
Settlement:	Kington	Site Ref:	HCAA/008/001
Site Address:	Field at 0020 at Headbrook		

Summary Description:

Grassland. Site slopes steeply to the south. Views into site: Prominent elevated land. Views out of site: Views to the north. Adjacent/surrounding land: Agricultural land. Site integration: No, the site is not well related to existing built form, elevated, sloping site. Height and character: 2 storey houses in vicinity.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Would need improvements to footway to town, which may be difficult to provide, as third party land required. Visibility splays also difficult to achieve.

Biodiversity:

Not surveyed

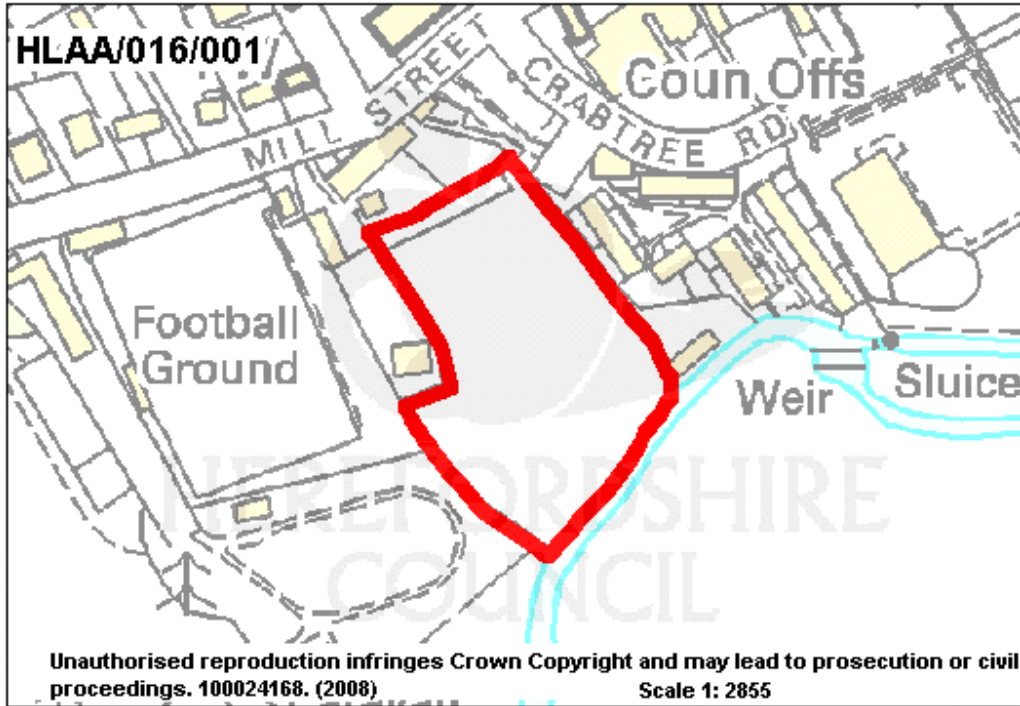
Is the site suitable (and achievable) for development?:

No. Development would have significant landscape impact, sloping site, access would also be difficult due to bend in lane

Can the entire site be developed?:

No

Settlement: Kington Site Ref: HLAA/016/001
 Site Address: Rear of houses adjoining 20 Mill Street



Information Source:	Call for sites	Site Area (ha):	0.96
Agricultural Land Classification:	3		

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: Kington **Site Ref:** HLAA/016/001
Site Address: Rear of houses adjoining 20 Mill Street

Summary Description:

Grassland. Level site. This site is also referred to as: P535/4 (former UDP representation site).
Adjacent/surrounding land: Housing and caravan site to west. Height and character: Single storey retirement homes to east. 3 storey townhouses to north. Site integration: Yes, close to town centre and housing nearby. Private road along Bath Cottage Lane leading to the site. Policy constraints: River Arrow is shown as Special Wildlife Site. Site also covered by Section 39 under Conservation agreement. Additional comments: Site is within a Conservation Area and all of the properties north of the site on Mill Street are Grade II listed.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed.

Historic landscape:

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

Highways information:

Access via Bath Cottage Lane too narrow. Only possible via Markwick Close, but probable ransom strip between end of close and site boundary.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

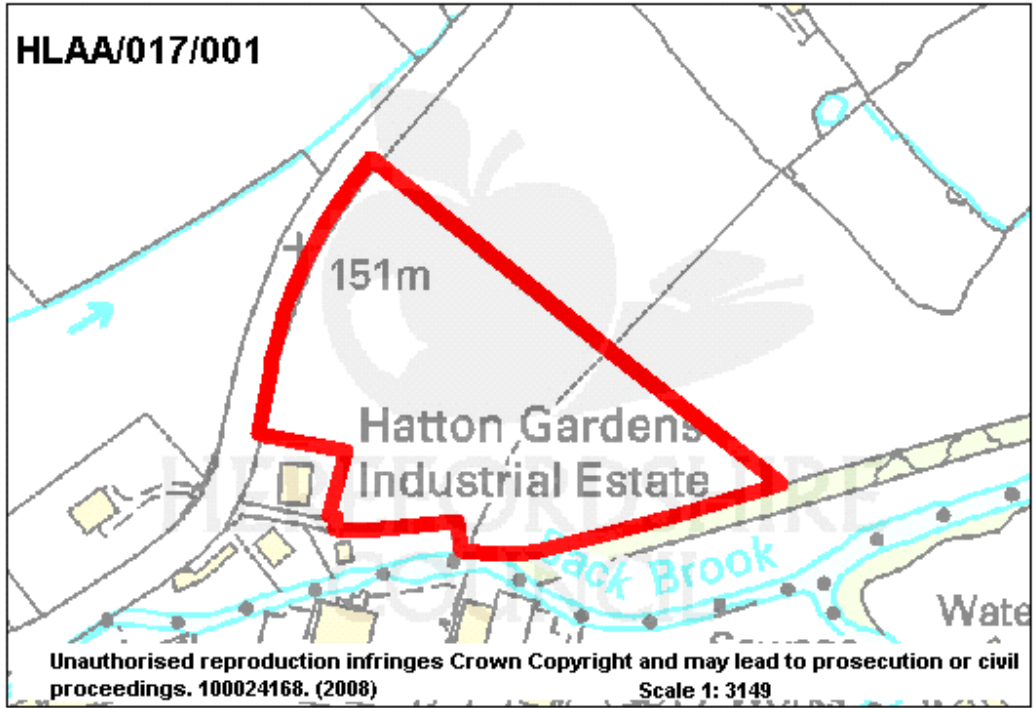
No. Site is mainly within the flood plain and has high historic environment value which would result in closely restricted development.

Can the entire site be developed?:

No, margin along river would have to be protected, flood zone 2 and 3 and SWS

Settlement: Kington
 Site Address: Portway, Sunset

Site Ref: HLAA/017/001



Information Source:	Call for sites	Site Area (ha):	1.92
Agricultural Land Classification:	2&3		

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:	Kington	Site Ref:	HLAA/017/001
Site Address:	Portway, Sunset		

Summary Description:

Grassland. Level site. Views into site: Prominent road frontage. Adjacent/surrounding land: Agricultural land to north, industrial land to south. Adopted highway: No, but has road frontage. Site integration: No, would extend town beyond industrial and residential area. Height and character: 2 storey houses and bungalows. Policy constraints: Back Brook to south is Special Wildlife Site.

