
Settlement:	Leominster	Site Ref:	HLAA/014/001
Site Address:	Pinfarthings, Mappenors Lane		

Summary Description:

Grassland. Slopes down to the north boundary. Views into site: Possibly some long distance views but already housing to the west, east and south on higher land. Views out of site: Good views towards Bircher Common. Adjacent/surrounding land: Housing to the west, south and east. Agricultural to the north. Site integration: Yes, the site could be well integrated as it would round off residential areas. Height and character: 2 storey dwellings to south and west. Bungalows to east.

Flood Information:

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

Water information:

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

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

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

Landscape:

High – 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:

There is a strip of land owned by others between the highway and the proposed site, although apparently a right-of-way exists across the strip.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

Yes, but highway implications for Green Lane and development would have a significant impact on the landscape. Other more appropriate land should be considered first.

Can the entire site be developed?:

No.

Settlement:	Leominster	Site Ref:	HLAA/021/001
Site Address:	Green Acres, Green Lane		

Summary Description:

Grassland. Slopes down to north. Views into site: Long distance views. Views out of site: Views out to Bircher Common. Adjacent/surrounding land: Housing to the east. Site integration: In physical terms the site could be well integrated with the surrounding area. Height and character: There are 2 storey residential buildings to the east.

Flood Information:

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

Water information:

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

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

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

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 too narrow, unless land available either side, but probably under separate ownership. Significant junction re-design also necessary.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

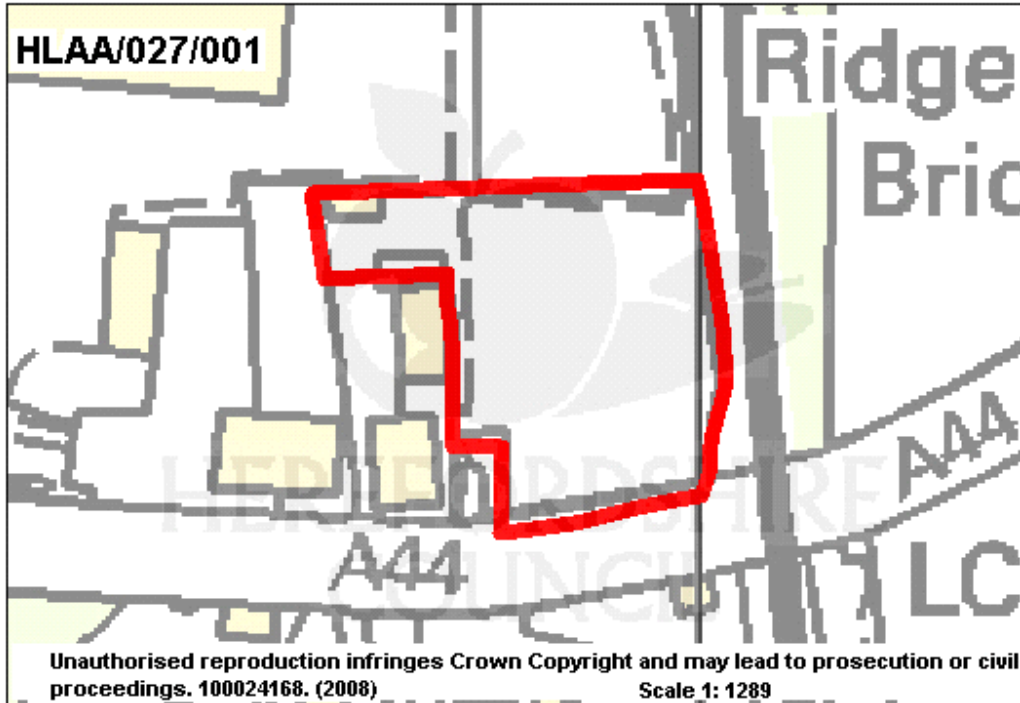
Yes, but there is no suitable existing access - could be combined with adjacent site Leo/44 to make access to Green Lane/Ginhall Lane. However, any development would have a significant landscape impact.

Can the entire site be developed?:

Yes

Settlement: Leominster
Site Address: The Dairy, Portley

Site Ref: HLAA/027/001



Information Source:	Call for sites	Site Area (ha):	0.28
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input 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:	Leominster	Site Ref:	HLAA/027/001
Site Address:	The Dairy, Portley		

Summary Description:

Grassland and agricultural buildings. Flat. Views into site: None, but prominent road frontage. Views out of site: Views towards Leominster Priory. Adjacent/surrounding land: Residential, industrial, Dales steel framed buildings and fabrication. Site integration: Yes, the site could be well integrated with the surrounding area. Height and character: 2 storey residential scale. Other issues: Dales - B2 use, noise/smell/24 hour working HGVs. Railway on eastern boundary. Conservation area on opposite side of the road.

