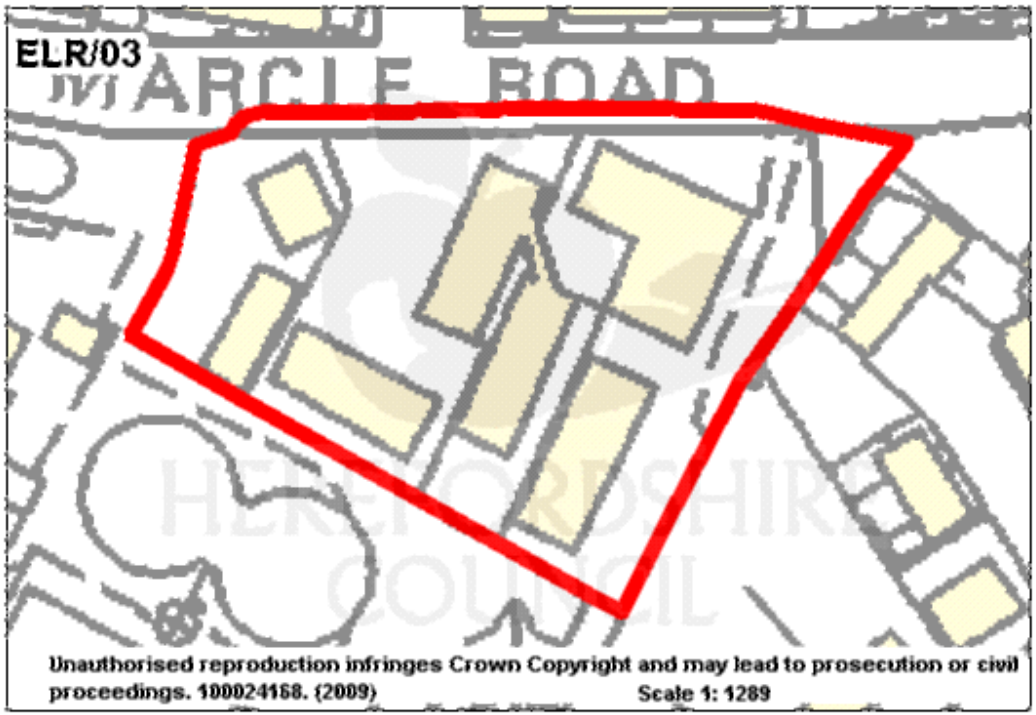


HEREFORDSHIRE'S STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2011

Settlement: Ledbury **Site Ref:** ELR/03
Site Address: Bankside Industrial Estate



Information Source:	Employment land review	Site Area (ha):	0.60
Agricultural Land Classification:	N/A		

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

Settlement:	Ledbury	Site Ref:	ELR/03
Site Address:	Bankside Industrial Estate		

Summary Description:

Employment land/building. Flat. Views into site: Site can be seen from Little Marcle Road. Views out of site: Views towards Churchill Meadow. Adjacent/surrounding land: Residential, employment land. Site integration: Site could not be readily integrated despite its proximity to the residential area. Height and character: Modern retail units, 2 storey 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:

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. This is a small site of generally modern units. Whilst adjacent to residential area, the site has little or no bad neighbour issues.

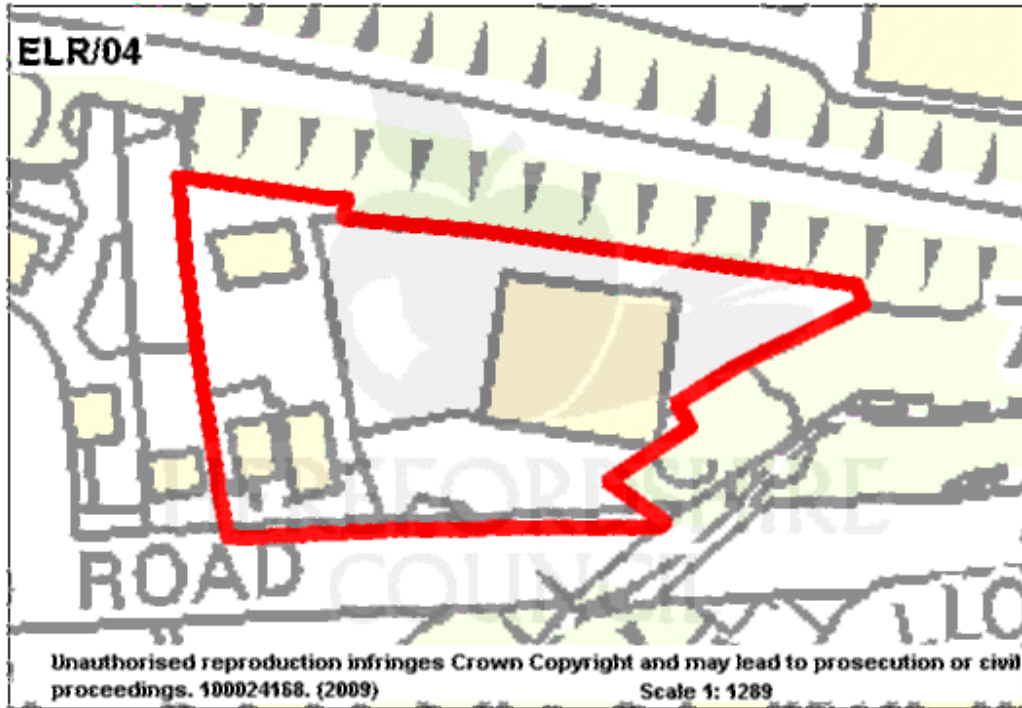
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: ELR/04

Site Address: Land off Hereford Road



Information Source:	Employment land review	Site Area (ha):	0.50
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	15
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:	Ledbury	Site Ref:	ELR/04
Site Address:	Land off Hereford Road		

Summary Description:

Adjacent/surrounding land: Residential to west, employment land to the north. Site integration: Site could be integrated due to its proximity to the residential area. Height and character: 2 storey 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:

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?:

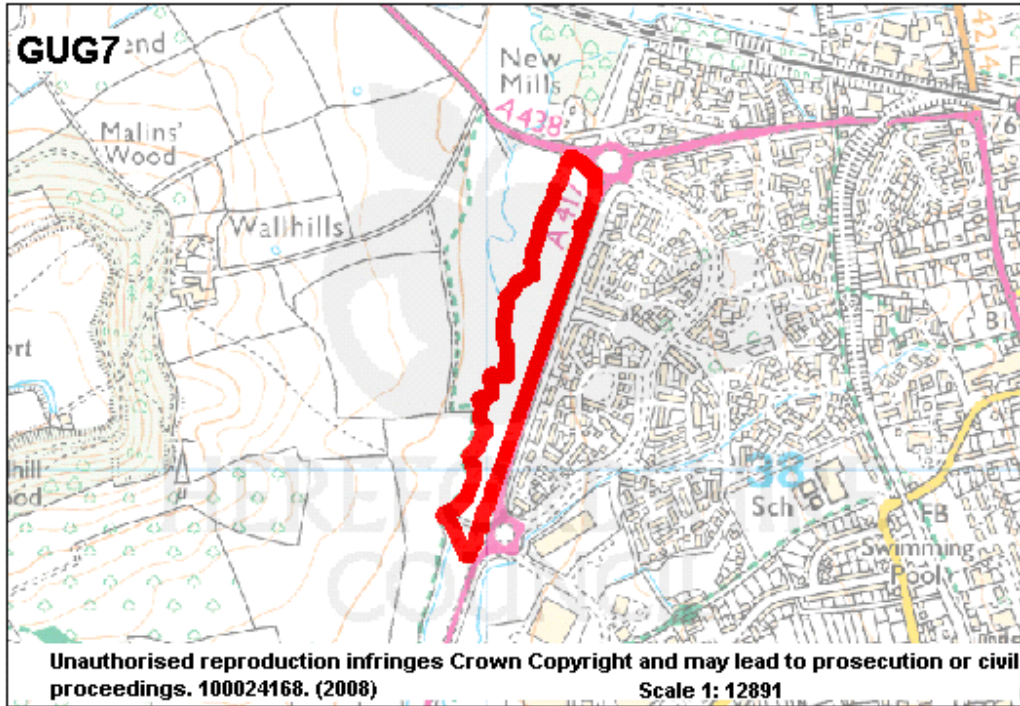
Yes. Small, congested site with poor to moderate quality units in a predominantly residential area.

Can the entire site be developed?:

Yes

Settlement: Ledbury
 Site Address: Riverside Park

Site Ref: GUG7



Information Source:	Public sector land	Site Area (ha):	4.05
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 checked="" type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ledbury	Site Ref:	GUG7
Site Address:	Riverside Park		

Summary Description:

Open space. Flat. This site would not integrate very well as the only residential buildings are across the road.

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:

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

Landscape:

No surveyed

Historic landscape:

Northern third: 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, this site is within a high risk flood zone and is part of a linear park providing recreational use. Loss of amenity green space will require demonstration of surplus to requirements

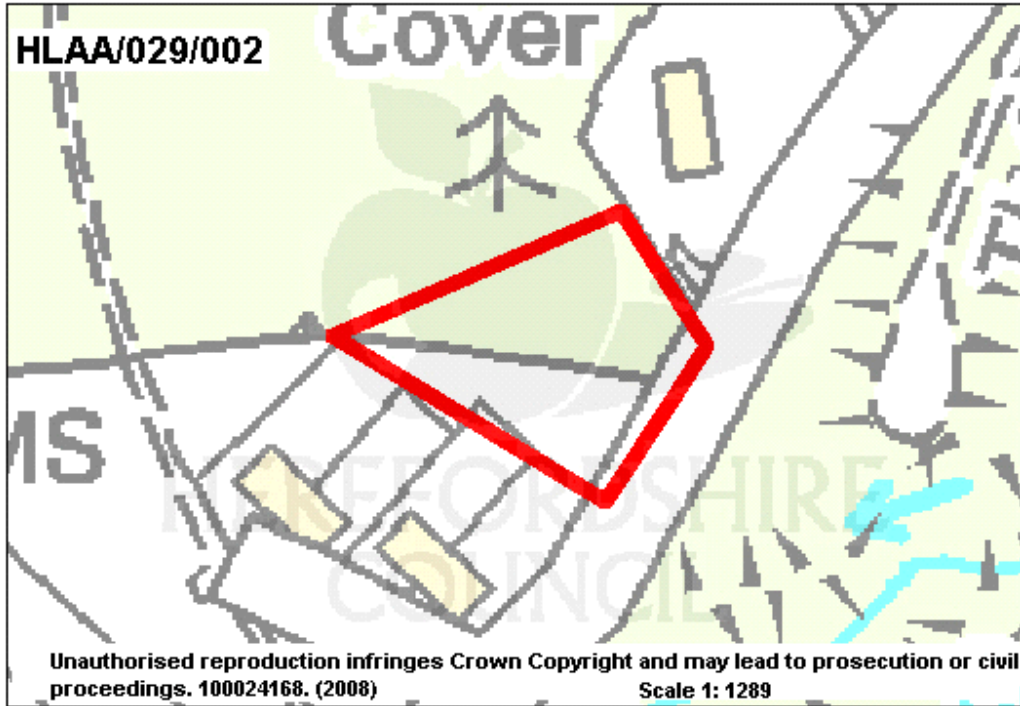
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: HLAA/029/002

Site Address: Land south west of Beggars Ash



Information Source:	Call for sites	Site Area (ha):	0.16
Agricultural Land Classification:	2		

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

Settlement:	Ledbury	Site Ref:	HLAA/029/002
Site Address:	Land south west of Beggars Ash		

Summary Description:

Orchard. Generally level, slight slope down from north west to south east towards road. Views into site: Well screened roadside. Views out of site: Towards Frith Wood (Malvern Hills). Adjacent/surrounding land: Agricultural and residential. Site integration: Not very well, even though it fills a gap between houses and factories. Height and character: 2 storey dwellings and an detached cottage. Other issues: Factories/warehouses to west and south west.