Flood Information:

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

Water information:

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

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

Water supply: 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?:

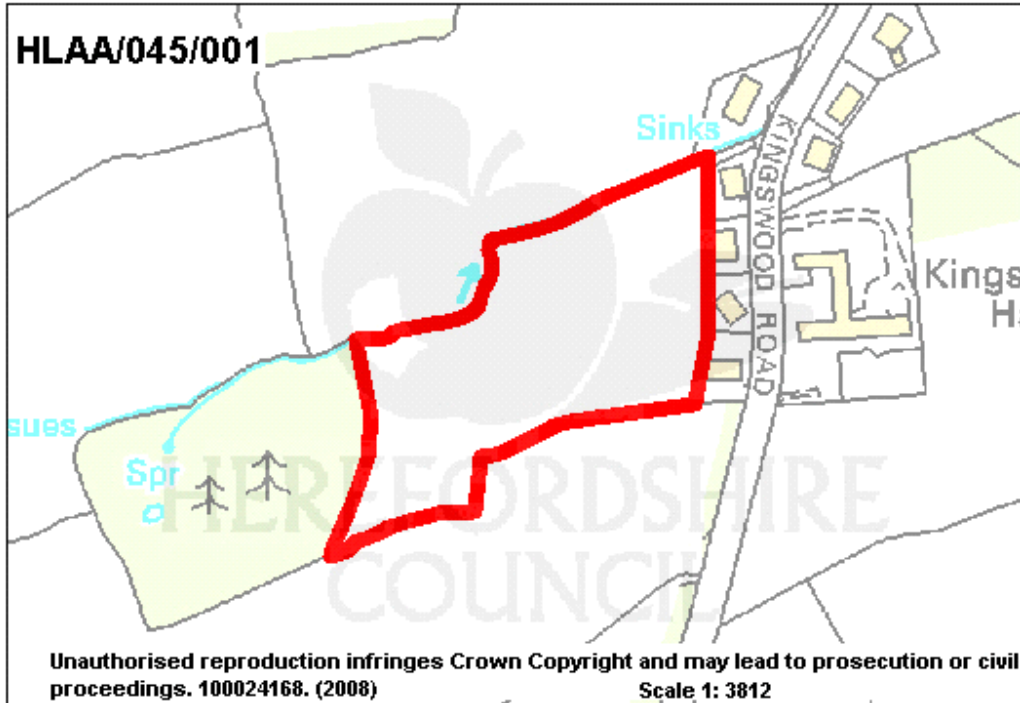
Site is within a floodplain and well beyond edge of town. Residential development would be out on a limb.

Can the entire site be developed?:

No

Settlement: Kington
Site Address: Newburn Farm

Site Ref: HLAA/045/001



Information Source:	Call for sites	Site Area (ha):	1.90
Agricultural Land Classification:	3		

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:	Kington	Site Ref:	HLAA/045/001
Site Address:	Newburn Farm		

Summary Description:

Grassland. Site has a slight rise to the south. Views into site: No local views into site, but is an elevated site. Views out of site: Extensive views north over town. Adjacent/surrounding land: Agricultural land, housing to east. Site integration: No, adjacent ribbon of bungalows but otherwise divorced from town. Height and character: Bungalows along Kingswood Road.

Flood Information:

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

Water information:

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

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

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

Landscape:

High 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:

Width of existing access may be not enough to allow development, and constrained by third party ownership.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, too remote from town on very high site in relation to setting of town. Landscape of high sensitivity.

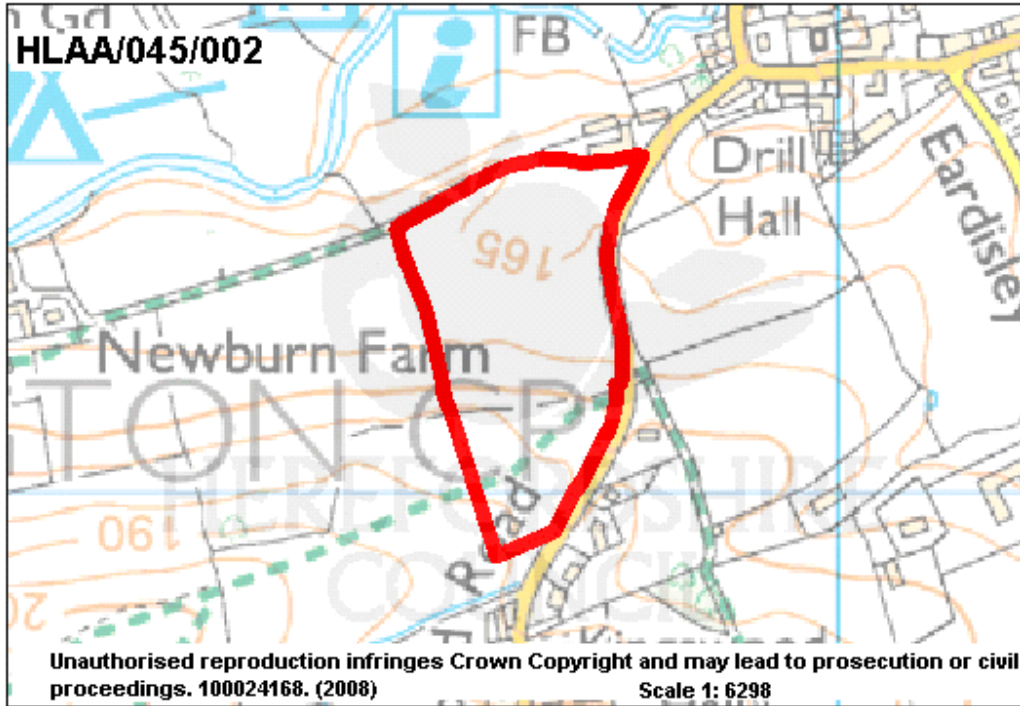
Can the entire site be developed?:

No

Settlement: Kington

Site Ref: HLAA/045/002

Site Address: Land west of Kingswood Road



Information Source:	Call for sites	Site Area (ha):	4.37
Agricultural Land Classification:	3		

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 type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input checked="" 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:	Kington	Site Ref:	HLAA/045/002
Site Address:	Land west of Kingswood Road		

Summary Description:

Arable land. Site slopes to the south slightly, land is higher than lane. Views into site: Prominent road frontage. Views out of site: Extensive views over Kington. Adjacent/surrounding land: Agricultural land and scattering of houses along lane. Adopted highway: No, but has road frontage. Site integration: No, higher land, would be detrimental to landscape setting of town. Height and character: 2 storey houses scattered along lane.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Should be achievable.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

No, residential development would be very prominent on this site which rises up away from town

Can the entire site be developed?:

No

Settlement:	Kington	Site Ref:	HAAA/045/004
Site Address:	Land to east of Redlands, Kingswood Road		

Summary Description:

Arable land. Sites rises to the south. Views into site: Prominent, elevated land. Views out of site: Extensive views to the north. Adjacent/surrounding land: Agricultural land. Public right of way: Yes, adjacent to western side. Site integration: No, adjacent a ribbon of developed houses but otherwise divorced from built up area. Height and character: 2 storey residential development.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Would need improvements to footway to town, which may be difficult to provide, as third party land required. Visibility splays also difficult to achieve. Via HAAA/008/001 only.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

No, elevated land. Significant landscape impact. Well beyond built up area of town

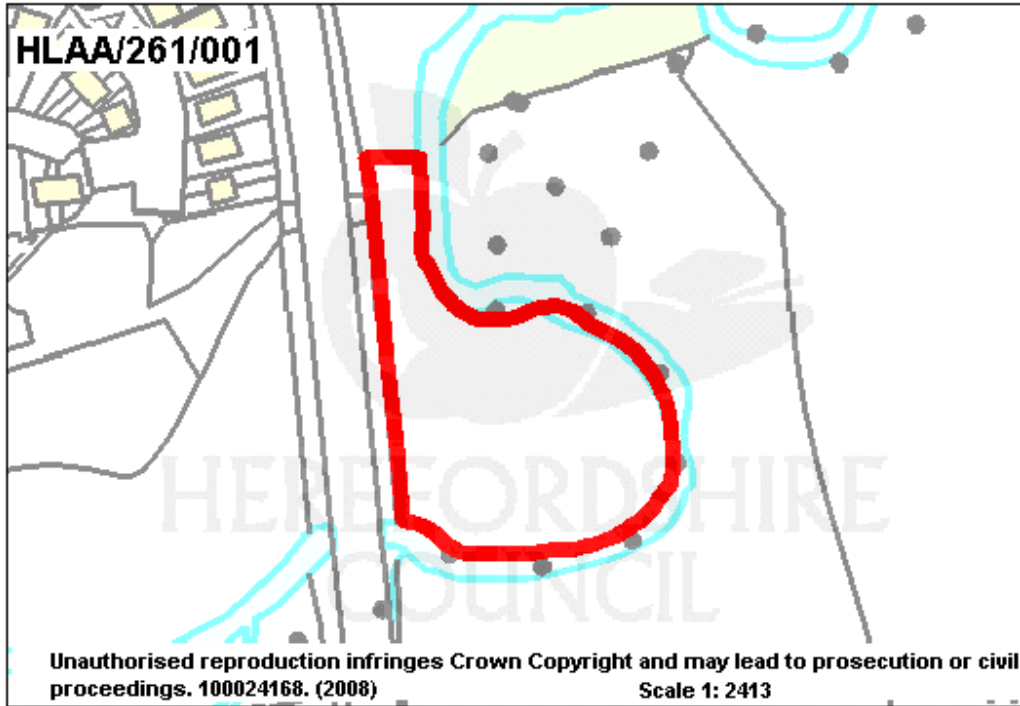
Can the entire site be developed?:

No

Settlement: Kington

Site Ref: HLAA/261/001

Site Address: Land adjacent to Kington Bypass



Information Source:	Call for sites	Site Area (ha):	0.70
Agricultural Land Classification:	3		

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:	Kington	Site Ref:	HLAA/261/001
Site Address:	Land adjacent to Kington Bypass		

Summary Description:

Grassland. Levels site, much lower than road. Views into site: Prominent from bypass. Adopted highway: Yes, field access to bypass. Site integration: No, open countryside divorced from existing built up area. Height and character: 2 storey modern residential development to west. Other issues: Road noise from bypass. Policy constraints: River Arrow which is adjacent to site is a SWS.

Flood Information:

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

Water information:

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

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

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

Landscape:

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?:

No, open countryside, well beyond edge of town site is flood zone 2 and 3. Access could also be an issue

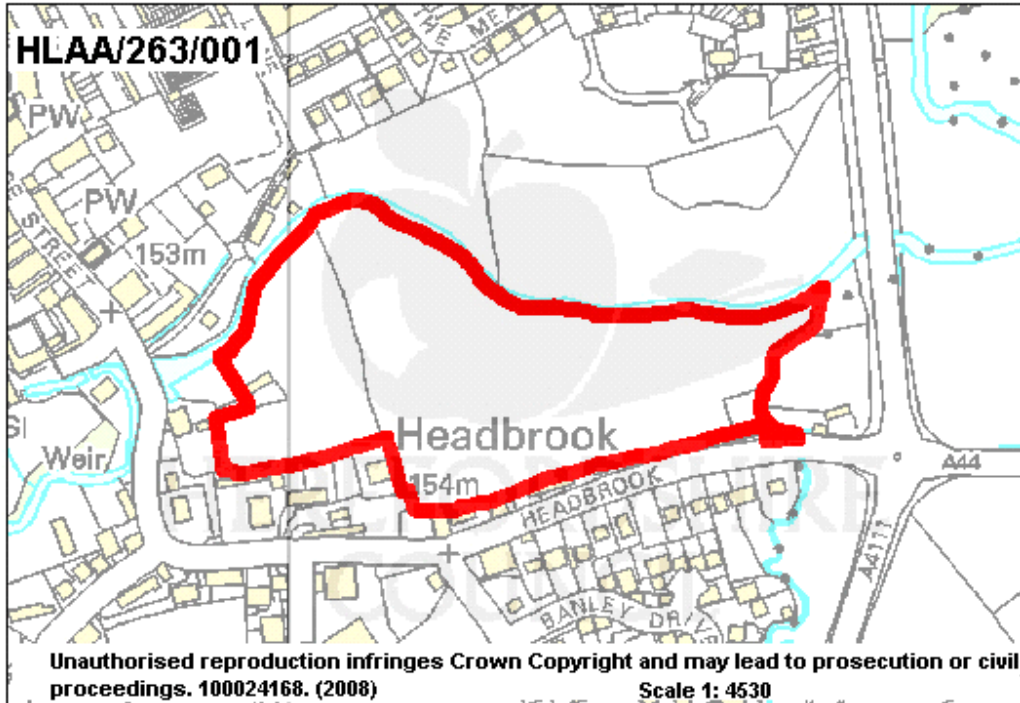
Can the entire site be developed?:

No

Settlement: Kington

Site Ref: HLAA/263/001

Site Address: Land to the north of Headbrook



Information Source:	Call for sites	Site Area (ha):	3.83
Agricultural Land Classification:	3		

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 type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input checked="" 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: Kington **Site Ref:** HLAA/263/001
Site Address: Land to the north of Headbrook

Summary Description:

Grassland. Level site. Views into site: Prominent area along river. Adjacent/surrounding land: Housing to the south and west, river and agricultural land to the north. Site integration: Protected area of open land between built up areas. Limited development close to Headbrook could integrate but the site as a whole would not. Height and character: 2 storey houses/cottages. Policy constraints: Area used by owls and bats. Conservation area for west of site only. The River Arrow flows north of the site which has an Special Wildlife Site designation. Site is within 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: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

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

Landscape:

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

Historic landscape:

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

Highways information:

Vehicle access onto Headbrook preferred, at eastern end of site. Sustainable (bike and pedestrian) access route to the west also needed.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

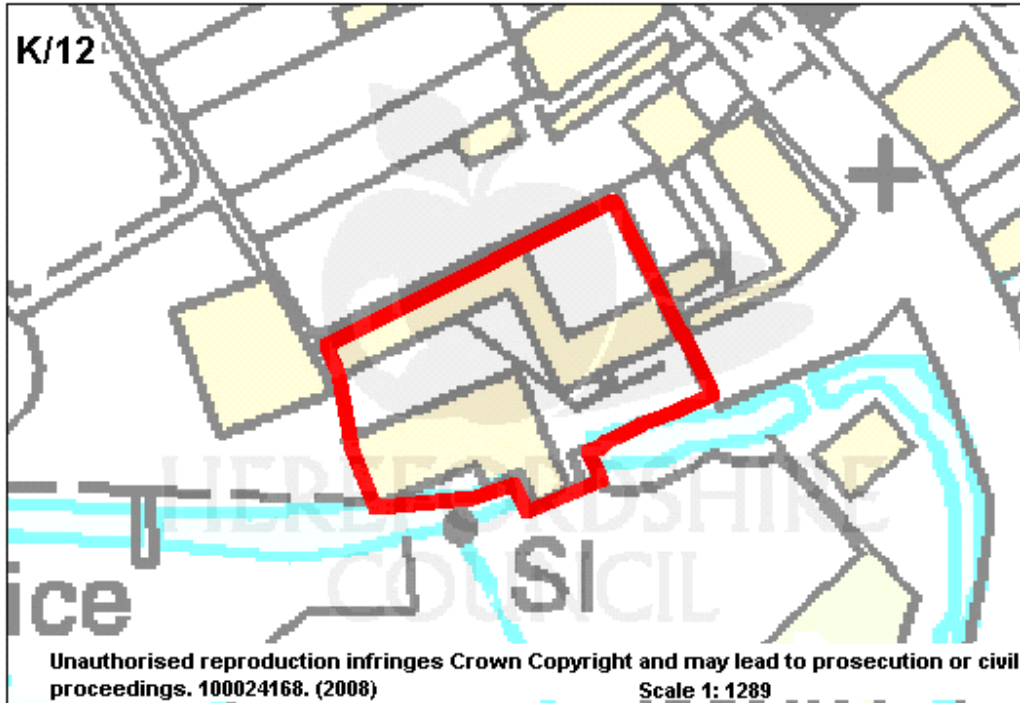
Not entirely. There are issues relating to landscape/access/flood zone. Smaller area outside flood zone to rear of Headbrook may be acceptable but there is no suitable existing access

Can the entire site be developed?:

No due to constraints in certain areas

Settlement: Kington
Site Address: Arrow Mills

Site Ref: K/12



Information Source:	2001 Capacity study	Site Area (ha):	0.22
Agricultural Land Classification:			

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

Settlement:	Kington	Site Ref:	K/12
Site Address:	Arrow Mills		

Summary Description:

Vacant and derelict land and buildings. Level site. Views into site: Not very prominent but building is tall. Adjacent/surrounding land: Housing and garden centre. Public right of way: Yes, to north and east. Site integration: Yes, housing nearby. Height and character: 2 storey cottages. Policy constraints: River Arrow SWS. Additional comments: Planning application 97/0167/L - Conversion of mill to 12 residential properties, approved 01/04/97. Planning application 97/0168 - Conversion of mill to 12 residential properties and construction of 8 new dwellings, approved 29/04/97. Site is within a Conservation Area and is adjacent to a listed building

Flood Information:

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

Water information:

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

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

Water supply: No problems are envisaged with the provision of 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:

Acceptable if adequate car and cycle parking provided. Visibility to right is partly obscured by bridge parapet.

