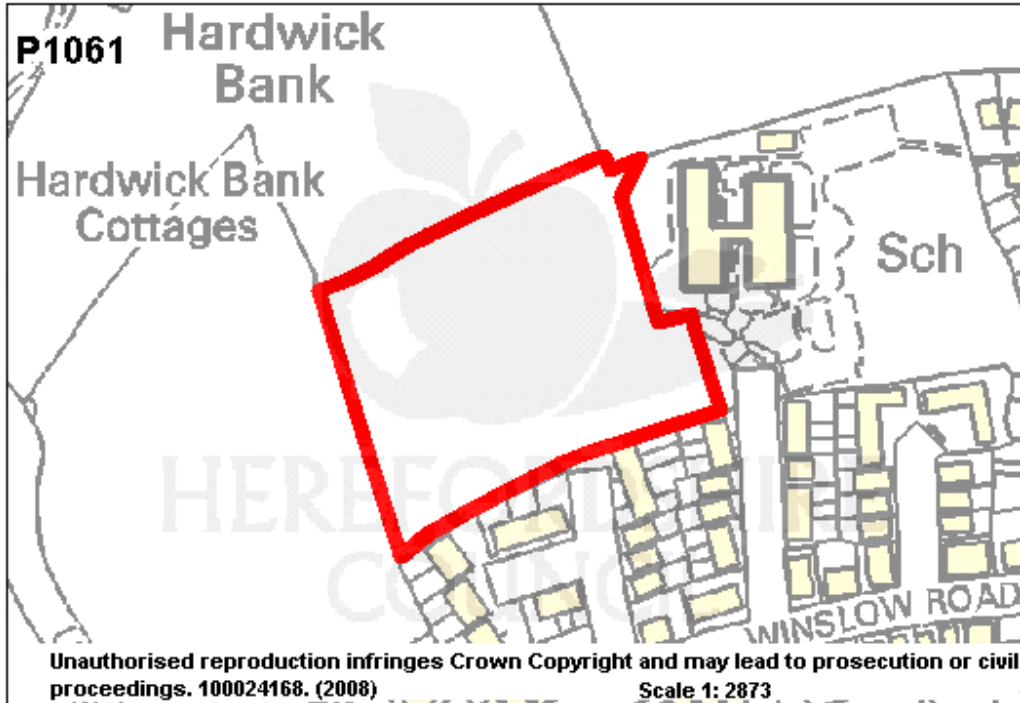
No, due to significant landscape impact of developing this sensitive site.

Can the entire site be developed?:

No

Settlement: Bromyard
 Site Address: Damson Tree Close

Site Ref: P1061



Information Source:	UDP representation sites	Site Area (ha):	1.32
Agricultural Land Classification:	2		

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

Settlement:	Bromyard	Site Ref:	P1061
Site Address:	Damson Tree Close		

Summary Description:

Grassland. Generally level ground on plateau. Views into site: Mainly from adjacent housing and school; otherwise screened on boundaries. Views out of site: Mainly to adjacent housing and field to west. Adjacent/surrounding land: Agriculture, housing, school. Site integration: Easily related to housing on southern boundary and school on eastern boundary, needs to be developed with site P1087. Height and character: 1 and 2 storey modern housing to south and modern school buildings to east. Other issues: Noise from local school. Additional comments: Water/sewerage capacity constraint. Preferable for this site and P1087 to be planned and developed in tandem.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Design should be informed by a detailed landscape character and visual assessment.

Historic landscape:

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

Highways information:

Damson Tree Close is preferred access. Understood to be 5.5m wide, so suitable.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

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

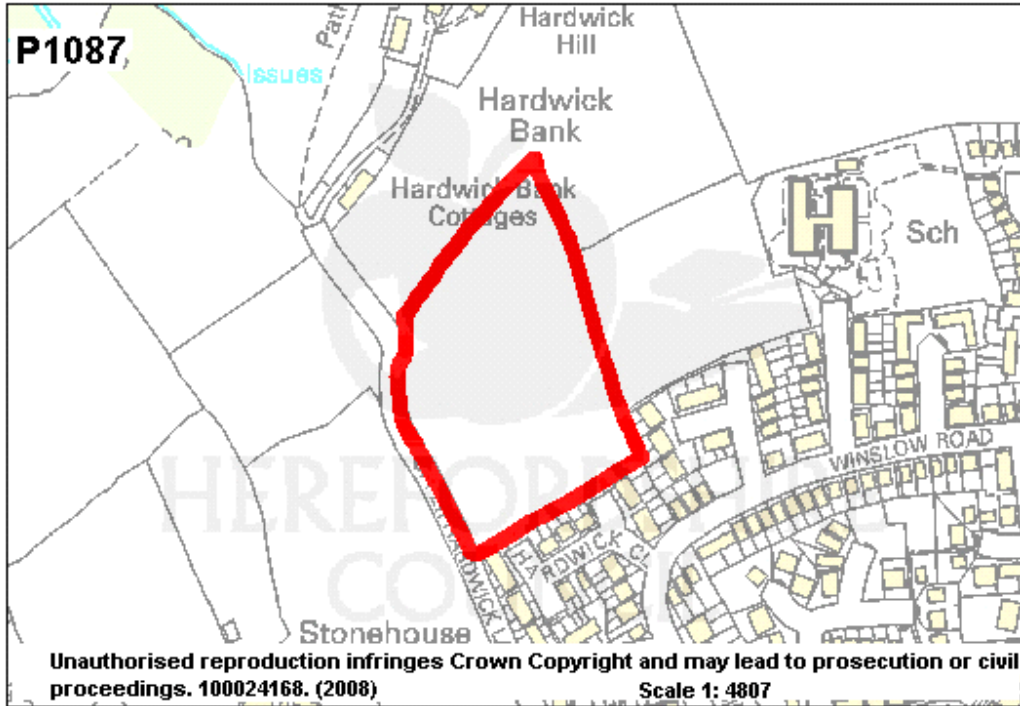
Only as part of carefully planned extension of town in a northern direction in association with site P1087.