Flood Information:

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

Water information:

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

Landscape:

Not surveyed

Historic landscape:

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

Highways information:

May be difficult to achieve satisfactory visibility splays. No provision for pedestrians or cycles along lane, discouraging walking. National speed limit. Limited bus frequency at bottom of lane, but within walking distance of town centre.

Biodiversity:

Not surveyed

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

No, as it has little relationship with the main form of housing. This site does not form an acceptable extension of the town

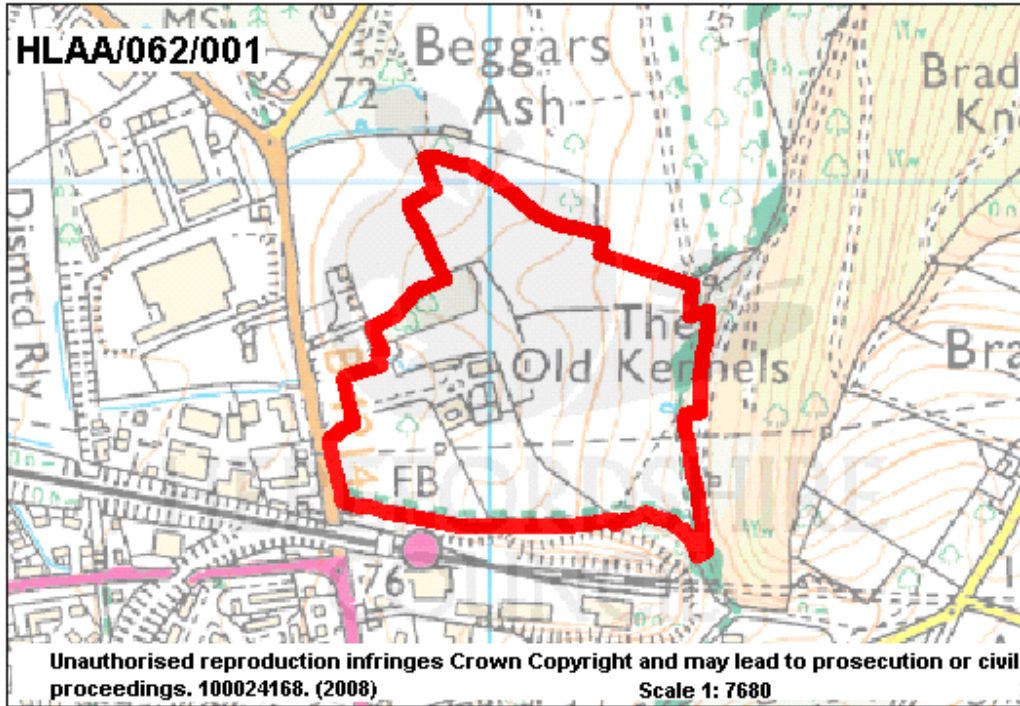
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: HLAA/062/001

Site Address: Land north of Ledbury Station, Old Kennels Farm



Information Source:	Call for sites	Site Area (ha):	10.28
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 checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ledbury	Site Ref:	HLAA/062/001
Site Address:	Land north of Ledbury Station, Old Kennels Farm		

Summary Description:

Grassland and agricultural buildings. Slopes steeply from east to west. Views into site: From B4214 (western edge), from footpath (southern edge), from open countryside to north. Views out of site: Towards employment land (western side), towards town from higher ground (eastern side). Adjacent/surrounding land: Agricultural, residential, railway, highway. Site integration: Not readily, separated from town by railway, facing industrial/commercial premises, prominent hillside in AONB. Height and character: 2 storey detached houses, large industrial buildings to west. Other issues: Factories and warehouses to west. Additional comments: Public right of way inside southern boundary, footpath outside eastern boundary. Access to B4214. Site is 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:

Water supply: The development of this 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:

Will need new junction. Possible to develop if careful attention is given to gradients and pedestrian routes. Close to railway and bus route. Steep site. Access point will have to be at northern end of frontage to achieve visibility, with pedestrian link at southern end.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, too prominent a hillside site within the AONB for housing. No relationship with existing housing

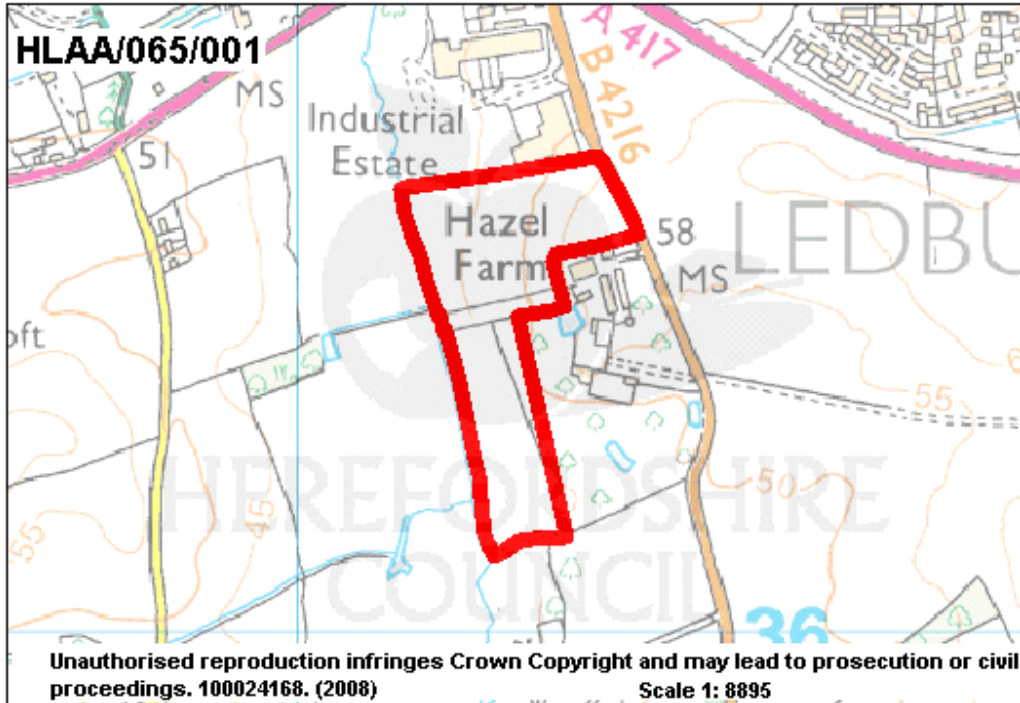
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: HLAA/065/001

Site Address: Land west and north of Hazel Farm, Dymock Road



Information Source:	Call for sites	Site Area (ha):	6.03
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: Ledbury **Site Ref:** HLAA/065/001
Site Address: Land west and north of Hazel Farm, Dymock Road

Summary Description:

Grassland. Sloping down to River Leadon from east to west with ridge top on eastern side. Views into site: From B4216 (east side), from open countryside on west side. Views out of site: Mainly towards open countryside to west. Adjacent/surrounding land: Agricultural and commercial. Site integration: Not readily, adjoins business estate but faces away from town. Height and character: Assorted farm buildings, commercial sheds. Other issues: Commercial traffic, loading/delivery times, cheese factory. Additional comments: Access to B4316 on eastern side.

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:

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 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:

Not surveyed

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

No. This site is partially within the flood plain and its development would be visually intrusive given the high landscape value.

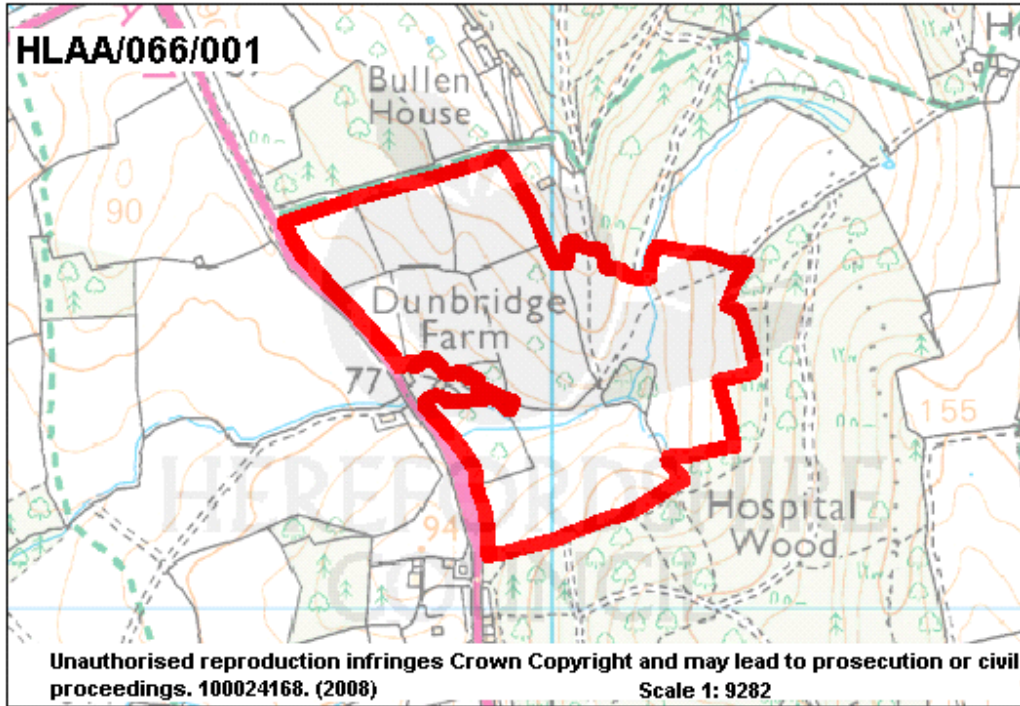
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: HLAA/066/001

Site Address: Land at Dunbridge Farm, Portway



Information Source:	Call for sites	Site Area (ha):	15.10
Agricultural Land Classification:	3&4		

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

Settlement:	Ledbury	Site Ref:	HLAA/066/001
Site Address:	Land at Dunbridge Farm, Portway		

Summary Description:

Grassland. Slopes from east to west. Views into site: Site can be seen from the A417. Adjacent/surrounding land: Agricultural and woodland. Site integration: The site has a poor relationship to Ledbury as there is no built form to link up with. Additional comments: Woodland on southern edge forms natural limit to southward development. Site is within a Conservation Area

Flood Information:

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

Water information:

No comments received from Welsh Water

Landscape:

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

Historic landscape:

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

Highways information:

Will need new junction. Site remote from town, not sustainable. No ped/cycle route to town. May be difficult to achieve satisfactory visibility splays because of terrain. New junction not acceptable in the open countryside.