Biodiversity:

Not surveyed

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

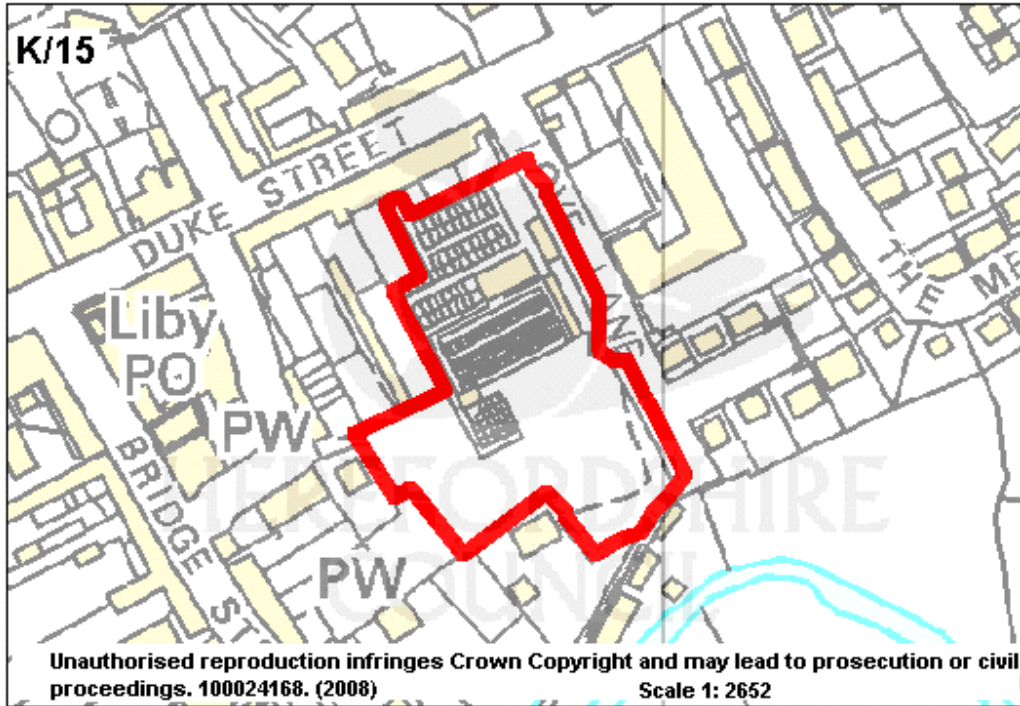
Yes, buildings setting neglected, sensitive scheme required due to listed building and conservation area. Unlikely to be achievable due to high development cost, flood risk and poor access.

Can the entire site be developed?:

No

Settlement: Kington
Site Address: Cattle Market

Site Ref: K/15



Information Source:	2001 Capacity study	Site Area (ha):	0.93
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 35
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Kington	Site Ref:	K/15
Site Address:	Cattle Market		

Summary Description:

Cattle market. Level site. Views into site: None. Views out of site: Extensive to Bradnor Hill. Adjacent/surrounding land: Housing. Site integration: Yes, within built form of town. Height and character: 2 storey buildings. Policy constraints: Listed buildings to Duke Street frontage. Other constraints: Relocation or closure of cattle market. Additional comments: Site is within 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: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

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

Water supply: No problems are envisaged with the provision of 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:

Acceptable if adequate car and cycle parking provided. Preferred site for Doctor's surgery as far as transportation is concerned, although this could incorporate some residential as well.

Biodiversity:

Not surveyed

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

Yes, good site for housing. Close to town centre in residential area. Would remove 'bad neighbour' use

Can the entire site be developed?:

Yes, but 2 houses to be retained adjacent to road

Settlement:	Kington	Site Ref:	K/2
Site Address:	Land south of supermarket		

Summary Description:

Open land. Flat site. Adjacent/surrounding land: Retail and disused mill to south. Public right of way: Yes, to east. Adopted highway: No. Private road/ransom strip: Yes, via road serving supermarket. Site integration: Yes, adjoining supermarket car park but would integrate with nearby housing. Height and character: 2 storey supermarke, 3 storey Arrow Mill to east. Other issues: Supermarket service deliveries. Policy constraints: Site is in close proximity to the River Arrow which is a Special Wildlife Site

Flood Information:

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

Water information:

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

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

Water supply: No problems are envisaged with the provision of 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:

Best incorporated with K/12, visibility not ideal at bridge.

Biodiversity:

Not surveyed

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

Whilst site would be visually improved by an attractive housing scheme, land assembly means this site is unlikely to be achieved. The site is also constrained by flood risk and poor access.

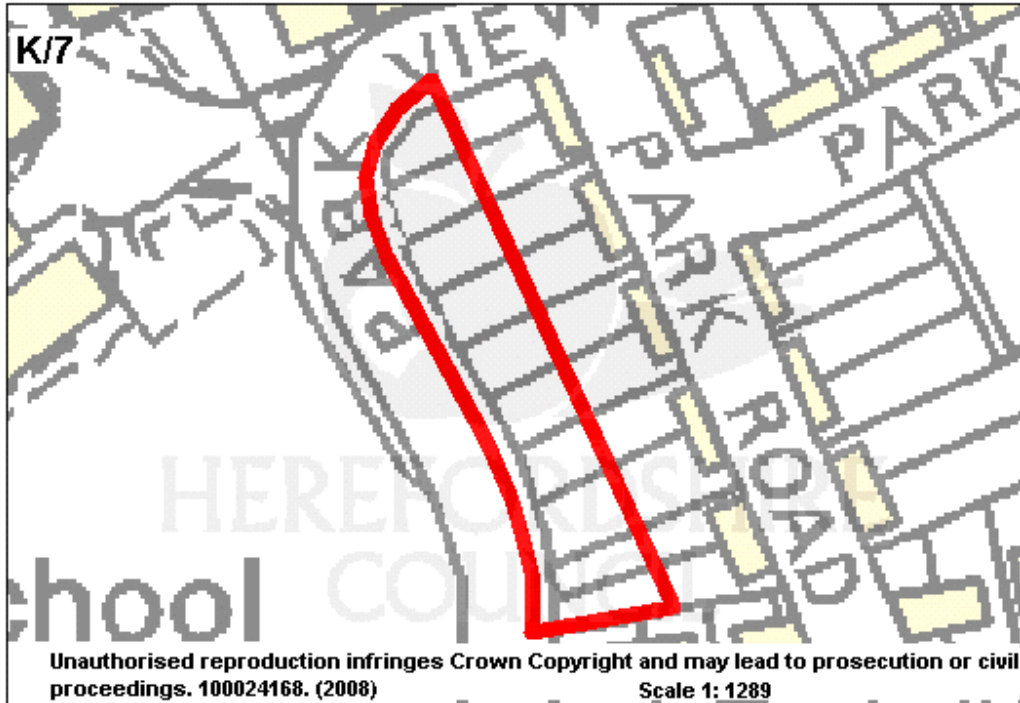
Can the entire site be developed?:

No

Settlement: Kington

Site Ref: K/7

Site Address: Land rear of Park Road



Information Source:	2001 Capacity study	Site Area (ha):	0.18
Agricultural Land Classification:			

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

Settlement:	Kington	Site Ref:	K/7
Site Address:	Land rear of Park Road		

Summary Description:

Residential garden. Views into site: Prominent frontage opposite school. Adjacent/surrounding land: Housing and school to west. Site integration: Yes, existing residential area. Height and character: 2 storey housing and 1960s style school. Policy constraints: Land assembly difficult due to number of owners.

Flood Information:

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

Water information:

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

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

Water supply: No problems are envisaged with the provision of 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:

Development would be acceptable.

Biodiversity:

Not surveyed

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

Yes, existing residential area, however land assembly will impact upon its achievability.