Flood Information:

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

Water information:

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

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

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

New priority junction needed. May be constrained by proximity to level crossing.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

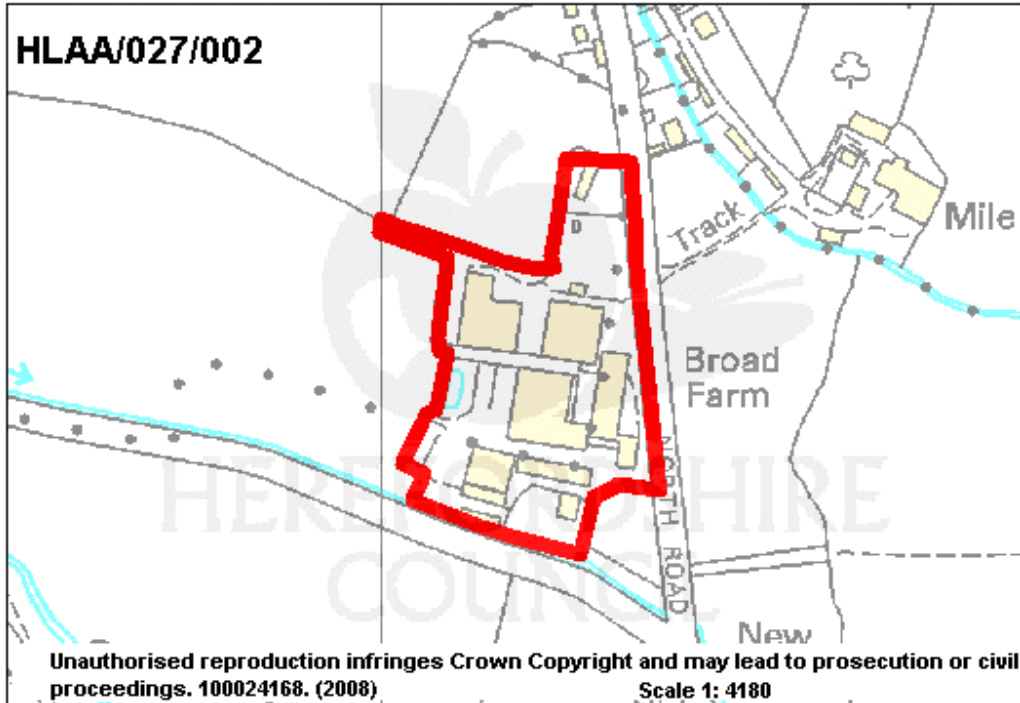
No, the site lies fully in the flood plain.

Can the entire site be developed?:

No

Settlement: Leominster
Site Address: Broad Farm

Site Ref: HLAA/027/002



Information Source:	Call for sites	Site Area (ha):	2.04
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 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:	Leominster	Site Ref:	HLAA/027/002
Site Address:	Broad Farm		

Summary Description:

Agricultural buildings. Adjacent/surrounding land: Agricultural. This is a site in the open countryside.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

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:

Not surveyed

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

No, the site is too far north from present edge of town. Development would require relocation of large farm buildings. Site is within the flood plain.

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/027/003
Site Address:	Land to the north of the River Lugg		

Summary Description:

Arable. Adjacent/surrounding land: Agricultural land separated from town by the River Lugg. SSSI along the River Lugg.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

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:

Arable land where ecological constraints are likely to be limited

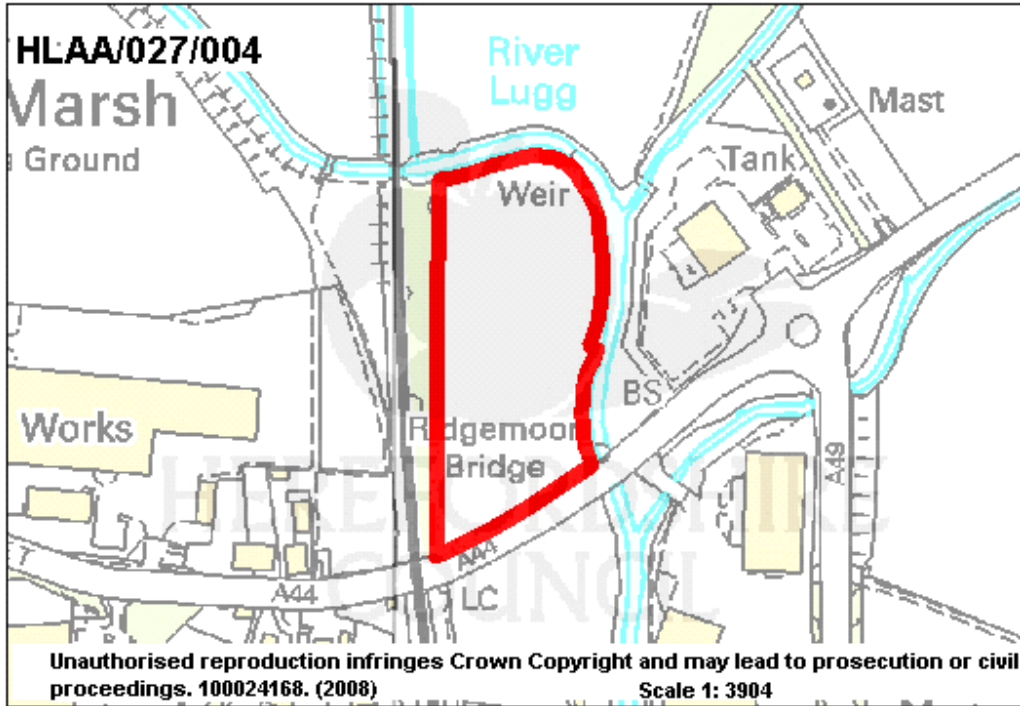
Is the site suitable (and achievable) for development?:

No, as there is no access north of the river, and development would result in major encroachment into open countryside and onto flood plain

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** HLAA/027/004
Site Address: Land to the west of filling station, Mill Street



Information Source:	Call for sites	Site Area (ha):	1.46
Agricultural Land Classification:	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 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:	Leominster	Site Ref:	HLAA/027/004
Site Address:	Land to the west of filling station, Mill Street		

Summary Description:

Fallow land. Flat. Views into site: None. View out of site: Possible views to the Priory. Adjacent/surrounding land: Railway to the west, filling station to the east, agriculture to the north. Site integration: This site could not be well integrated, as it is beyond the eastern boundary of town. Railway creates good boundary. Other issues: Site is close to Dales - potential noise problem. SSSI along River Lugg.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

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 priority junction needed. May be constrained by proximity to level crossing.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

No, the site is beyond the eastern boundary of town as marked by railway. In addition, the site is within the flood plain of Ridgemoor Brook and River Lugg

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/043/002
Site Address:	Land south of Barons Cross		

Summary Description:

Grassland. Level. Views into site: Quite elevated. Views out of site: Extensive views out to the south. Adjacent/surrounding land: Agriculture. Site integration: This site could be integrated as part of a larger housing development. Additional comments: Public right of way on track adjacent to eastern site boundary.

Flood Information:

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

Water information:

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

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

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

Landscape:

Two thirds on east: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change, One third on the west: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

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

Highways information:

Access via new bypass (preferred) or via O/Leo/031. Pedestrian/Cycle route need to Morrison's and A44.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

Yes, as part of larger housing development to the south of town. Development would require construction of east to west relief road in order to accommodate traffic generated

Can the entire site be developed?:

Yes

Settlement:	Leominster	Site Ref:	HLAA/044/001
Site Address:	Land at corner of Cholstrey Road and Ginhall Lane		

Summary Description:

Grassland. Level - slightly elevated above the road. Views into site: Prominent road frontage. Adjacent/surrounding land: Public open space to the east, residential and agricultural land. Site integration: This site could not be well integrated as it is divorced from existing residential area by public open space. Height and character: Bungalow to the south then modern residential development. Other issues: Noise from traffic. Additional comments: This site is also referred to as P152.

Flood Information:

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

Water information:

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

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

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

Landscape:

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:

Visibility difficult to achieve. Access preferred onto Ginhall Lane, but topography not conducive.

Biodiversity:

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

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

The public open space creates an effective edge to the town and this site is opposite a similar area of proposed public open space in the proposals from Barons Cross Camp. Housing development on the site would be detached from existing residential development. This site is therefore significantly constrained. Other more appropriate sites should be considered first. However, subject to overcoming access the site has the potential to deliver houses.

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/046/001
Site Address:	Land to the north and west of Newton		

Summary Description:

Arable. Level in north, slopes down to the south. Views into site: Prominent frontage A44. Out of site: Extensive views south. Adjacent/surrounding land: Agriculture. Site integration: No, not on its own, as the site lies beyond current edge of town. It can only be integrated with surrounding area if adjacent land to the east is developed in tandem. Other issues: There are public rights of way along site boundaries.

Flood Information:

The site is classified as being partially 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 may be required for this development in this flood zone

Water information:

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

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

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

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change. South east corner: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include preservation, creation and enhancement of traditional orchards, additional tree planting, species rich grasslands and traditional hedgerows.

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:

New junction needed, either to A44, or to proposed new bypass. Sustainable transport link (peds & cycles) also needed to Morrison's and schools. Junctions likely to be roundabouts with cycle bypass. New bus route required.

Biodiversity:

Arable land where ecological constraints are likely to be limited. Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins

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

Yes, this could form part of an urban extension

Can the entire site be developed?:

Yes

Settlement:	Leominster	Site Ref:	HLAA/046/001a
Site Address:	Land to the north and west of Newton		

Summary Description:

Agricultural. Level in north - slopes down to the south. Views into site: prominent frontage A44. Out of site: extensive views south. Adjacent/surrounding land: Agriculture. Site integration: This site could not be integrated as it is a vast expanse of land well beyond current edge of town. Additional comments: There are public rights of ways along the site boundaries.

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change Middle of the northern edge: 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. Mitigation measures should include preservation, creation and enhancement of traditional orchards, additional tree planting, species rich grasslands and traditional hedgerows

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:

New junction needed to proposed new bypass. Sustainable transport link (peds & cycles) also needed to Morrison's and schools. Junction likely to be roundabout with cycle bypass. New bus route required.

Biodiversity:

Arable land where ecological constraints are likely to be limited

Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins.