Biodiversity:

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

Eastern & northern portions: Artificial habitats considered to have limited ecological value

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

No, as the site has a poor relationship to Ledbury's main built form. It is also an elevated site in comparison to surrounding land. Not an acceptable extension. Constraints are landscape designation, separation from town, protrusion into countryside

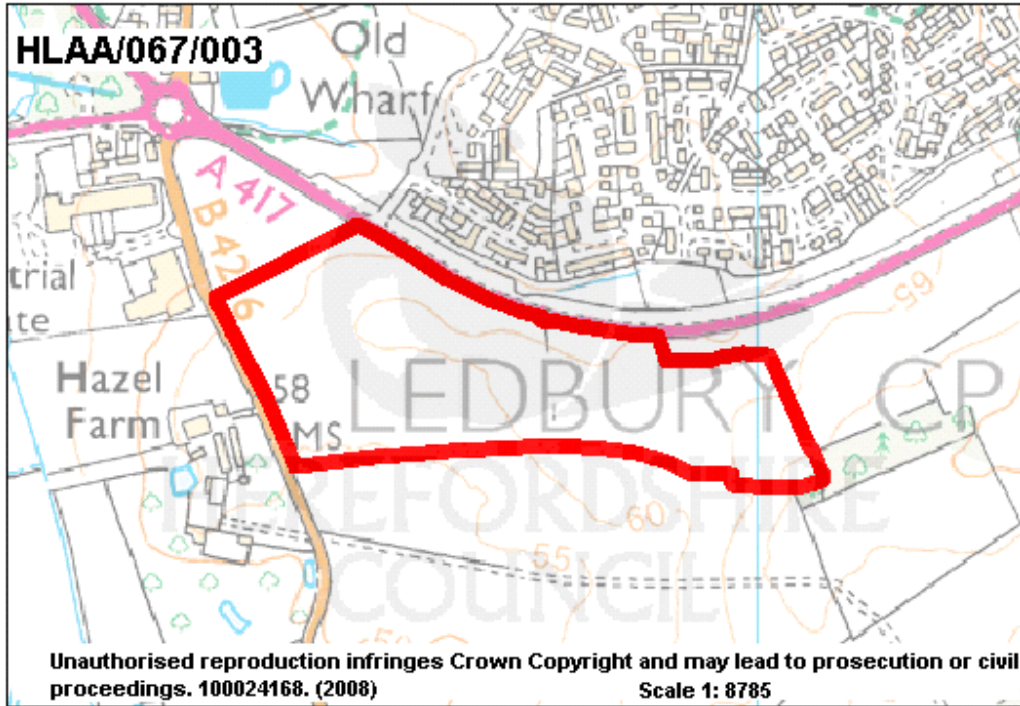
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: HLAA/067/003

Site Address: Land east of Hazel Farm, Dymock Road



Information Source:	Call for sites	Site Area (ha):	11.86
Agricultural Land Classification:	1&2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	300
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:	Ledbury	Site Ref:	HLAA/067/003
Site Address:	Land east of Hazel Farm, Dymock Road		

Summary Description:

Arable land. Sloping down from ridge on south side towards by pass. Views into site: From open countryside on east, south and western sides, from existing housing to north, from by pass. Views out of site: Towards town (north) and open countryside on other sides including Malvern Hills to east. Adjacent/surrounding land: Agricultural and highway. Site integration: No, not readily, bypass separates it from town, would need overbridge for safety. Height and character: Assorted farm buildings to west, modern detached dwellings to north. Other issues: Warehouses to west - loading/delivery times. Additional comments: Access to B4216 (western edge) and bypass (northern edge).

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:

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 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:

Any access should be on the Dymock Road, but ped/cycle crossing facilities will be needed to cross the bypass, and enhanced routes provided into town/schools.

Biodiversity:

Arable land where ecological constraints are likely to be limited

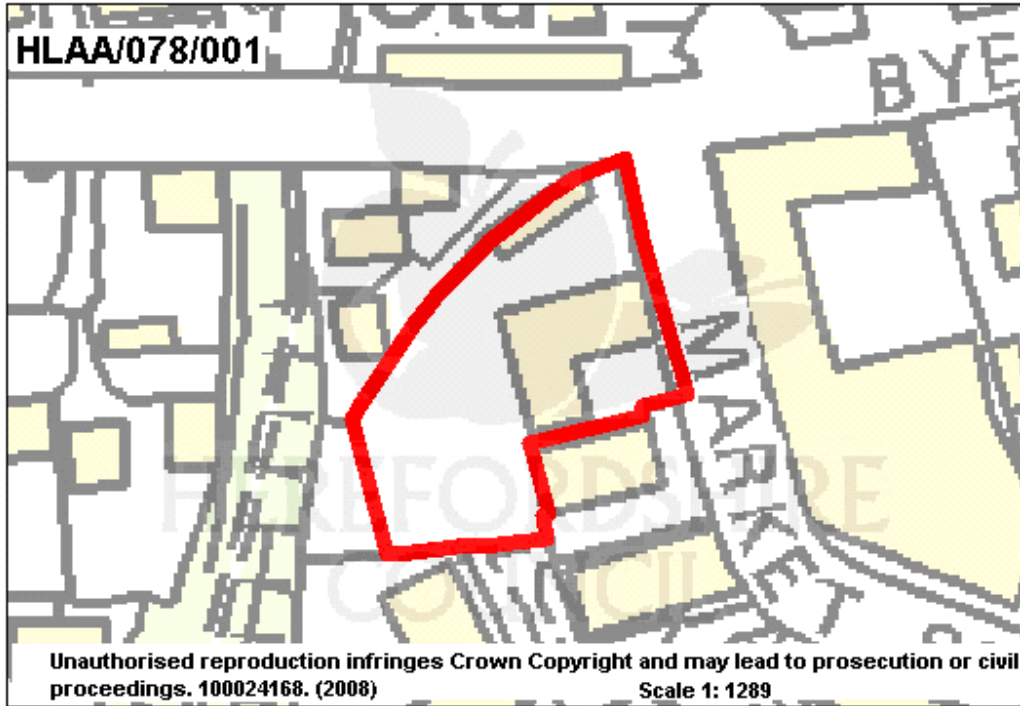
Is the site suitable (and achievable) for development?:

This site has the potential to deliver houses. However, this would have a significant impact on the setting of the town. This land south of bypass consists of rising land within open countryside

Can the entire site be developed?:

No

Settlement: Ledbury **Site Ref:** HLAA/078/001
Site Address: Land at Newmarket House, Market Street



Information Source:	Call for sites	Site Area (ha):	0.22
Agricultural Land Classification:	N/A		

<table style="width: 100%;"> <tr><td>Suitable: Yes</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Suitable: No</td><td><input type="checkbox"/></td></tr> <tr><td>Suitable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: Yes</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Achievable: No</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Available: Yes</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Available: No</td><td><input type="checkbox"/></td></tr> <tr><td>Available: Don't Know</td><td><input type="checkbox"/></td></tr> </table>	Suitable: Yes	<input checked="" type="checkbox"/>	Suitable: No	<input type="checkbox"/>	Suitable: Part	<input type="checkbox"/>	Achievable: Yes	<input checked="" type="checkbox"/>	Achievable: No	<input type="checkbox"/>	Achievable: Part	<input type="checkbox"/>	Available: Yes	<input checked="" type="checkbox"/>	Available: No	<input type="checkbox"/>	Available: Don't Know	<input type="checkbox"/>	<table style="width: 100%;"> <tr><td>Potential Housing Capacity:</td><td>10</td></tr> <tr><td>Greenfield</td><td><input type="checkbox"/></td></tr> <tr><td>Brownfield</td><td><input checked="" type="checkbox"/></td></tr> <tr><td colspan="2"><hr/></td></tr> <tr><td>Timescale: 1-5 Years</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Timescale: 6-10 Years</td><td><input type="checkbox"/></td></tr> <tr><td>Timescale: 11-15 Years</td><td><input type="checkbox"/></td></tr> <tr><td>Timescale: 16-20 Years</td><td><input type="checkbox"/></td></tr> <tr><td>Timescale: Not In Current Plan Period</td><td><input type="checkbox"/></td></tr> </table>	Potential Housing Capacity:	10	Greenfield	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>	<hr/>		Timescale: 1-5 Years	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Suitable: Yes	<input checked="" type="checkbox"/>																																				
Suitable: No	<input type="checkbox"/>																																				
Suitable: Part	<input type="checkbox"/>																																				
Achievable: Yes	<input checked="" type="checkbox"/>																																				
Achievable: No	<input type="checkbox"/>																																				
Achievable: Part	<input type="checkbox"/>																																				
Available: Yes	<input checked="" type="checkbox"/>																																				
Available: No	<input type="checkbox"/>																																				
Available: Don't Know	<input type="checkbox"/>																																				
Potential Housing Capacity:	10																																				
Greenfield	<input type="checkbox"/>																																				
Brownfield	<input checked="" type="checkbox"/>																																				
<hr/>																																					
Timescale: 1-5 Years	<input checked="" type="checkbox"/>																																				
Timescale: 6-10 Years	<input type="checkbox"/>																																				
Timescale: 11-15 Years	<input type="checkbox"/>																																				
Timescale: 16-20 Years	<input type="checkbox"/>																																				
Timescale: Not In Current Plan Period	<input type="checkbox"/>																																				

Settlement:	Ledbury	Site Ref:	HLAA/078/001
Site Address:	Land at Newmarket House, Market Street		

Summary Description:

Commercial building/land. Gently sloping down from north east to south west towards railway path and towards market street. Views into site: From Bye Street (north east corner). Views out of site: Towards town centre (north east), towards open space (west). Adjacent/surrounding land: Residential and open space. Site integration: Yes. Height and character: Mixed including 2 storey cottages/houses and older commercial buildings. Additional comments: Commercial use might be appropriate in town centre, but similar site adjacent was redeveloped for housing. Site is within a Conservation Area

Flood Information:

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

Water information:

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

No highway obstacles, site is properly designed.