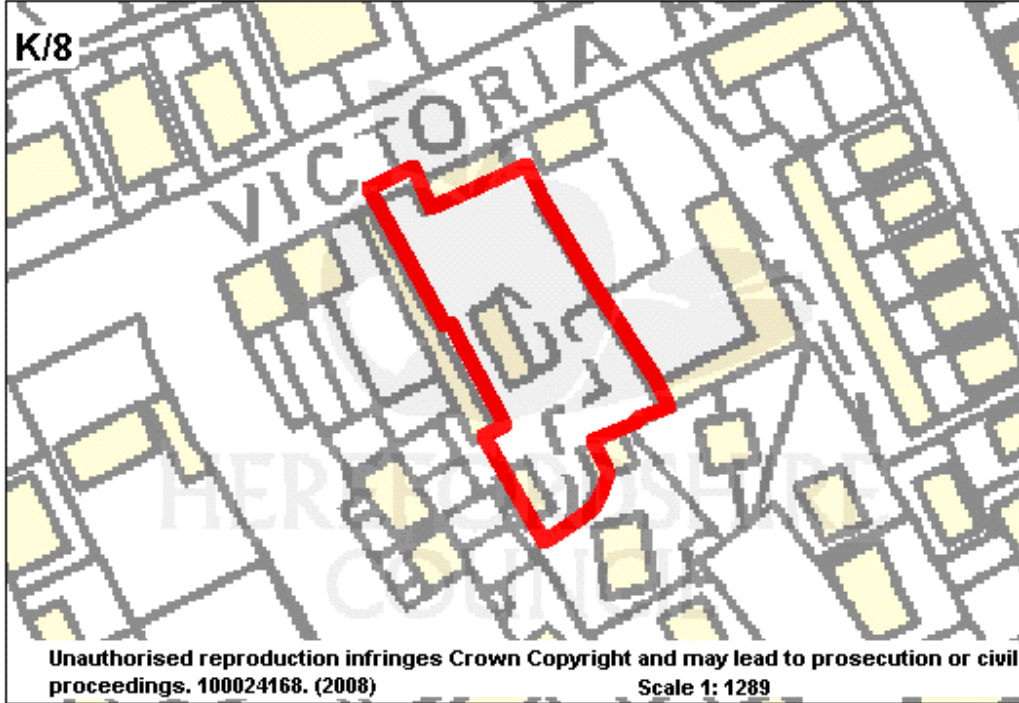
Can the entire site be developed?:

Yes

Settlement: Kington

Site Ref: K/8

Site Address: Site off Victoria Road



Information Source:	2001 Capacity study	Site Area (ha):	0.15
Agricultural Land Classification:	N/A		

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

Settlement:	Kington	Site Ref:	K/8
Site Address:	Site off Victoria Road		

Summary Description:

Residential/open land. Level site. Views into site: Prominent frontage to Victoria Road. Adjacent/surrounding land: Housing. Site integration: Yes, in residential area. Height and character: 2 storey with taller Victorian Villas opposite.

Flood Information:

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

Water information:

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

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

Water supply: No problems are envisaged with the provision of 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:

Visibility poor onto Victoria Road - only suitable as bike and ped route. Car access off Victoria Court, but there may be ransom strip.

Biodiversity:

Not surveyed

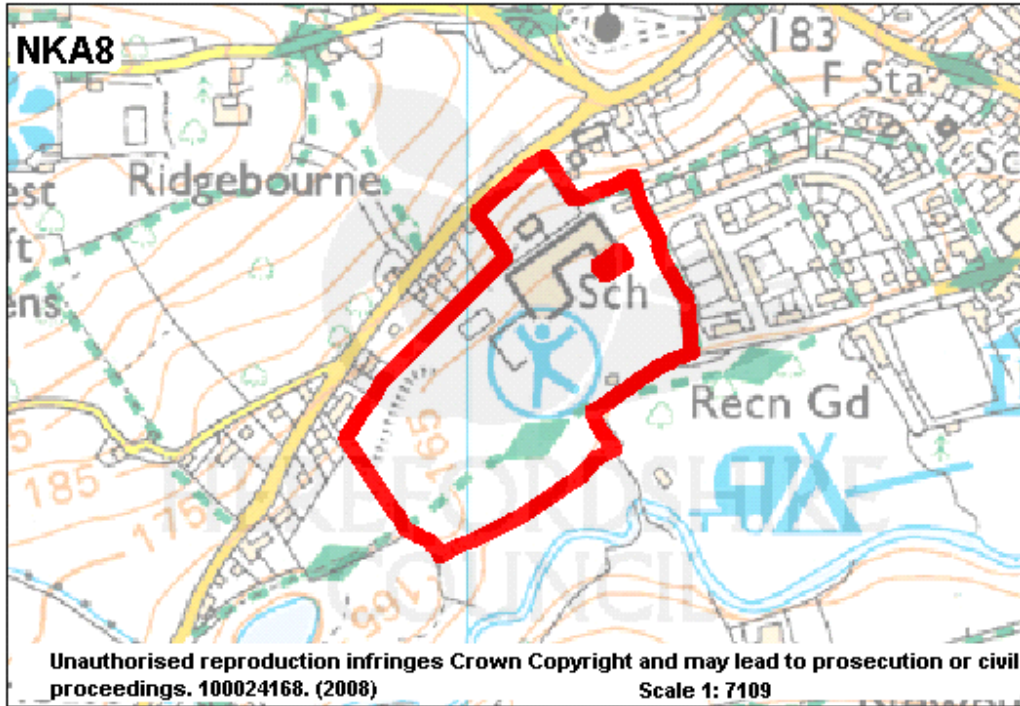
Is the site suitable (and achievable) for development?:

Yes, but note flood zone 2.

Can the entire site be developed?:

Yes

Settlement: Kington Site Ref: NKA8
 Site Address: Lady Hawkins School playing fields



Information Source:	Public sector land	Site Area (ha):	6.59
Agricultural Land Classification:	3		

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

Settlement:	Kington	Site Ref:	NKA8
Site Address:	Lady Hawkins School playing fields		

Summary Description:

School playing fields/open space. Level and. Views into site: Prominent site. Adjacent/surrounding area: Housing. Site integration: Yes, but inappropriate to build on playing fields. Height and character: 1960s school. Additional comments: This playing field site was assessed due to its peripheral location in Kington and the possibility of also utilising the adjacent recreation ground. Site is adjacent to Conservation Area.

Flood Information:

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

Water information:

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

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

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

Landscape:

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 to north west constrained by terrain, but sustainable transport link essential. Vehicular access via Park Avenue and Mill Street would need modelling.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No. Playing fields should be retained for schools and community use

Can the entire site be developed?:

No

Settlement: Kington **Site Ref:** O/K/002
Site Address: Land to west of school playing fields, land south of Hergest Road

Summary Description:

Grassland. Level site. Views into site: None. Views out of site: Good views to high land to the south.
Adjacent/surrounding land: Housing and playing fields/open space Public right of way: Yes, to south Adopted highway: Yes, but very narrow Site integration: Housing to north would integrate with site Height and character: 1 and 2 storey residential.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Width of existing access may be not enough to allow development, and constrained by third party ownership.

Biodiversity:

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

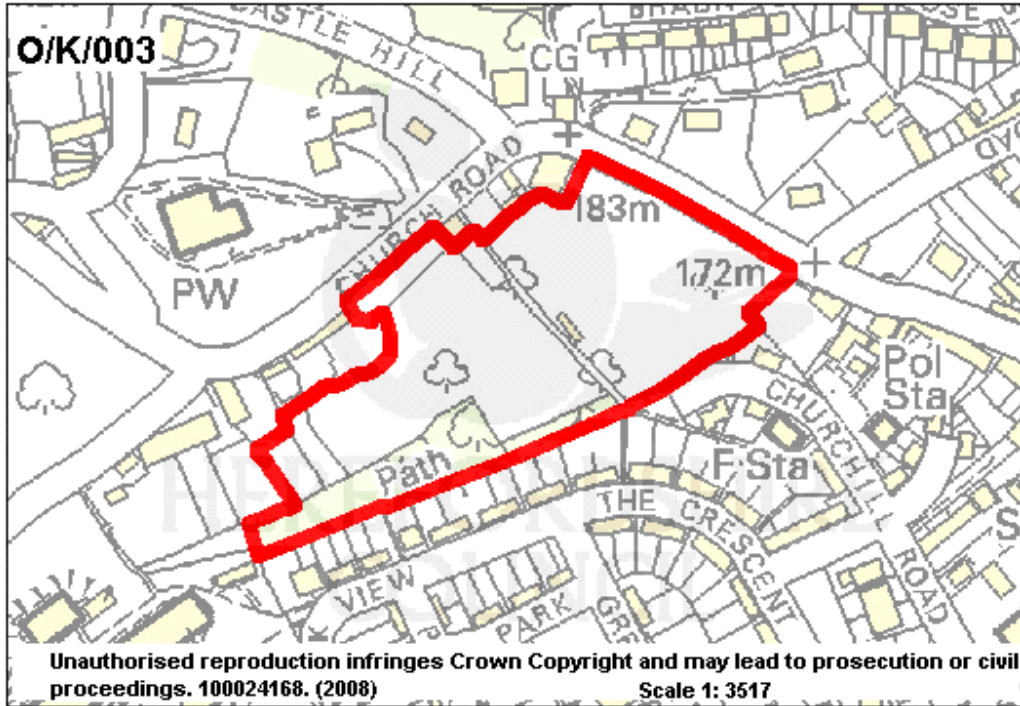
Is the site suitable (and achievable) for development?:

Not the best site, quite remote from built up area of town. Access would be very difficult, poor visibility to west and narrow access road

Can the entire site be developed?:

No

Settlement: Kington Site Ref: O/K/003
 Site Address: Land to south of Church Road



Information Source:	LA officer identified	Site Area (ha):	2.18
Agricultural Land Classification:	N/A		

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

Settlement:	Kington	Site Ref:	O/K/003
Site Address:	Land to south of Church Road		

Summary Description:

Grassland and woodland. Site slopes steeply to the south. Views into site: Prominent in distant views. Views out of site: Extensive views to south. Adjacent/surrounding land: Housing. Adopted highway: No, but has road frontages with tall stone walls. Site integration: No, too prominent and important space in views from south. Height and character: 2 Storey houses. Policy constraints: Main issues relate to landscape impact/access/steeply sloping. Additional comments: Site is adjacent to a listed building and is the subject of TPOs.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Any access would require demolition of walls to achieve visibility splays, which may be contrary to conservation requirements. Gradients would need careful management.

Biodiversity:

Not surveyed

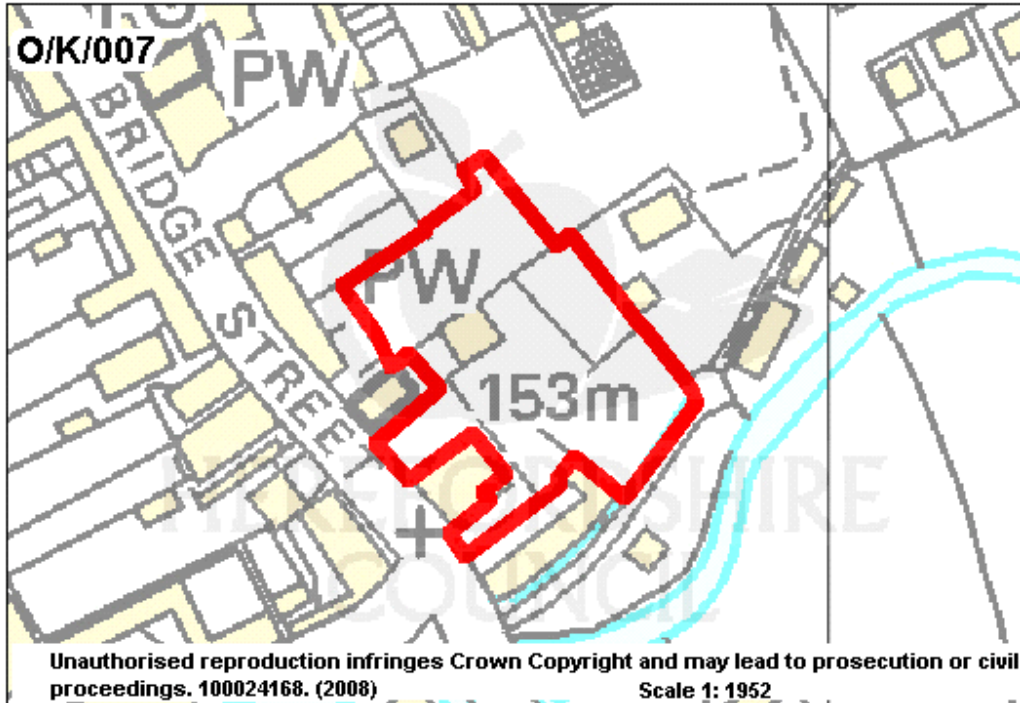
Is the site suitable (and achievable) for development?:

No, as access to this steeply sloping site is difficult. In addition, it is an important visual open space within a Conservation Area and some of the trees are protected by TPOs

Can the entire site be developed?:

No

Settlement: Kington Site Ref: O/K/007
 Site Address: KC3 and telephone exchange



Information Source:	LA officer identified	Site Area (ha):	0.47
Agricultural Land Classification:	N/A		

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

Settlement: Kington **Site Ref:** O/K/007
Site Address: KC3 and telephone exchange

Summary Description:

Open/commercial land. Level site. Adjacent/surrounding land: Housing/offices and telephone exchange. Site integration: Yes, mainly residential area. Height and character: 2 storey houses. Policy constraints: Relocation of telephone exchange, land assembly. Additional comments: Telephone exchange accommodation KC3 IT offices but set in large grounds with potential access to adjacent land. Would be major visual benefit if the telephone exchange was demolished - very large modern building built in purple brick. Site is within 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: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

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

Water supply: No problems are envisaged with the provision of 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:

Development would be acceptable.

Biodiversity:

Not surveyed

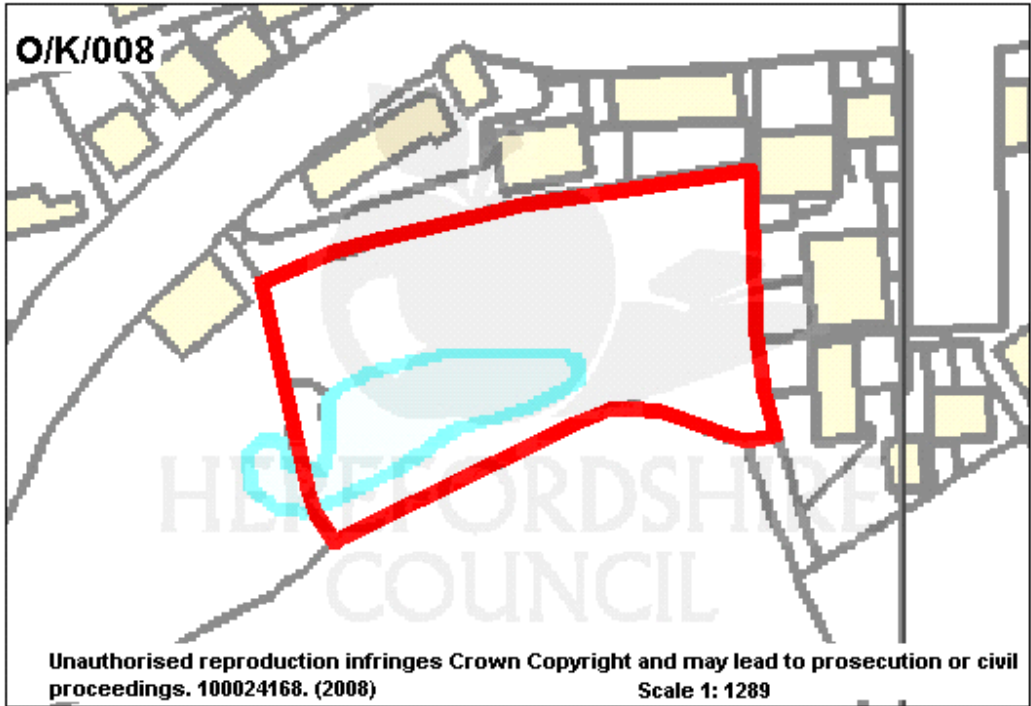
Is the site suitable (and achievable) for development?:

Yes, large grounds with potential access to adjoining backland. Removal of telephone exchange would be a visual benefit but still in use and would be expensive. Due to this and the flood constraint the site is not considered viable.