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

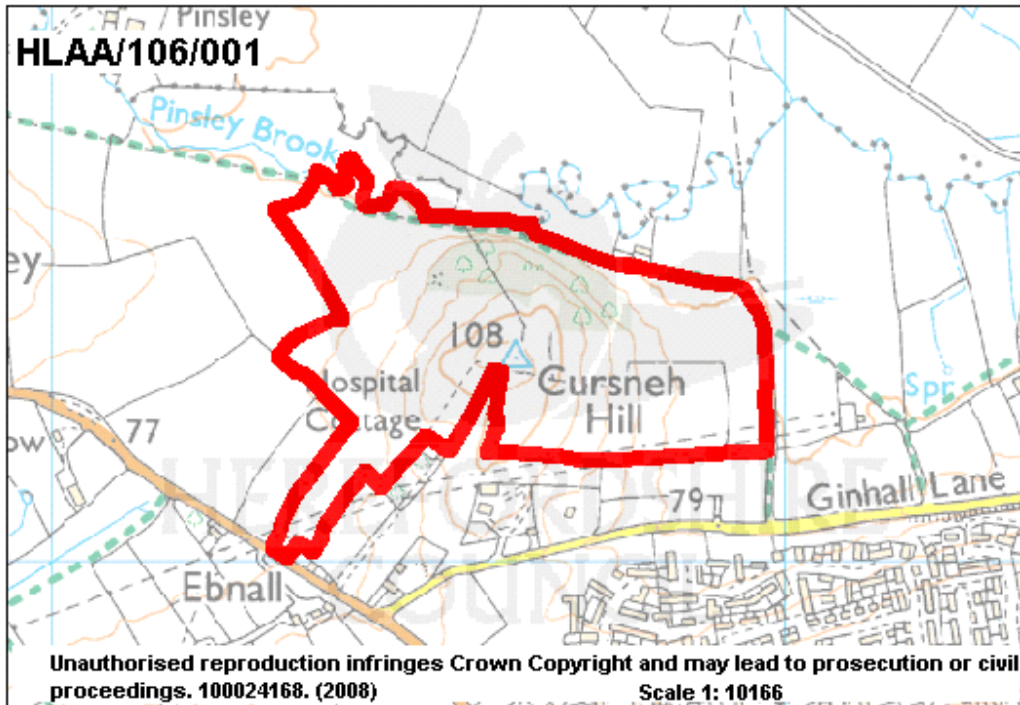
Yes, however the site is removed from the edge of town. The land at O/Leo/046 is considered to be more suitable. Development of this site would have a significant impact on the landscape. However, it is feasible to achieve housing on this site.

Can the entire site be developed?:

No due to flood zone 3 affecting southern extremes of the site

Settlement: Leominster
 Site Address: Cursneh Hill

Site Ref: HLAA/106/001



Information Source:	Call for sites	Site Area (ha):	18.89
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 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:	Leominster	Site Ref:	HLAA/106/001
Site Address:	Cursneh Hill		

Summary Description:

Grassland. This is an open countryside site removed from the built form

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Major new access, probably roundabout needed on Cholstrey Rd. Sustainable transport links to Ginhall Lane via O/Leo/020 also required. New bus route required.

Biodiversity:

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

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

No. Access is poor and the majority of the area consists of Cursneh Hill, an attractive landscape area located way beyond the edge of town.

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/123/001
Site Address:	Corner Meadow East, North Road		

Summary Description:

Grassland. This is an open countryside site removed from the built form

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

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, the site is beyond the built form of town. In addition, development would extend town significantly northwards. The River Lugg creates an effective edge on north side of town. The site lies within the flood plain.

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/123/002
Site Address:	Corner Meadow West, North Road		

Summary Description:

Grassland. Site integration: Site is separated from the adjacent settlement boundary by the River Lugg. This site could not be well integrated with the surrounding area. SSSI - River Lugg to the south.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

Two thirds of site: Arable land where ecological constraints are likely to be limited. Remainder of site: Artificial habitats considered to have limited ecological constraints

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

No, this site is well beyond built form of town. River Lugg creates an effective edge on the north side of the town. Site is within the flood plain.

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/153/001
Site Address:	Land adjacent to the B4529		

Summary Description:

Grassland. This is an open countryside site removed from the built form

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Major new access, probably roundabout needed on Cholstrey Rd. Sustainable transport links to Ginhall Lane and new bus route required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, the site is located well beyond northern edge of the built-up area in unspoilt open countryside

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/153/003
Site Address:	Land adjacent to the B4529 (field 2)		

Summary Description:

Grassland. Level site. Views into site: Prominent road frontage. Adjacent/surrounding land: Open countryside. Site integration: This site could not be well integrated as it is a considerable distance from the present edge of the town. Other issues: Noise from the road.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Major new access, probably roundabout needed on Cholstrey Rd. Sustainable transport links to Ginhall Lane and new bus route required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, this site is located well beyond the northern edge of the built-up area in unspoilt open countryside

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	HLAA/196/001
Site Address:	Land west of Barons Cross Camp		

Summary Description:

Arable. Slopes slightly northwards. Views into site: Prominent frontage to A44. Views out of site: Extensive views to the south and west. Adjacent/surrounding land: Agriculture with proposed and existing housing to the east. Site integration: Whilst this site could be integrated with the adjacent housing on the previous camp site, it is a prominent site and open to views. Height and character: 1 and 2 storey residential to the east, open countryside to the west. Additional comments: There is an access point from Far Meadow Road, possible access point from A44. There is also a possible ransom strip at the end of Far Meadow Road and Lacy Way. Part of this site is also referred to as P677 (a UDP representation site).