Biodiversity:

Not surveyed

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

Yes

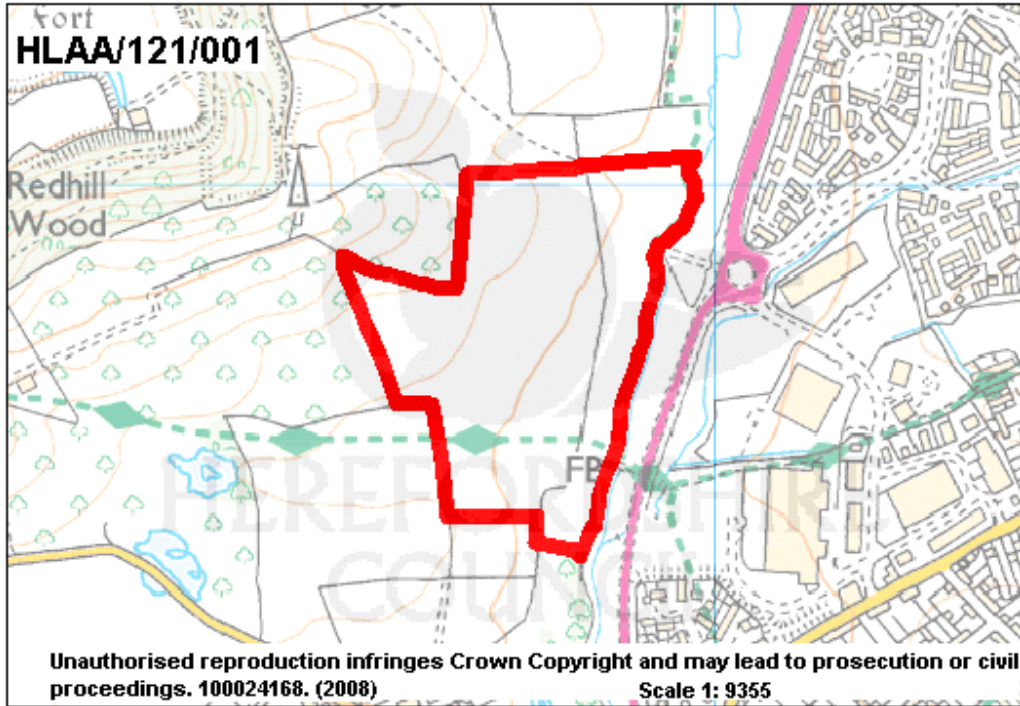
Can the entire site be developed?:

Yes

Settlement: Ledbury

Site Ref: HLAA/121/001

Site Address: Land north of Fairtree Farm and Lilly Hall, Little Marcle Road



Information Source:	Call for sites	Site Area (ha):	12.47
Agricultural Land Classification:	2&3		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity: 300
Suitable: No	<input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years <input 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:	Ledbury	Site Ref:	HLAA/121/001
Site Address:	Land north of Fairtree Farm and Lilly Hall, Little Marcle Road		

Summary Description:

Grassland. Sloping down from west to east and south. Views into site: From riverside path (eastern side) and footpath (east to west), from gateway at southwest corner. Views out of site: Towards open countryside (west, south and north) towards New Mills Estate (east). Adjacent/surrounding land: Agricultural and industrial. Site integration: Site is separated from main form of town by bypass. This would require safe crossing. Height and character: Assorted farm and factory buildings. Other issues: Factory - Loading/delivery times.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be very high. The proposed use on this part 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:

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:

Not surveyed

Biodiversity:

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

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

This site has the potential to deliver houses. However, this would have a significant landscape impact on the setting of the town. This land forms an important open countryside approach to the urban edge of the town. Visually important and within the flood plain.

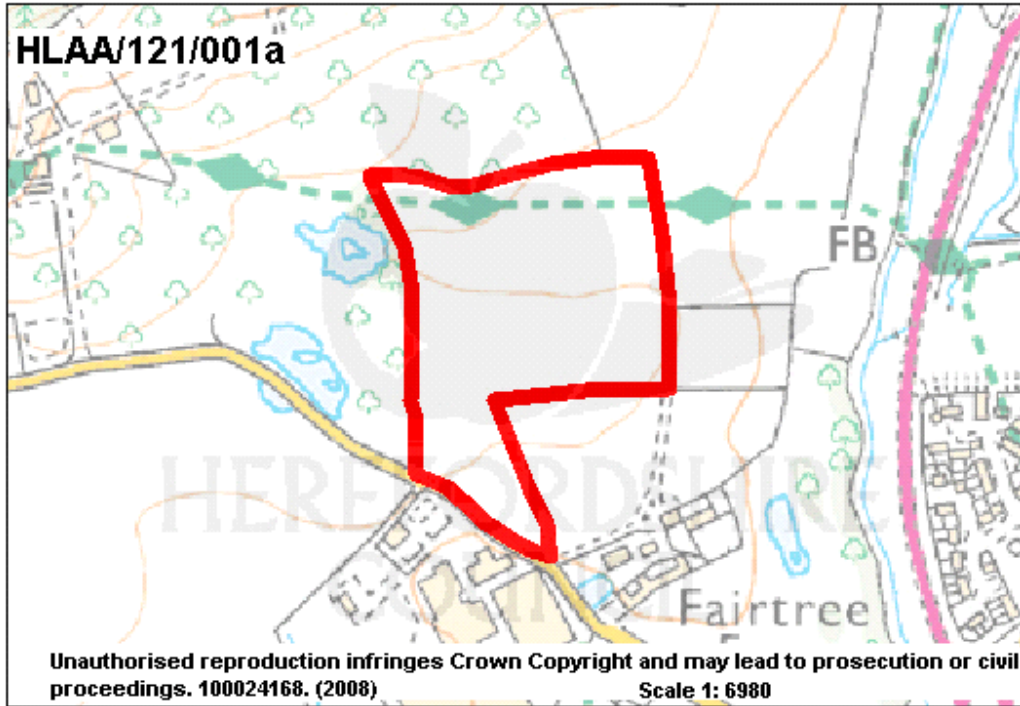
Can the entire site be developed?:

No, as the eastern section is within floodplain where residential development is to be avoided

Settlement: Ledbury

Site Ref: HLAA/121/001a

Site Address: Land north west of Fairtree Farm and Lilly Hall, Little Marcle Road



Information Source:	Call for sites	Site Area (ha):	6.22
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	150
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:	Ledbury	Site Ref:	HLAA/121/001a
Site Address:	Land north west of Fairtree Farm and Lilly Hall, Little Marcle Road		

Summary Description:

Grassland. Land rises upwards in a south west direction. Views into site: From riverside path (eastern side) and footpath (east to west), from gateway at south west corner. Views out of site: Towards open countryside (west, south and north) towards new mills estate (east). Adjacent/surrounding land: Agricultural and industrial. Site integration: Site is separated from main form of town by bypass. This would require safe crossing. Height and character: Assorted farm and factory buildings. Other issues: Factory - loading/delivery times. Additional comments: Public right of way inside eastern boundary, footpath east to west across middle of site. Access to Little Marcle Road at south west corner.

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:

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, though need to assess transport capacity of roundabout when traffic combined with O/Led/005 and the UBL site.

Biodiversity:

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

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

This site has the potential to deliver houses. However, this would have a significant landscape impact on the setting of the town. This land rises considerably and forms part of the setting and backdrop to the wood.

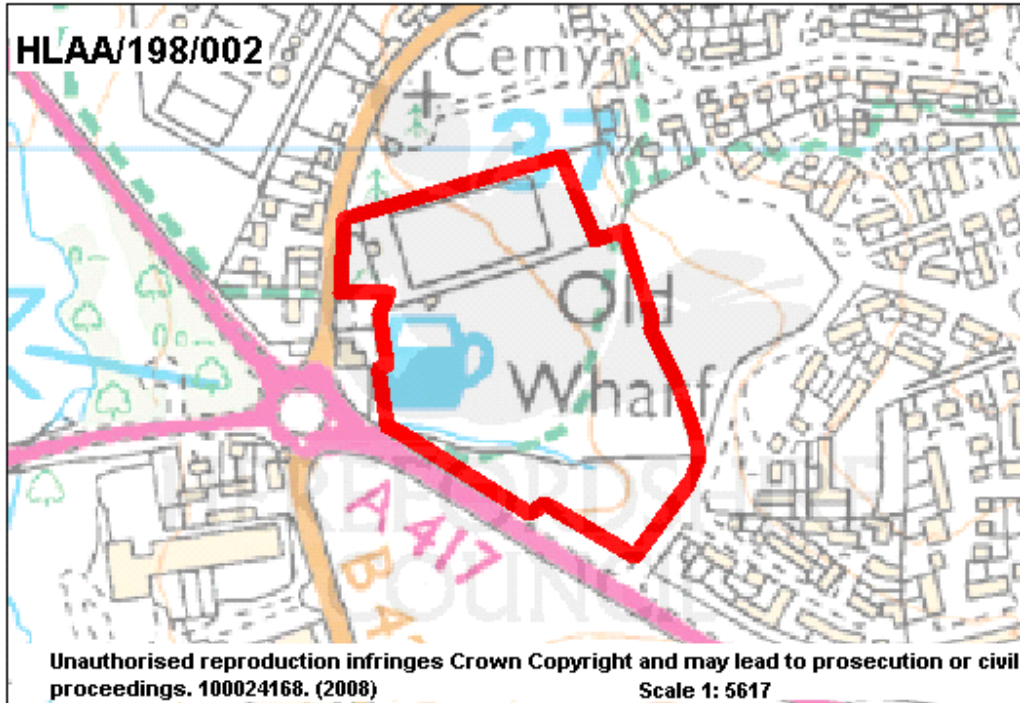
Can the entire site be developed?:

Yes

Settlement: Ledbury

Site Ref: HLAA/198/002

Site Address: Ledbury Football Ground, Ross Road



Information Source:	Call for sites	Site Area (ha):	5.01
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 150
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 checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Ledbury	Site Ref:	HLAA/198/002
Site Address:	Ledbury Football Ground, Ross Road		

Summary Description:

Open space and sports ground. Mostly level or sloping gently down from north to south and west. Views into site: From Full Pitcher roundabout and pub parking (western side), from adjacent housing (eastern side). Views out of site: Mainly towards by pass at south west corner. Adjacent/surrounding land: Residential, highway, retail, cemetery, open space. Site integration: Yes, development on western, northern and eastern sides, bypass on southern side. Height and character: Mainly 2 storey detached houses, public house. Additional comments: Public right of way along southern boundary. Adopted highway to New Street, beside pub and near clubhouse. Sports and recreation facilities would need relocation to equally useful and accessible nearby 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:

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:

Not surveyed

Highways information:

Access preferred onto New Street, with ped/cycle links to bypass and Oakland Drive and Villa Way.

Biodiversity:

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

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

Yes. Ledbury Cricket Club is affiliated and one of the key growth clubs identified for support in the ECB Cricket facilities plan. Loss would be subject to Sport England exception policies and a justified case for loss of sports facilities based on demand and replacement. Also need to relocate football Club.