Can the entire site be developed?:

North of site would need access to do a comprehensive survey of land adjoining telephone exchange

Settlement: Kington Site Ref: O/K/008
 Site Address: Land off Kingswood Road



Information Source: LA officer identified Site Area (ha): 0.36

Agricultural Land Classification:

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

Settlement:	Kington	Site Ref:	O/K/008
Site Address:	Land off Kingswood Road		

Summary Description:

Open land. Steeply sloping site. Views into site: Prominent road frontage. Adjacent/surrounding land: Housing and agricultural land. Site integration: No, too steep. Beyond edge of town. Height and character: 2 storey residential. Additional comments: Not a suitable site based on landscape impact and topography.

Flood Information:

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

Water information:

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

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

Water supply: No problems are envisaged with the provision of 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:

Not adjacent to adopted highway, so probably only possible via HLAA/008/001. Would need improvements to footway to town, which may be difficult to provide, as third party land required. Visibility splays also difficult to achieve.

Biodiversity:

Not surveyed

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

No, land steeply sloping and constrained by poor access.

Can the entire site be developed?:

No

Settlement: Kington **Site Ref:** O/K/011
Site Address: Land to rear of Oxford Arms

Summary Description:

Open land. Site is level but slope/terrace to south. Adjacent/surrounding land: Housing. Site integration: Yes, similar sites developed nearby. Height and character: 2 storey dwellings. Additional comments: Similar sites have planning permission but no vehicular access. Proposed new access from Oxford Lane refused 19/06/07 - NW07/1280/F. May be scope for access from Maesydayri site, otherwise houses would not have vehicular access. Additional comments: Site is within a Conservation area and 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:

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

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

Water supply: No problems are envisaged with the provision of 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:

Not surveyed

Biodiversity:

Not surveyed

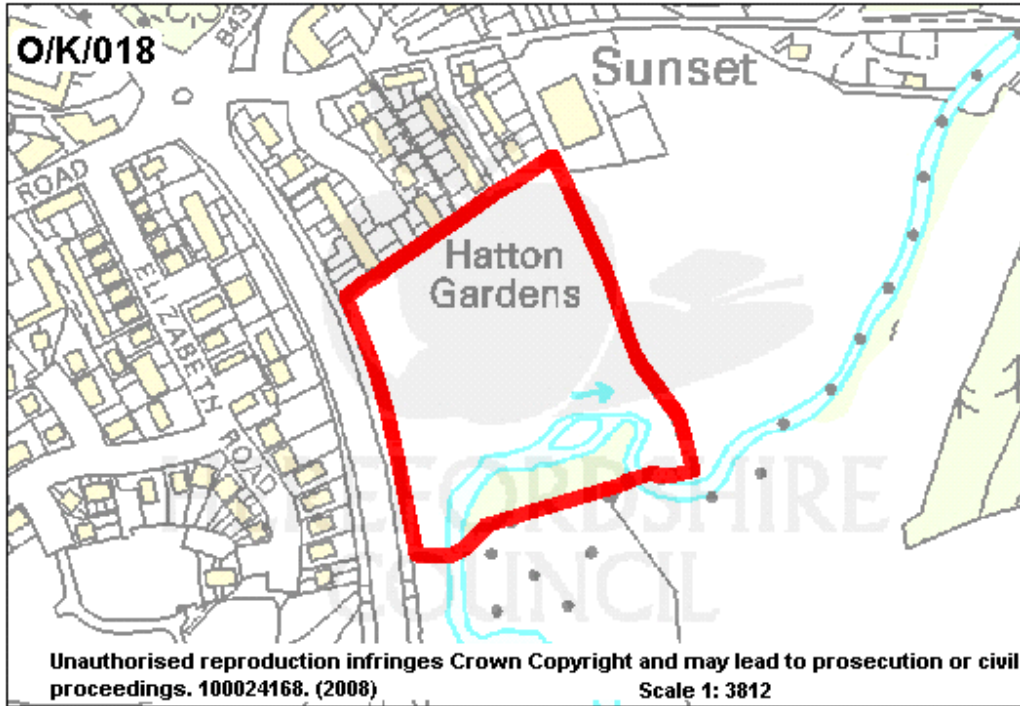
Is the site suitable (and achievable) for development?:

Yes, similar sites have been developed nearby. Access is a major issue, would need advice of highways engineer

Can the entire site be developed?:

Yes

Settlement: Kington Site Ref: O/K/018
 Site Address: Land to south of Hatton Gardens



Information Source:	LA officer identified	Site Area (ha):	2.07
Agricultural Land Classification:	3		

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

Settlement: Kington **Site Ref:** O/K/018
Site Address: Land to south of Hatton Gardens

Summary Description:

Grassland. Level site. Views into site: Prominent from bypass. Adjacent/surrounding land: Housing to north and west. Agricultural land to south and east. Adopted highway: Yes, field access to bypass. Private road/ransom strip: Potential access from Hatton Gardens, probably has ransom strip. Site integration: Would appear as extension to housing to north but would protrude into open countryside. Policy constraints: SWS covers site.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

May be ransom strip at end of adopted Hatton Gardens.

Biodiversity:

Locally designated sites

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

Flood plain, zones 2 and 3, and SWS designation (conservation interest) prevent this site from having potential. Also, landscape impact. Access may also be an issue. For those reasons it is not considered suitable and achievable.

Can the entire site be developed?:

No

Settlement: Kington **Site Ref:** O/K/019
Site Address: Land to north of Birchfields

Summary Description:

Grassland. Level site. Views into site: Prominent road frontage. Adjacent/surrounding land uses: Scattered housing. Adopted highway: Yes, field access. Site integration: No, would extend town well beyond present build form. Height and character: 2 storey houses and bungalows.

Flood Information:

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

Water information:

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

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

Water supply: 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:

Remote for town centre, no existing pedestrian/cycle route, which is essential but may be difficult to provide because of land ownership and verge width.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, due to the sites poor relationship to the built form and its landscape contribution. Site is also constrained by flood risk.

Can the entire site be developed?:

No due to its poor relationship with the built form and landscape of high sensitivity. Development would extend town well beyond edge of present boundary. Not appropriate in near future

Settlement:	Kington	Site Ref:	O/K/031
Site Address:	Land to east of Newburn Farm		

Summary Description:

Grassland and open space. Level low lying land. Views into the site: Prominent from higher land to south. Adjacent/surrounding land: Open space and agricultural land. Public right of way: Yes, to south. Adopted highway: No, field access to private lane leading to adopted highway. Private road/ransom strip: Yes. Site integration: No, visually very prominent and important to setting of town. Policy constraints: River Arrow SWS. Additional comments: Site is within a Conservation Area

Flood Information:

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

Water information:

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

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

Water supply: 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?:

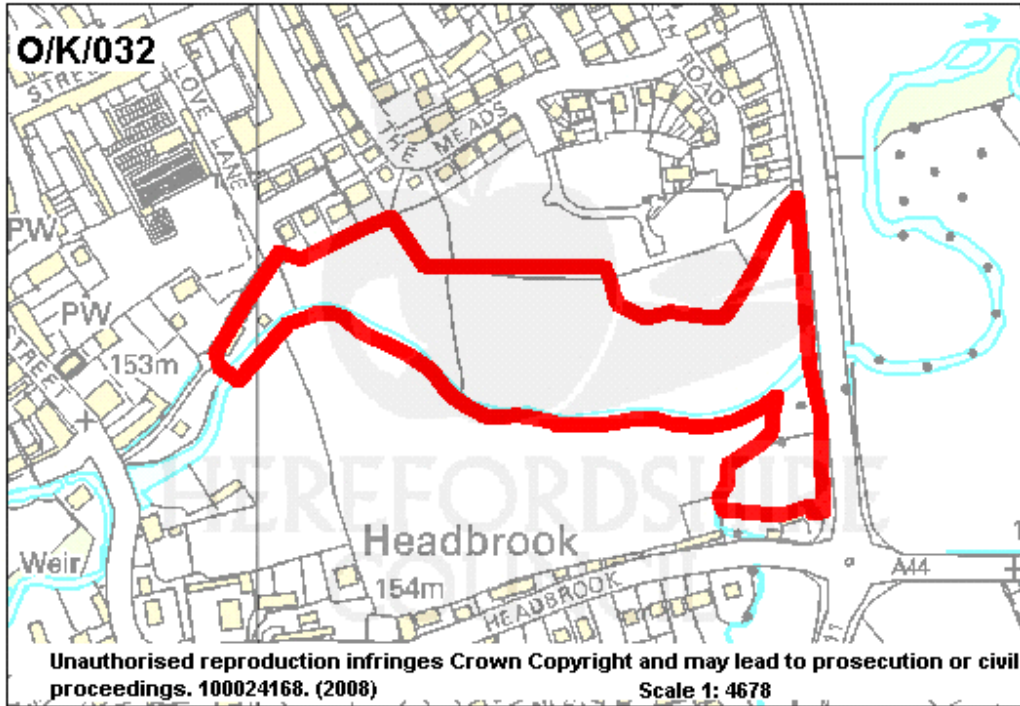
No, significant landscape impact and large part of site is within flood risk zones 2 and 3