Flood Information:

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

Water information:

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

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

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

Landscape:

One third on the west: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Two thirds on east: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible 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:

Major new access needed, probably roundabout on A44, combined with new bypass to south and south-east??. New bus route required, and sustainable transport links (peds/cycles) to residential areas to the north, east and south, as well as links to Morrison's, schools and town centre.

Biodiversity:

Arable land where ecological constraints are likely to be limited

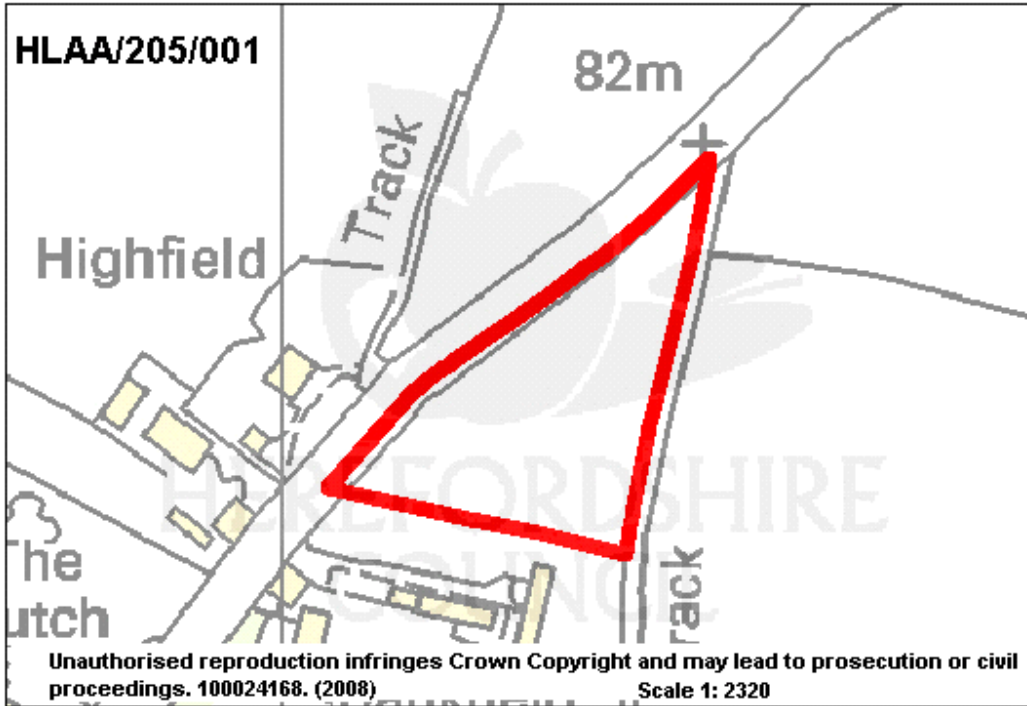
Is the site suitable (and achievable) for development?:

Yes, but a possible extension would require significant screening to create a new edge to the western edge of the town

Can the entire site be developed?:

Yes

Settlement: Leominster Site Ref: HLAA/205/001
Site Address: North end of paddock, to the north side of the property, Ivington Road



Information Source:	Call for sites	Site Area (ha):	0.62
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 25
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:	Leominster	Site Ref:	HLAA/205/001
Site Address:	North end of paddock, to the north side of the property, Ivington Road		

Summary Description:

Grassland. Adjacent/surrounding land: Agriculture and sporadic residential development. Other issues: Site is adjacent to unregistered historic park and garden - The Ryelands.

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include preservation, creation and enhancement of traditional orchards, additional tree planting, species rich grasslands and traditional hedgerows

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 suitable to use existing Ivington Road. May be feasible if linked to a new bypass.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins.

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

The site is far removed from the town and development would result in a significant landscape impact, however the site does have the potential to deliver housing as part of a wider scheme.

Can the entire site be developed?:

Yes

Settlement: Leominster **Site Ref:** HLAA/243/001
Site Address: Site to west of Morrisons Filling Station (adjacent to Barons Cross Road)

Summary Description:

Grassland. Flat. Views into site: Prominent frontage to A44. Views out of site: Extensive panorama to the south. Adjacent/surrounding land: Filling station, residential, agriculture to the south. Site integration: The site could be well integrated - frontage to A44 and could be part of larger housing area to the south. Height and character: 2 storey residential and filling station. Other issues: Noise from the A44.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

New priority junction needed. May be constrained by proximity to roundabout. Better access through O/Leo029.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

Yes, probably as part of larger housing development, but could be developed separately subject to the capacity of Bargates to take additional traffic