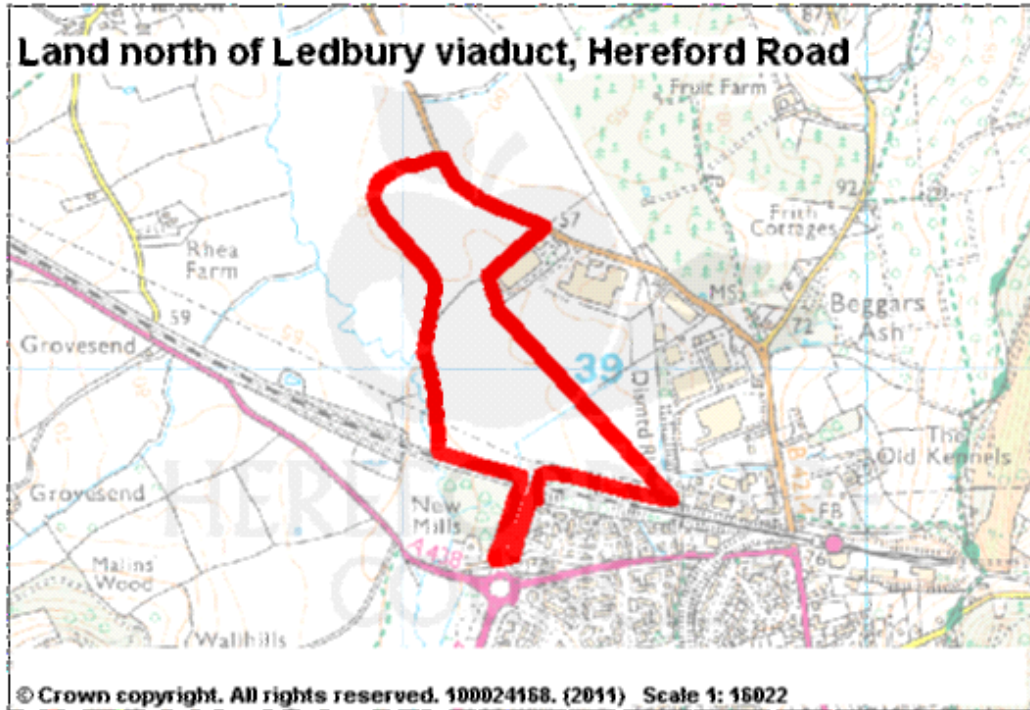
Can the entire site be developed?:

Yes, except southern field which might be used as open space for current and future development

Settlement: Ledbury

Site Ref: HLAA/198/004

Site Address: Land north of Ledbury viaduct, Hereford Road



Information Source:	Call for sites	Site Area (ha):	17.74
Agricultural Land Classification:	3		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	500 (350/150)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Ledbury	Site Ref:	HLAA/198/004
Site Address:	Land north of Ledbury viaduct, Hereford Road		

Summary Description:

Grassland and arable. Sloping down from east to west towards River Leadon. Views into site: From industrial/commercial premises on east and north sides, from railway (southern side) from open countryside (western side). Adjacent/surrounding land: Agricultural, industrial, commercial. Site integration: The whole of this land north of the viaduct is identified as future employment land within the UDP. To date this development has not proceeded. Its western boundary forms a bypass line. Height and character: Varying industrial and commercial buildings. Other issues: Factories/warehouses - loading/delivery times. Additional comments: The viaduct is a Scheduled Ancient Monument.

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 must be applied for this development in this flood zone

Water information:

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:

North west corner: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Middle of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.. Sothern portion: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change. Any development would require a full visual assessment. Maintain an area of open space along the river corridor. Mitigation measures should include creation of hedgerows within the site, a buffer between the industrial units and a landscape framework for the site boundaries

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. The scale, form and orientation of development should demonstrate relationship with the

Highways information:

Access route under railway viaduct may be difficult to achieve with adequate protection for the viaduct and land ownership issues. Also route of Hereford & Gloucester Canal and bypass extension to Bromyard Road. Access via Bromyard Road possible, but would have to have ped/cycle link at least to south.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

The site is currently allocated for employment uses, but it may offer potential for housing if alternative employment land can be identified elsewhere.

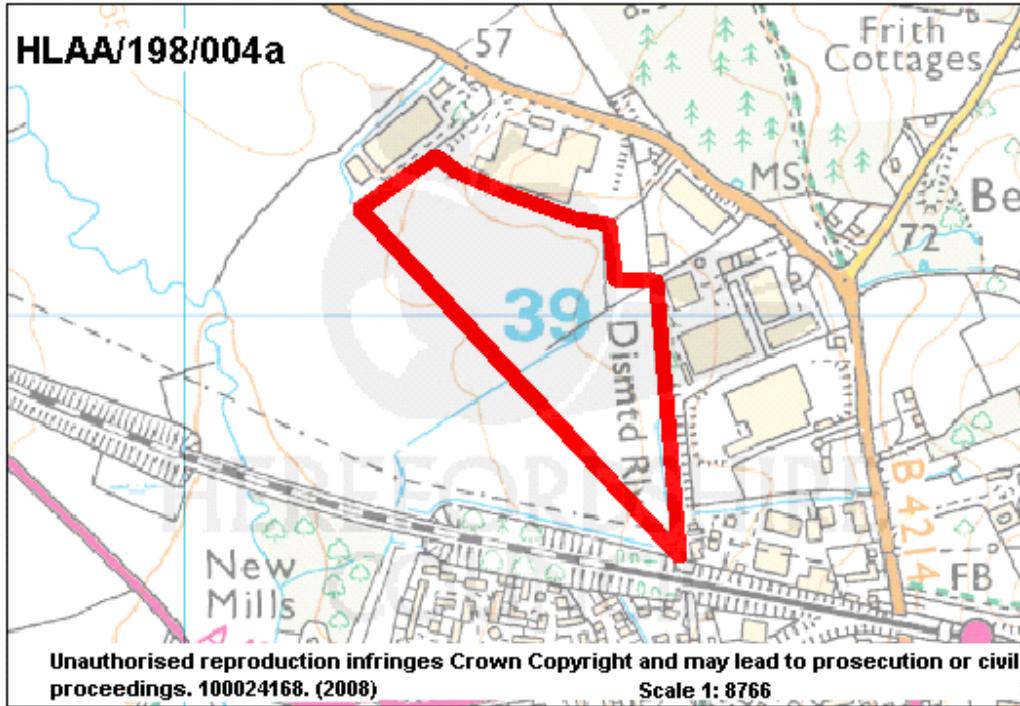
Can the entire site be developed?:

This site could be re-designated for mainly housing with some expansion potential for existing companies to the east

Settlement: Ledbury

Site Ref: HLAA/198/004a

Site Address: Land north of Ledbury viaduct, Hereford Road



Information Source:	Call for sites	Site Area (ha):	7.22
Agricultural Land Classification:	3		

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

Settlement:	Ledbury	Site Ref:	HLAA/198/004a
Site Address:	Land north of Ledbury viaduct, Hereford Road		

Summary Description:

Grassland and arable. Sloping down from east to west towards River Leadon. Views into site: From industrial/commercial premises on east and north sides, from railway (southern side), from open countryside (western side). Adjacent/surrounding land: Agricultural, industrial, commercial. Site integration: The whole of this land north of the viaduct is identified as future employment land within the UDP. To date this development has not proceeded. Height and character: Varying industrial/commercial buildings. Other issues: Factories/warehouses - loading/delivery times. Additional comments: Access to Hereford Road roundabout and private road via commercial premises. The viaduct is a Scheduled Ancient Monument

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:

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 thirds: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change. Southern third: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change. Any development would require a full visual assessment. Maintain an area of open space along the river corridor. Mitigation measures should include creation of hedgerows within the site, a buffer between the industrial units and a landscape framework for the site boundaries

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. The scale, form and orientation of development should demonstrate relationship with the

Highways information:

Access route under railway viaduct may be difficult to achieve with adequate protection for the viaduct and land ownership issues. Also route of H & G Canal and bypass extension to Bromyard Road. Access via Bromyard Road possible, but would have to have ped/cycle link at least to south - would not recommend approval without such a ped/cycle link.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

This site is currently allocated for employment uses, but offers potential for housing if alternative employment land can be found

Can the entire site be developed?:

Yes

Settlement:	Ledbury	Site Ref:	HLAA/267/001
Site Address:	Land east of Leddington Lane, The Hop Kilns		

Summary Description:

Grassland. Sloping gently down from west to east towards River Leadon. Views into site: Open countryside all around. Views out of site: towards town and old wharf industrial site. Towards rugby ground (north) and open countryside (south and east). Adjacent/surrounding land: Agricultural and residential. Site integration: Site has no relationship with existing residential development. Flood plain would restrict development to western side, away from the town. Height and character: 2 storey dwellings.

Flood Information:

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

Water information:

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 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:

Not sustainable, remote from town centre/shops/schools/services. New junction needed, visibility splays difficult to achieve. Ped/cycle link required.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

This site has the potential to deliver houses. However, this will have a significant landscape impact and the site has poor relationship with the built form. Constraints include flood risk, separation from town, protrusion into countryside

Can the entire site be developed?:

No. Part of site is within the flood plain.

Settlement:	Ledbury	Site Ref:	HLAA/288/001
Site Address:	Land east of Southend High Street		

Summary Description:

Grassland. Sloping down from east to west towards street, bank beside street. Views into site: From street and housing on west side. Views out of site: West towards street, east towards hills. Adjacent/surrounding land: Residential and agricultural. Site integration: No - this side of the street is mainly open, historic parkland. Height and character: 2 and 3 storey dwellings across street. Additional comments: New vehicular access would involve loss of street parking, awkward sighting and awkward site layout. Site is within a Conservation Area and adjoins the Malvern Hills AONB

Flood Information:

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

Water information:

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 may take up large part of site so acceptable gradients can be achieved.

Biodiversity:

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

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

No on landscape grounds.

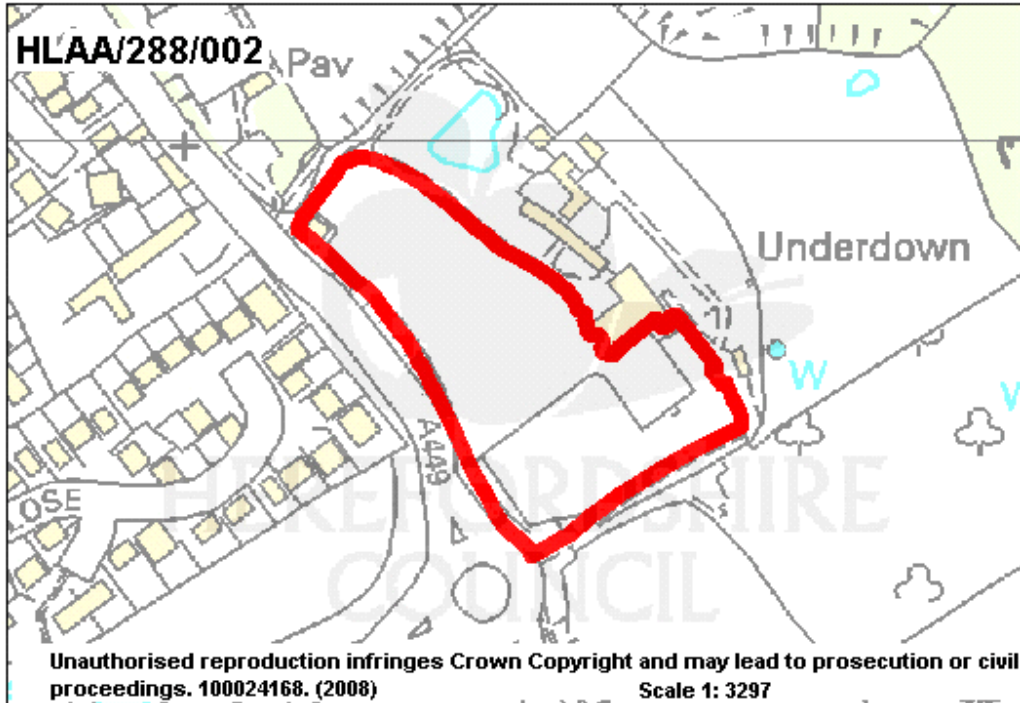
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: HLAA/288/002

Site Address: Land at Bullen Coppice, Underdown



Information Source:	Call for sites	Site Area (ha):	1.43
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input 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:	Ledbury	Site Ref:	HLAA/288/002
Site Address:	Land at Bullen Coppice, Underdown		

Summary Description:

Parkland and garden. Generally level, walled, raised ground. Views into site: From entry (northern end), from open countryside (eastern side) Out of site: largely screened. Adjacent/surrounding land: Agricultural, residential, highway. Site integration: Only with existing buildings on site. Height and character: Large dwelling and outbuildings. Additional comments: The site is within a Conservation Area and adjoins the Malvern Hills AONB

Flood Information:

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

Water information:

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 via new arm on roundabout. Extra ped/cycle link to A449 needed at northern end of frontage.