Can the entire site be developed?:

Yes, but preferably with green buffer next to school

Settlement: Bromyard
Site Address: Hardwick Close

Site Ref: P1087



Information Source:	UDP representation sites	Site Area (ha):	2.35
Agricultural Land Classification:	2		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	30
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Bromyard	Site Ref:	P1087
Site Address:	Hardwick Close		

Summary Description:

Grassland. Gently sloping downwards to west and north from plateau. Views into site: Housing to the south, from gateways in the west. Partly visible from the A44 to the west. Views out of site: Limited due to trees and hedges on boundaries and housing to the south. Site integration: Easily integrated with housing to south, but would protrude into countryside unless developed together with site P1061 to east. Height and character: 2 storey housing (modern) to south, cottage to the north. Additional comments: Preferable for this site and P1061 to be planned and developed in tandem. Green buffer on western boundary would protect character of Upper Hardwick Lane. Site is adjacent to an archaeological site.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

Northern two thirds of site: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Southern third: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Design should be informed by a detailed landscape character and full visual assessment.

Historic landscape:

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

Highways information:

Not surveyed

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

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

Only the southern section.

Can the entire site be developed?:

No

Settlement:	Bromyard	Site Ref:	P520/1
Site Address:	Land south of Ashfield Way Estate, Hereford Road		

Summary Description:

Grassland, generally level ground on plateau, sloping away to south and east. Views into of site: From Hereford Road and adjacent housing. Views out of site: Over Frome Valley to south, views towards town are limited by existing housing. Adjacent/surrounding land: Housing, agriculture, highway, school playing fields. Site integration: Could be integrated with Ashfield Way Estate. Height and character: 2 storey modern housing. This site has UDP history (unique ref 6461). Additional comments: There may be a history of this land being left out of the ashfield way development when that was given permission by Malvern Hills DC in the 1990's. Given its narrow shape the site may be better suited to public open space.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Best access is via Ashfield Way, to avoid proliferation of accesses onto the main road. Otherwise the access could be via any new access for O/By/002 or HLAA/154/002 if they are approved.

Biodiversity:

Not surveyed

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

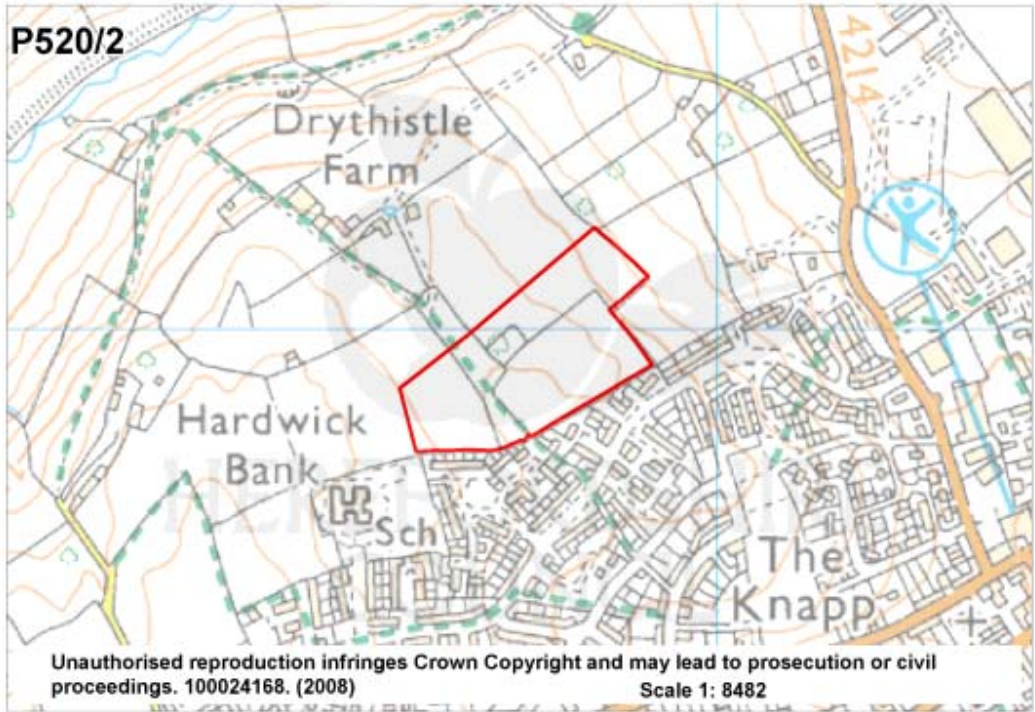
The site is not suitable on access/landscape grounds.

Can the entire site be developed?:

No

Settlement: Bromyard
 Site Address: Drythistle Farm

Site Ref: P520/2



Information Source:	UDP representation sites	Site Area (ha):	4.48
Agricultural Land Classification:	2		

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

Settlement:	Bromyard	Site Ref:	P520/2
Site Address:	Drythistle Farm		

Summary Description:

Grassland. Generally levels ground on plateau, falling gently eastwards at end. Views into site: Mainly housing from south, otherwise screened from all other directions. Views out of site: Mostly towards housing and adjacent fields through gaps. This site has UDP history (unique ref 6459). Adjacent/surrounding land: Agriculture, housing, school. Site integration: Poor Height and character: 1 and 2 storey modern housing to south.

Flood Information:

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

Water information:

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

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Not surveyed

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

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

The site is not suitable or achievable on landscape/access grounds

Can the entire site be developed?:

No