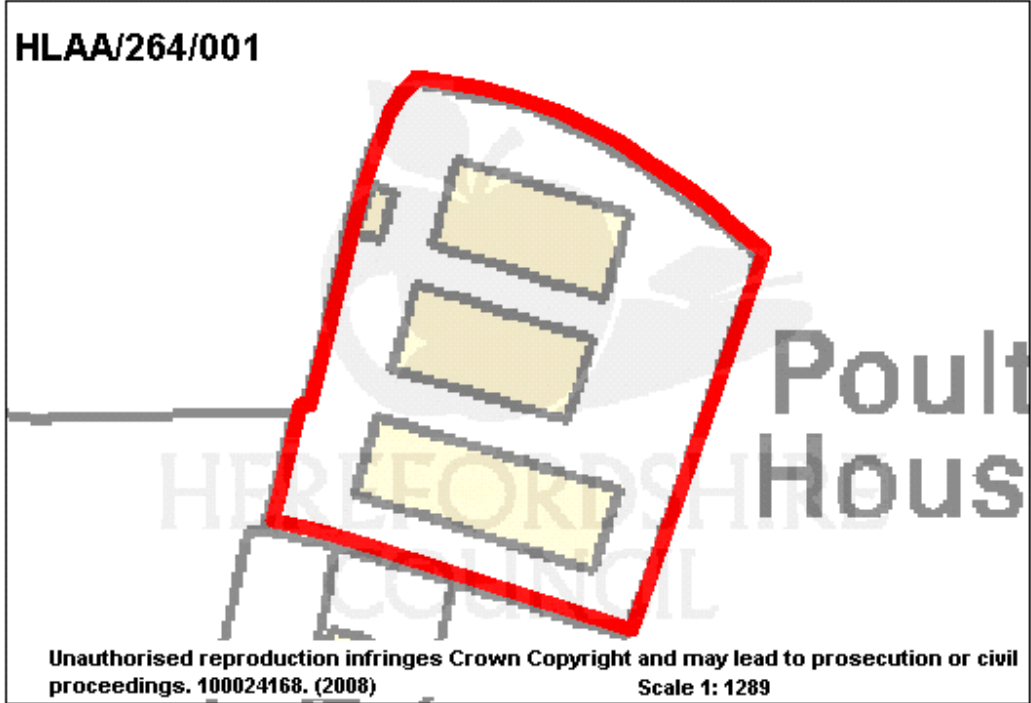
Can the entire site be developed?:

Yes

Settlement: Leominster

Site Ref: HLAA/264/001

Site Address: Portley Turkey Farm



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

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

Settlement:	Leominster	Site Ref:	HLAA/264/001
Site Address:	Portley Turkey Farm		

Summary Description:

Agricultural buildings. Adjacent/surrounding land: Agricultural. This is an open countryside site removed from the built form.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

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:

Not surveyed

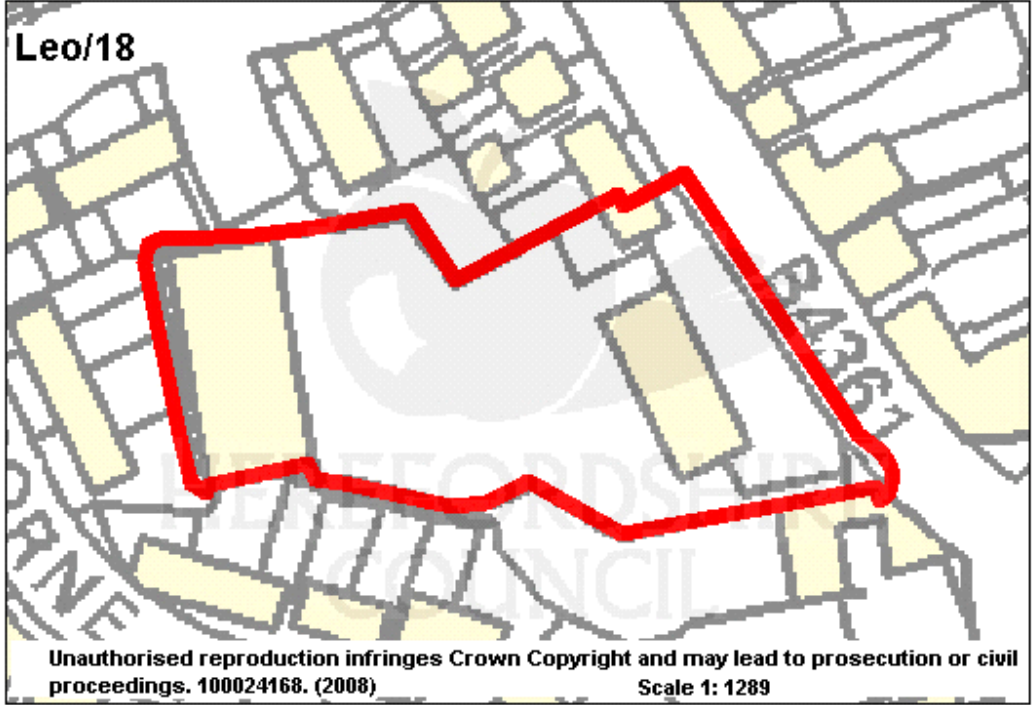
Is the site suitable (and achievable) for development?:

No, site is within open countryside and flood plain

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** Leo/18
Site Address: Jewsons (Graham Group Ltd), Bridge Street



Information Source: 2001 Capacity study **Site Area (ha):** 0.53
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"/>
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Settlement:	Leominster	Site Ref:	Leo/18
Site Address:	Jewsons (Graham Group Ltd), Bridge Street		

Summary Description:

Commercial land and buildings. Level site. Views into site: Prominent frontage to the road. Adjacent/surrounding land: Residential. Site integration: Yes. Height and character: 2 storey dwellings. Additional comments: The site shares access with adjacent shop. Site is adjacent to a listed building

Flood Information:

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

Water information:

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

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

Water supply: 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:

Not surveyed

Biodiversity:

Not surveyed

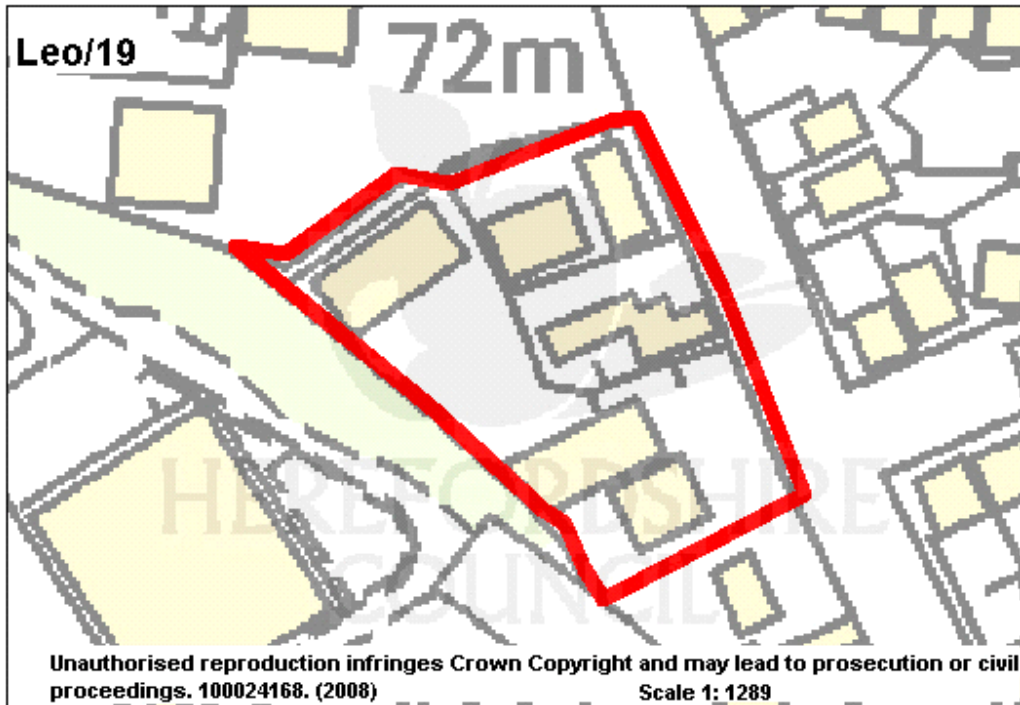
Is the site suitable (and achievable) for development?:

No the site lies within the flood plain.

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	Leo/19
Site Address:	Garage, Bridge Street		



Information Source:	2001 Capacity study	Site Area (ha):	0.40
Agricultural Land Classification:	N/A		

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

Settlement:	Leominster	Site Ref:	Leo/19
Site Address:	Garage, Bridge Street		

Summary Description:

Commercial building and residential. Level site. Views into site: Prominent road frontage. Adjacent/surrounding land: 2 storey residential. Site integration: Site could be well integrated with the surrounding area. Additional comments: Site is within a conservation area and is adjacent to a listed building

Flood Information:

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

Water information:

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

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

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

New priority junction needed.

Biodiversity:

Not surveyed

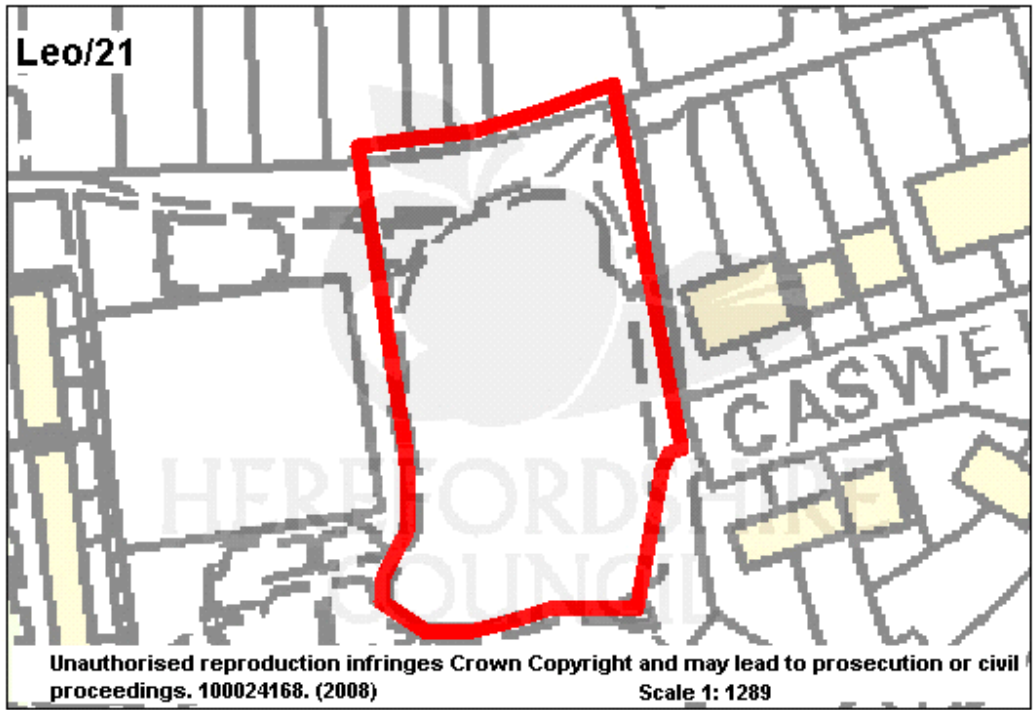
Is the site suitable (and achievable) for development?:

Yes, but would involve loss of employment sites and need to overcome flood issues.