Biodiversity:

Not surveyed

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

No on landscape grounds.

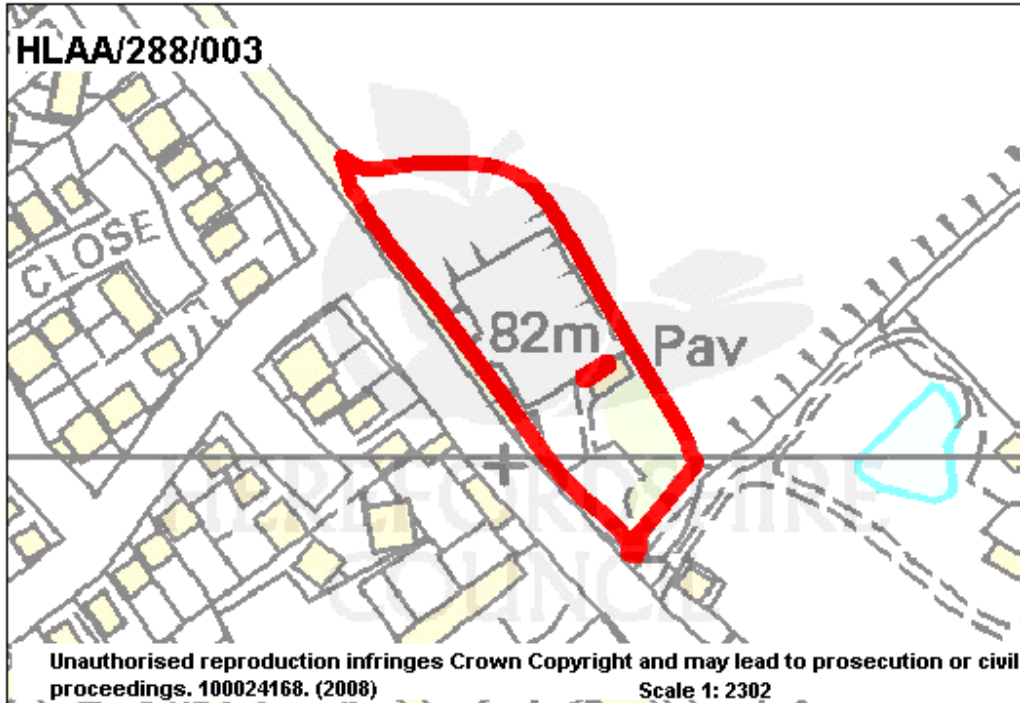
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: HLAA/288/003

Site Address: Land at Ledbury Tennis Courts, Underdown



Information Source:	Call for sites	Site Area (ha):	0.53
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input 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:	Ledbury	Site Ref:	HLAA/288/003
Site Address:	Land at Ledbury Tennis Courts, Underdown		

Summary Description:

Open space. Generally level on ground raised above highway. Views into site: Only from existing entry and adjacent farmland to east and north. Views out of site: Only to adjacent farmland (east and north). Adjacent/surrounding land: Agricultural, highway, housing. Site integration: No, self contained, although facing housing to west and large gardens to south. Height and character: 2 storey modern dwellings across A449. Additional comments: Site is within a Conservation Area and adjoins the Malvern Hills AONB

Flood Information:

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

Water information:

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 via new arm on roundabout via HLAA/288/003 (Bullen Coppice). Extra ped/cycle like to A449 needed at northern end of frontage.

Biodiversity:

Not surveyed

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

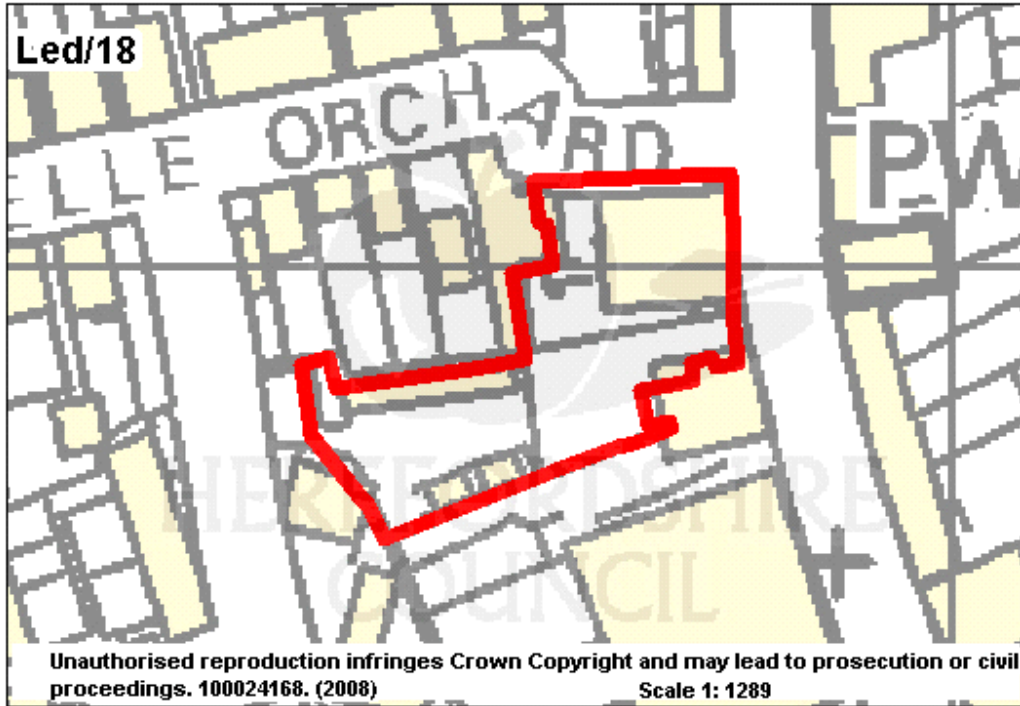
No, this site is currently a valuable piece of protected open space and is located in a conservation area. Loss of amenity green space will require demonstration of surplus to requirements

Can the entire site be developed?:

No

Settlement: Ledbury
Site Address: Former Cottage Hospital

Site Ref: Led/18



Information Source:	2001 Capacity study	Site Area (ha):	0.23
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity: 9	
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:	Ledbury	Site Ref:	Led/18
Site Address:	Former Cottage Hospital		

Summary Description:

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

Flood Information:

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

Water information:

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Site partly re-developed. May be ownership difficulties for remainder, but otherwise acceptable.

Biodiversity:

Not surveyed

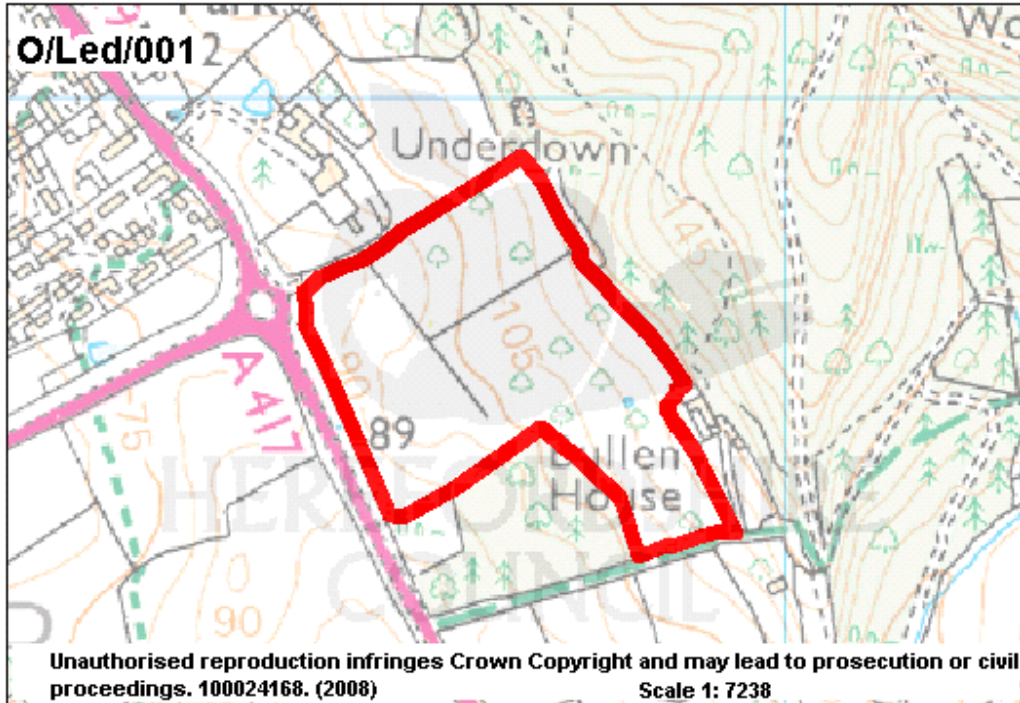
Is the site suitable (and achievable) for development?:

Yes, although part of the site has already been redeveloped.

Can the entire site be developed?:

Yes

Settlement: Ledbury Site Ref: O/Led/001
Site Address: Land south east of Gloucester Road roundabout



Information Source:	LA officer identified	Site Area (ha):	8.30
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:	Ledbury	Site Ref:	O/Led/001
Site Address:	Land south east of Gloucester Road roundabout		

Summary Description:

Grassland/orchard. Sloping down steeply from east to west towards road, gently slopes at northern end. Views into site: From entry at north west corner and track on north side, from bridleway at south east corner. Views out of site: From high ground on eastern edge towards west. Adjacent/surrounding land: Agriculture, highway, residential. Site integration: No, separated from other development by main roads. Height and character: None adjacent. Additional comments: Bridleway along south east edge. Access via entry at north west corner to roundabout, via bridleway (roughtrack) at southern edge. Site adjoins the Malvern Hills AONB

Flood Information:

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

Water information:

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 via new arm on roundabout provided for HLAA/288/002 (Bullen Coppice).

Biodiversity:

Two thirds of site contain semi-natural habitats and wildlife corridors which will constrain development. Remaining third: Artificial habitats considered to have limited ecological value

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

No, this is prominent rising land within the AONB which forms an important woodland setting to the town at one of its main entrances.