Can the entire site be developed?:

No

Settlement: Kington
 Site Address: Land at Love Lane

Site Ref: O/K/032



Information Source:	LA officer identified	Site Area (ha):	3.06
Agricultural Land Classification:	3		

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

Settlement:	Kington	Site Ref:	O/K/032
Site Address:	Land at Love Lane		

Summary Description:

Grassland. Level low lying land. Views into site: Prominent area along river. This site relates to P535 (UDP representation site). Adjacent/surrounding land: Housing to the south and west, river and agricultural land to the north. Site integration: This is a Protected area of open land between built up areas under current UDP policy. Height and character: 2 storey houses/cottages. Policy constraints: Area used by owls and bats. Additional comments: Conservation Area for west of site only.

Flood Information:

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

Water information:

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

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

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

Landscape:

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?:

No, as there are many constraints relating to landscape impact and access. Site is also within flood zone 3

Can the entire site be developed?:

No

Settlement:	Kington	Site Ref:	O/K/033
Site Address:	Land to south of River Arrow		

Summary Description:

Adjacent/surrounding land: Agricultural Views into site: Clearly visible from part of the A44. Well screened along the adjacent roundabout and along that part of the A44 which runs parallel with the edge of the town centre Views out of site: Contained, localised views to south and east. Open views to north and west. Site integration: There is very little built form to link in with and development of the site would represent an unnecessary protrusion into open countryside.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Access possible to north/south element of A44. Footway/cycleway needed to Headbrook and Hatton Gardens roundabout. Headbrook footway would need improvement.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No. Open countryside, within a highly sensitive landscape and well beyond the edge of the town centre. Within a zone of important prospects of historic Kington, the development of this site would be to the detriment of the landscape character of the area.

Can the entire site be developed?:

No

Settlement:	Kington	Site Ref:	O/K/034
Site Address:	Land adjacent to Tack Barn		

Summary Description:

Adjacent/surrounding land: Residential to west. Agricultural to north, east and south. Views into site: Clearly visible from the A44 and A411. Views out of site: Contained, localised views to east and west. Open views to the north Site integration: There is little built form to link in with and development would represent an unnecessary protrusion into open countryside. Farm appears to be in active use in any case, so question mark over availability

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Access possible to north/south element of A44. Footway/cycleway need to Headbrook and Hatton Gardens roundabout. Headbrook footway would need improvement.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

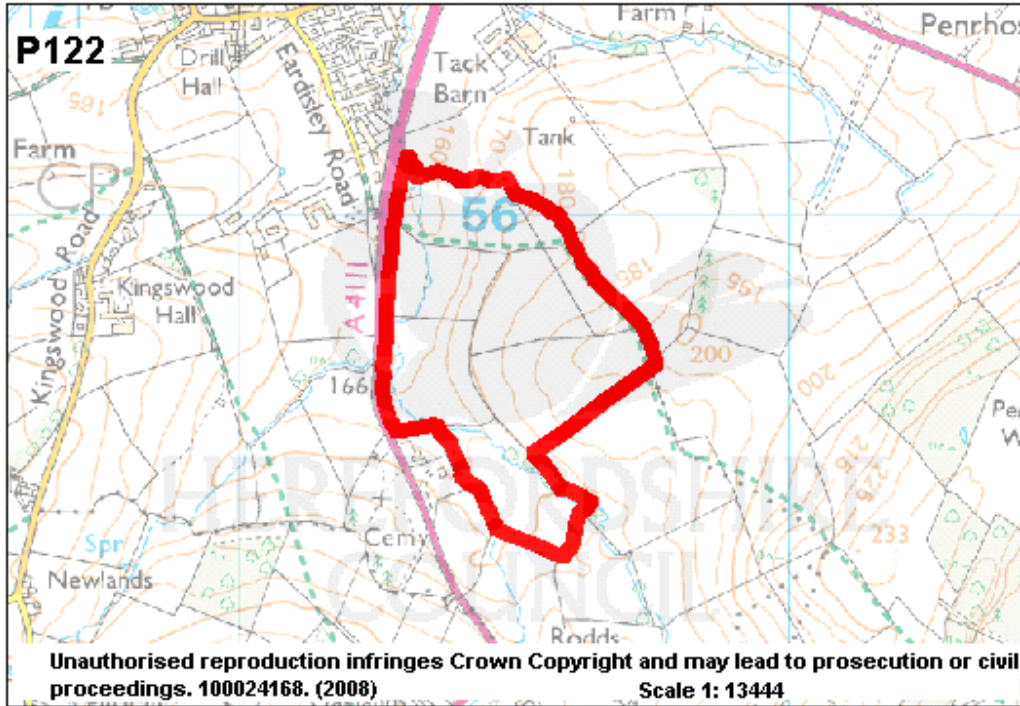
No. Open countryside, within a highly sensitive landscape and well beyond the edge of the town centre. Within a zone of important prospects of historic Kington, the development of this site would be to the detriment of the landscape character of the area.

Can the entire site be developed?:

No

Settlement: Kington
 Site Address: Land east of A4111

Site Ref: P122



Information Source:	UDP Representation sites	Site Area (ha):	20.69
Agricultural Land Classification:	3		

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

Settlement:	Kington	Site Ref:	P122
Site Address:	Land east of A4111		

Summary Description:

Arable land. Site rise to the east, elevated. Views into the site: Very prominent in landscape. Views out of the site: Views towards Kington. Adjacent/surrounding land: Agricultural land. Site integration: No, open countryside. Policy constraints: SWS within southern half of site.

Flood Information:

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

Water information:

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

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

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

Landscape:

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:

Locally designated site towards the southern end. Eastern portion comprises arable land where ecological constraints are likely to be limited. Remaining land comprises artificial habitats considered to have limited ecological constraints

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

No, extensive area of open countryside, significant landscape impact

Can the entire site be developed?:

No

Settlement:	Kington	Site Ref:	P535/1
Site Address:	Land to west of Kington Recreation Ground		

Summary Description:

Open space. Level site. Adjacent/surrounding land: School and open countryside. Site integration: No, open space divorced from rest of building area. Height and character: Open countryside and playing fields. Policy constraints: River Arrow SWS. Additional comments: Small part of site considered separately O/K/002. 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: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan process to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements

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

Landscape:

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

Historic landscape:

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

Highways information:

Access at western end, with pedestrian/cycle link to the north via land in O/K/002.

Biodiversity:

Two thirds of the site contain semi-natural habitats and wildlife corridors which will constrain development. Remaining third comprises artificial habitats considered to have limited ecological constraints

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

No, playing fields and public open space. Important footpath links to countryside

Can the entire site be developed?:

No

Settlement:	Kington	Site Ref:	P535/2
Site Address:	Land south of Mountford Road		

Summary Description:

Grassland. Site slopes up to the south. Views into the site: Very prominent bank. Views out of the site: Extensive views north. Adjacent/surrounding land: Housing to north. Adopted highway: No, but has road frontage. Site integration: No, too prominent. Height and character: 2 storey residential development. Policy constraints: Small strip of land adjacent Back Brook flood zone 2 and 3.

Flood Information:

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

Water information:

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

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

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

Landscape:

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 only possible via Ridgebourne Road and Yeld Lane, whose junctions to the wider network will need improvement, and the lanes widened. Gradients will need careful management.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No. Development would have major landscape impact

Can the entire site be developed?:

No