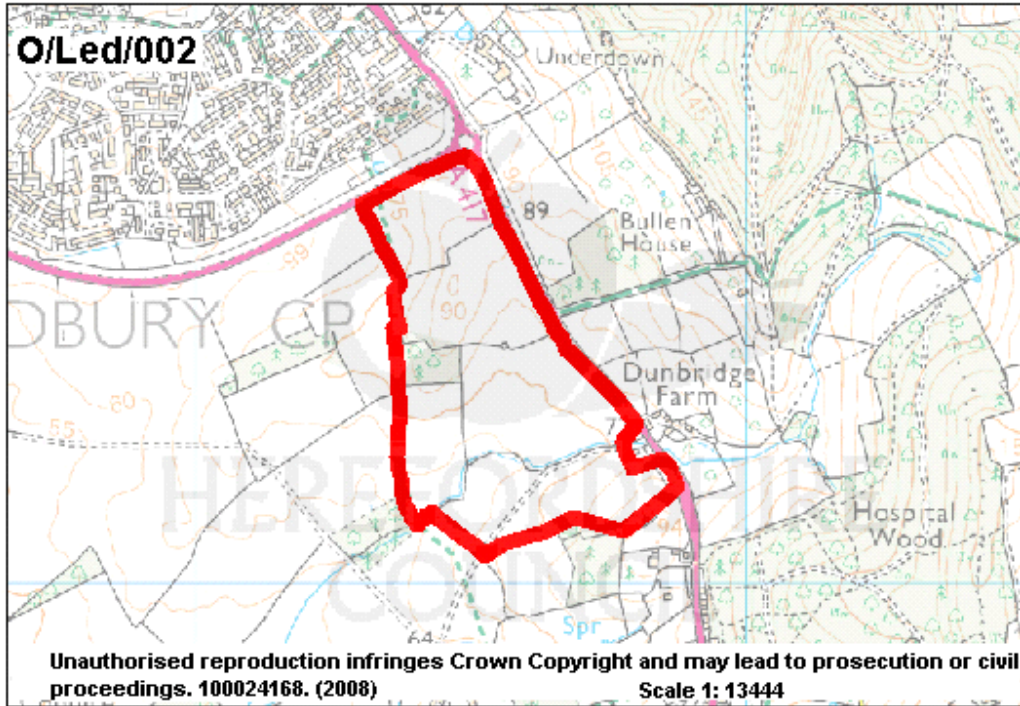
Can the entire site be developed?:

No

Settlement: Ledbury

Site Ref: O/Led/002

Site Address: Land south west of Gloucester Road Roundabout



Information Source:	LA officer identified	Site Area (ha):	21.54
Agricultural Land Classification:	2		

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

Settlement:	Ledbury	Site Ref:	O/Led/002
Site Address:	Land south west of Gloucester Road Roundabout		

Summary Description:

Grassland and arable. Sloping down from ridge in centre of western edge towards north, east and south. Views into site: From bypass to north and A417 to west. From open countryside to south and west, especially ridge and footpath on western edge. Views out of site: Towards town (north) and Malvern Hills (east). Adjacent/surrounding land: Agricultural, housing, highway. Site integration: Not readily, bypass separates it from town, would need overbridge for safety. Height and character: 2 storey modern housing to north. Additional comments: Public right of way outside western boundary at north end, inside west boundary further south. Access to A417. Site adjoins Malvern Hills AONB.

Flood Information:

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

Water information:

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 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:

Undesirable to build another junction on bypass. Route for pedestrians and cyclists needed into town, and would need controlled crossing of bypass. Remote from frequent bus service.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

This land forms rising land within open countryside. Whilst access difficulties are identified, northern land with some relationship with built form is possible but there will be significant landscape impact.

Can the entire site be developed?:

No

Settlement:	Ledbury	Site Ref:	O/Led/003
Site Address:	Land south of deer park, Leaddon Way		

Summary Description:

Arable. Sloping down from south to north. Views into site: From bypass to north, from open countryside to west and east. Views out of site: Towards town (north) and open countryside (east and west). Adjacent/surrounding land: Agricultural, highway, residential. Site integration: No, the site is visually removed from the town. Height and character: 2 storey modern housing to the north. Additional comments: Public right of way along eastern boundary. Access to bypass.

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:

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 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:

Undesirable to build another junction on bypass. Route for pedestrians and cyclists needed into town, and would need controlled crossing of bypass. Remote from frequent bus service.

Biodiversity:

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

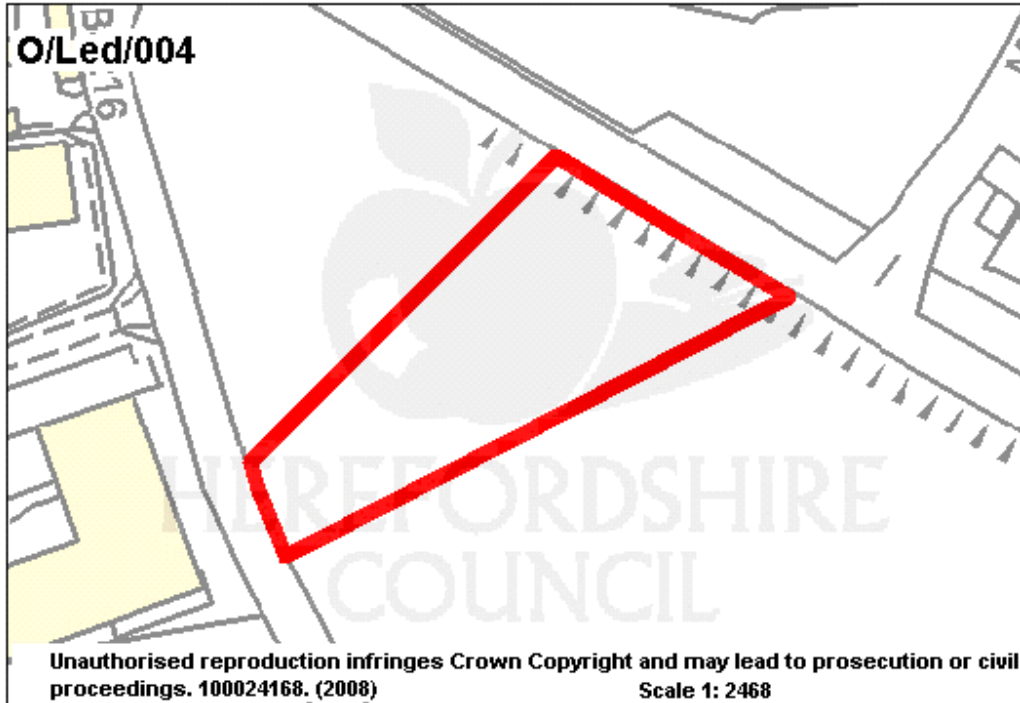
Is the site suitable (and achievable) for development?:

This land south of bypass consists of rising land within open countryside. Whilst access difficulties are identified and acknowledge it is separated from the town by the by pass it has some potential for development but there will be significant landscape impact.

Can the entire site be developed?:

No

Settlement: Ledbury Site Ref: O/Led/004
 Site Address: Land east of the old wharf, Dymock Road



Information Source:	LA officer identified	Site Area (ha):	0.93
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	30
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 type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Ledbury	Site Ref:	O/Led/004
Site Address:	Land east of the old wharf, Dymock Road		

Summary Description:

Arable land. Generally level, slight slope down from south to north. Views into site: From bypass (north east), from B4216 (west), from open countryside to north and south. Views out of site: Towards town (north east), towards old wharf (west), towards open countryside (south and east). Adjacent/surrounding land: Agricultural, highway, commercial. Site integration: No this land is not well related to existing residential development. Height and character: Large commercial sheds to west. Other issues: Noise from old wharf premises at loading/delivery times.

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:

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 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:

Any access should be on the Dymock Road, but ped/cycle controlled crossing facilities will be needed to cross the bypass, and enhanced routes provided into town/schools.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

Combined with the adjoining land, this site has the potential to deliver houses. However, this will have a significant impact on the landscape setting of the town. The land south of the bypass forms part of open countryside and is isolated from the town.

Can the entire site be developed?:

Yes

Settlement:	Ledbury	Site Ref:	O/Led/005
Site Address:	Land east of Fairtree Farm and Lilly Hall, Little Marcle Road		

Summary Description:

Grassland/parkland. Sloping gently down from west to east towards river, some level areas. Views into site: From road at south end and opposite jam factory, from open countryside to north and west. Views out of site: Towards factory (south west), towards open countryside (north and west) otherwise screened. Adjacent/surrounding land: Agricultural, river, industrial. Site integration: No, the bypass separates this site from the main form of town. This would require safe crossing. Height and character: Assorted farm buildings on western side. Other issues: Factory/Oil depot - noise, smells, loading/delivery times.

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:

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, though need to assess transport capacity of roundabout when traffic combined with O/Leo/005 and the UBL site.

Biodiversity:

Artificial habitats considered to have limited ecological value

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

This site has the potential to deliver houses. However, this will have a significant impact on the landscape setting of the town. This land forms an important open countryside approach to the urban edge of the town. Visually important and partly in flood plain.

Can the entire site be developed?:

No. Part of site is within the flood plain.

Settlement:	Ledbury	Site Ref:	O/Led/006
Site Address:	Land east of Wall Hills Farm, Hereford Road		

Summary Description:

Grassland and arable. Sloping down from west to east but more level near river. Views into site: From park to east, from open countryside to north, west and south. Views out of site: Towards river and part (east), towards open countryside (north, west and south). Adjacent/surrounding land uses: Agricultural, river, open space, highway. Site integration: Bypass separates this site from the main from of the town. This would require safe crossing. Rising land to the west, land to north and land to the eastern edge are within the flood plain and are likely to be restricted.

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:

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:

New roundabout needed, ped/cycle route. Will need to check capacity of existing roundabout with development traffic.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

The site does have the potential to deliver houses, however this will have a significant impact on the landscape setting of the town. This land forms an important open countryside approach to the urban edge of the town. Visually important and partly in the flood plain.

Can the entire site be developed?:

No. Part of site is within the flood plain.

Settlement:	Ledbury	Site Ref:	O/Led/006a
Site Address:	Land east of Wall Hills Farm, Hereford Road		

Summary Description:

Grassland and arable. Sloping down from west to east but more level near river. Views into site: From park to east, from open countryside to north, west and south. Views out of site: Towards river and park (east), towards open countryside (north, west and south). Adjacent/surrounding land: Agricultural, river, open space, highway. Site integration: Bypass separates this site from the main form of the town. This would require safe crossing. Rising land to the west, land to north and land within flood plain are not suitable.

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:

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:

New roundabout needed, ped/cycle route. Will need to check capacity of existing roundabout with development traffic.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

This site does have the potential to deliver houses. However, this will have a significant landscape impact on the setting of the town. This land forms an important open countryside approach to the urban edge of the town. Visually important and within the flood plain. Land to the west gradually rises.

Can the entire site be developed?:

No. Part of site is within the flood plain.

Settlement:	Ledbury	Site Ref:	O/Led/006b
Site Address:	Land east of Wall Hills Farm, Hereford Road		

Summary Description:

Grassland and arable. Sloping down from west to east but more level near river. Views into site: From park to east, from open countryside to north, west and south. Views out of site: Towards river and part (east), towards open countryside (north, west and south). Adjacent/surrounding land: Agricultural, river, open space, highway. Site integration: Site is separated from main form of town by bypass. This would require safe crossing. Rising land to the west makes this land unsuited to 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:

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:

New roundabout needed, ped/cycle route. Will need to check capacity of existing roundabout with development traffic.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

Together with adjoining land this site does have the potential to deliver houses. However, this will have a significant landscape impact on the setting of the town. It is rising land and forms an important backdrop to higher woodland. Views into the site from Hereford Road.

Can the entire site be developed?:

Yes

Settlement:	Ledbury	Site Ref:	O/Led/007
Site Address:	Land south west of Hereford Road roundabout, Bush Pitch		

Summary Description:

Views into site: From Hereford road (north west and north east corners), from riverside park (east side) Views out of site: Towards riverside park (east side), towards open countryside (west side). Site integration: The non-flood part of this site does have the potential to deliver houses.

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:

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:

New roundabout needed, ped/cycle route. Will need to check capacity of existing roundabout with development traffic.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

This land forms part of open countryside on an important approach to the town. Some of this land is within the flood plain. Those parts which are not within the flood plain have the potential to deliver houses as part of a larger site, however this will have a significant landscape impact on the setting of the town.

Can the entire site be developed?:

No

Settlement:	Ledbury	Site Ref:	O/Led/009
Site Address:	Land south west of Ledbury viaduct (Millwood)		

Summary Description:

Woodland. Generally level, slight slop down from east to west towards river. Views into site: From bypass extension line (eastern side) from open countryside west of river, from cottages (southern side) Views out of site: Towards open countryside (west side), towards railway viaduct (northern side). Adjacent/surrounding land: Agricultural, railway, housing. Site integration: Not readily, west of bypass line and existing housing. Height and character: 2 storey cottages.

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:

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:

South east corner: 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 depends on Hereford & Gloucester Canal and bypass extension routing.

Biodiversity:

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

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

No, this woodland site provides an important open setting to the viaduct. Site cannot be delivered in isolation due to ransom strip and partial flooding issues.

Can the entire site be developed?:

No

Settlement: Ledbury **Site Ref:** O/Led/010
Site Address: Land north of Beggars Ash, Bromyard Road

Summary Description:

Grassland/orchard. Sloping down from east to west and south. Views into site: From B4214 (western side), from entry at road junction (southern end) from public footpath through middle, from industrial site (south west), from houses (southern side). Views out of site: Towards town (south), towards industrial site (south west) towards open countryside (north). Adjacent/surrounding land: Agricultural, residential, highway, industrial. Site integration: Not very well, although it fills gap between houses and factories, housing, industry, highway. Height and character: Large industrial buildings, detached dwellings and cottages. Other issues: Factory - noise from loading/delivery times. Additional comments: Site adjoins Malvern Hills AONB.

Flood Information:

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

Water information:

Water supply: The development of this 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:

Should be possible, but care with gradients needed.

Biodiversity:

Arable land where ecological constraints are likely to be limited

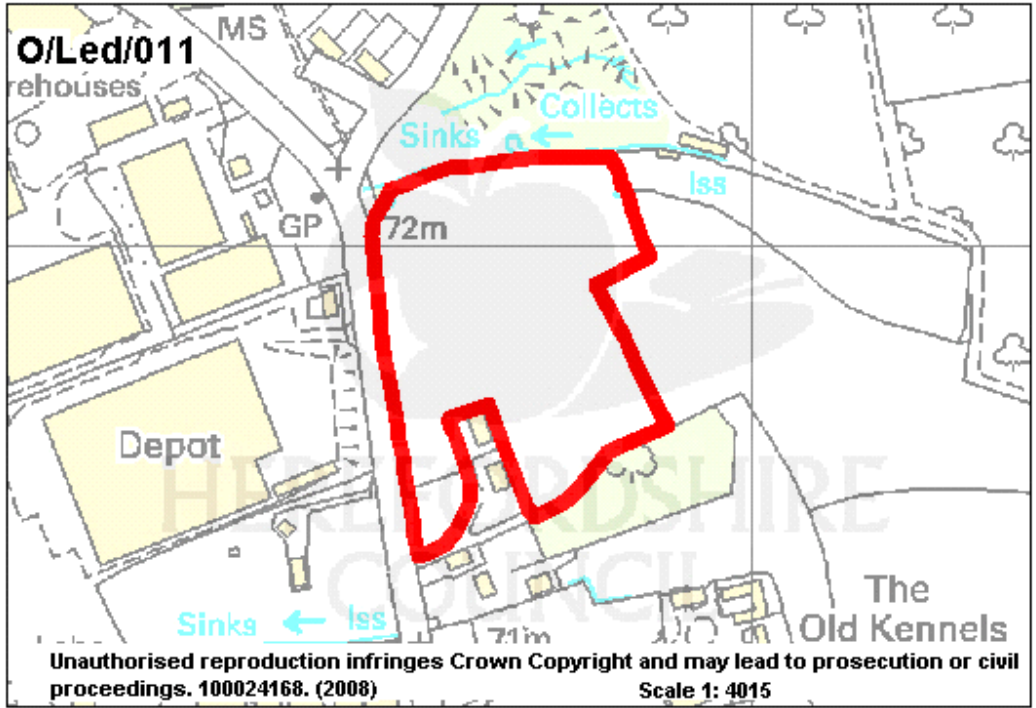
Is the site suitable (and achievable) for development?:

No, as it has little relationship with the main form of housing. Not a good extension based on landscape, poor relationship with town and access.

Can the entire site be developed?:

No

Settlement: Ledbury Site Ref: O/Led/011
 Site Address: Land south east of Beggars Ash, Bromyard Road



Information Source:	LA officer identified	Site Area (ha):	2.26
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 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:	Ledbury	Site Ref:	O/Led/011
Site Address:	Land south east of Beggars Ash, Bromyard Road		

Summary Description:

Grassland. Sloping down from east to west. Views into site: From B4214 (eastern side), from Hillside (eastern edge), from houses and land to south. Views out of site: Towards industry (west), towards railway (south west), towards adjacent farmland (south), towards woodland (east). Adjacent/surrounding land: Agricultural, residential, highway, industrial. Site integration: Western edge faces industrial site and adjoins housing at southern end. Height and character: Single storey dwellings and industrial premises. Other issues: Industrial premises - noise from loading/delivery times. Additional comments: Site adjoins Malvern Hills AONB

Flood Information:

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

Water information:

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 possible, but care with gradients needed.

Biodiversity:

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

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

No, this site, which is within the Malvern Hills AONB, is not well related to the town's urban form. Development would be an unnecessary and undesirable protrusion into the AONB.

Can the entire site be developed?:

No

Settlement:	Ledbury	Site Ref:	O/Led/012
Site Address:	Land at the former Jam factory, Little Marcle Road		

Summary Description:

Long standing employment site. Generally level. Views into site: From road (north east side), from open countryside (north, west and south). Views out of site: Towards open countryside (north, west and south). Adjacent/surrounding land: Agricultural and oil depot. Site integration: No, isolated from built up area. Height and character: Assorted farm buildings to north east. Other issues: Oil depot - noise from loading/delivery times.

Flood Information:

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

Water information:

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

Landscape:

Not surveyed

Historic landscape:

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

Highways information:

Not surveyed

Biodiversity:

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

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

No, this site is not considered suitable for housing as is an established employment site.

Can the entire site be developed?:

No. Priority is for new employment uses (UDP policy E5)

Settlement:	Ledbury	Site Ref:	P744
Site Address:	Land at junction of Dymock Road and Bypass		

Summary Description:

Arable land. Generally level, at foot of slope down from south to north. Views into site: From open countryside to south and east. From housing to north, from old wharf commercial site to west. Views out of site: North towards town, towards open countryside (south and east) west towards old wharf. Adjacent/surrounding land: Agricultural, highway, commercial. Site integration: No, this land is not well related to existing residential development. Height and character: Modern buildings to west. Other issues: Commercial premises - noise from loading/delivery time. Bypass noise.

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:

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 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:

Any access should be on the Dymock Road, but ped/cycle crossing facilities will be needed to cross the bypass, and enhanced routes provided into town/schools.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

This site has the potential to deliver houses. However, this will have a significant impact on the landscape setting of the town. The land south of the bypass forms part of open countryside and is isolated from the town.

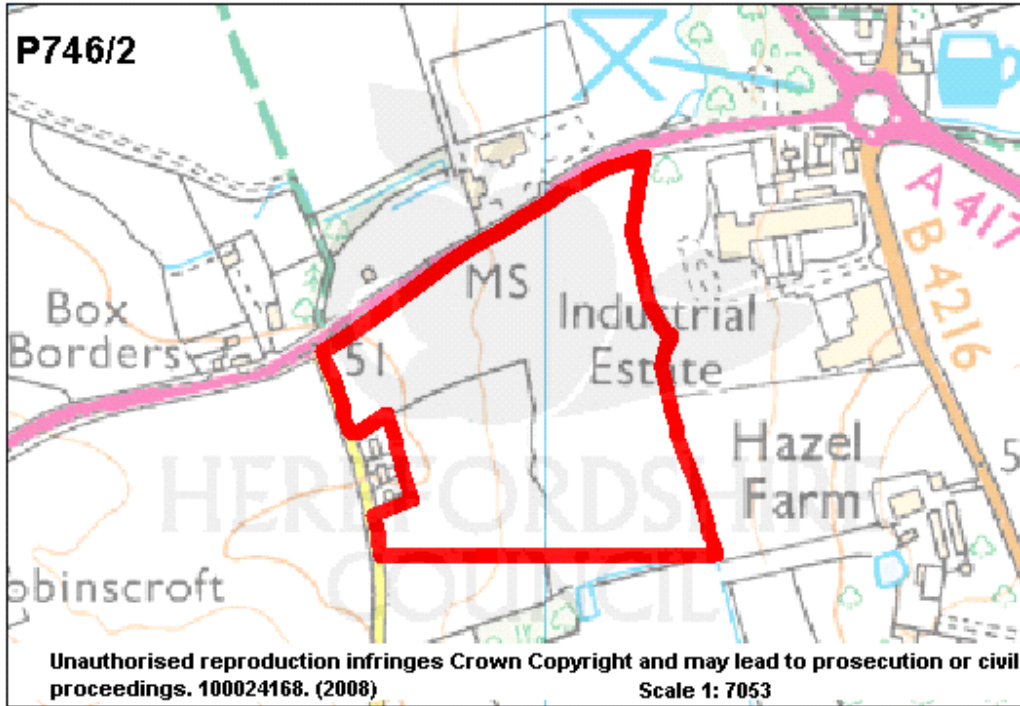
Can the entire site be developed?:

Yes

Settlement: Ledbury

Site Ref: P746/2

Site Address: Land west of The Old Wharf, Ross Road / Land adjacent to Ledbury Rugby Club



Information Source:	UDP Representation sites	Site Area (ha):	8.79
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:	Ledbury	Site Ref:	P746/2
Site Address:	Land west of The Old Wharf, Ross Road / Land adjacent to Ledbury Rugby Club		

Summary Description:

Grassland. Sloping gently down from west to east, higher ground at west end. Views into site: From A449 from open space to north, from open countryside to south and west. Views out of site: Towards rugby ground (north), towards town (east), towards open countryside (south and west). Adjacent/surrounding land: Agricultural, open space, highway, commercial. Site integration: This site has no relationship with existing residential development. Flood plain would restrict development to western side, away from town. Height and character: 2 storey dwellings.

Flood Information:

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

Water information:

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

Landscape:

Western half: 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 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:

Will need new junction. May be difficult to achieve visibility splay. Pedestrian and cycle access will need improvement. Bus frequency poor and unsuitable for travel to work/schools.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

No, this site falls within the flood plain.

Can the entire site be developed?:

No