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** Leo/21
Site Address: Site of former swimming pool, land off Caswell Terrace



Information Source:	2001 Capacity study	Site Area (ha):	0.39
Agricultural Land Classification:	N/A		

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Settlement: Leominster **Site Ref:** Leo/21
Site Address: Site of former swimming pool, land off Caswell Terrace

Summary Description:

Former swimming pool. Level site. Views into site: Prominent but already surrounded by development around recreational area. Views out of site: Good views to Brierley. Adjacent/surrounding land: 2 storey housing and recreational land. Site integration: Site could be well integrated with the surrounding area. Additional comments: Possible restrictive covenant on land given to town - Sydonia recreation area. Site is adjacent to 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:

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

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

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

Not surveyed

Biodiversity:

Not surveyed

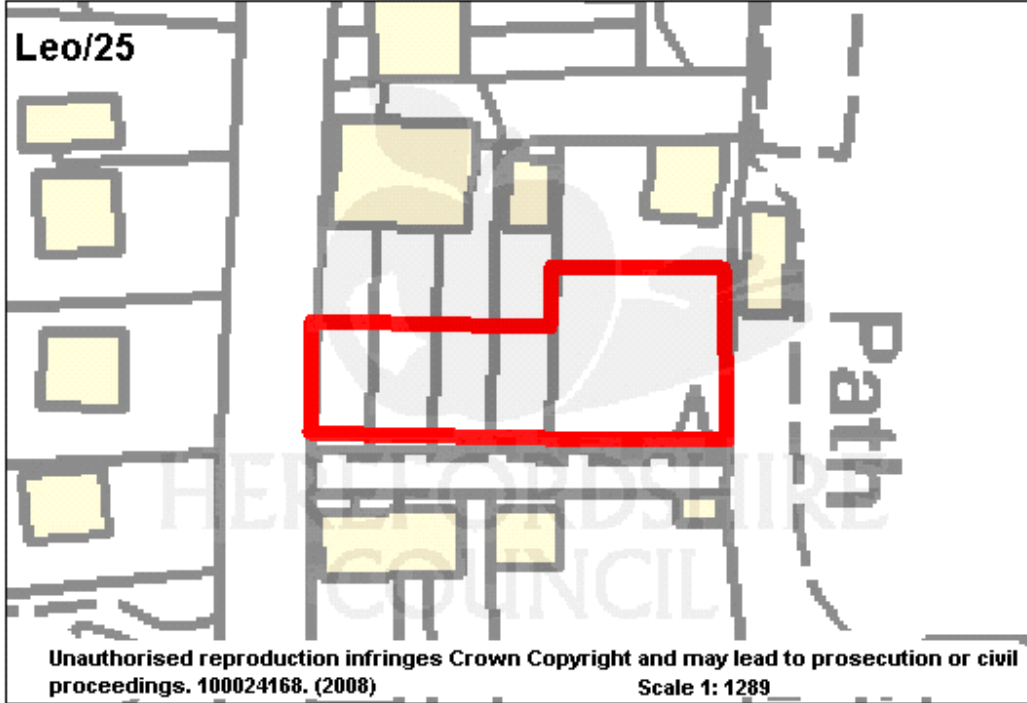
Is the site suitable (and achievable) for development?:

No. This site has recently received substantial investment via Section 106 agreements to improve access to the play area and provide a new skate park. The skate park is seen as an important local park for Leominster

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** Leo/25
Site Address: Land off Hereford Road/Minerva Place



Information Source:	2001 Capacity study	Site Area (ha):	0.17
Agricultural Land Classification:	N/A		

<table style="width: 100%; border-collapse: collapse;"> <tr><td>Suitable: Yes</td><td><input type="checkbox"/></td></tr> <tr><td>Suitable: No</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Suitable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: Yes</td><td><input type="checkbox"/></td></tr> <tr><td>Achievable: No</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Achievable: Part</td><td><input type="checkbox"/></td></tr> <tr><td>Available: Yes</td><td><input type="checkbox"/></td></tr> <tr><td>Available: No</td><td><input type="checkbox"/></td></tr> <tr><td>Available: Don't Know</td><td><input checked="" type="checkbox"/></td></tr> </table>	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"/>	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Potential Housing Capacity:</td><td>N/A</td></tr> <tr><td>Greenfield</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Brownfield</td><td><input type="checkbox"/></td></tr> </table> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr><td>Timescale: 1-5 Years</td><td><input 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 checked="" type="checkbox"/></td></tr> </table>	Potential Housing Capacity:	N/A	Greenfield	<input checked="" type="checkbox"/>	Brownfield	<input 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"/>
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Timescale: 16-20 Years	<input type="checkbox"/>																																		
Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>																																		

Settlement:	Leominster	Site Ref:	Leo/25
Site Address:	Land off Hereford Road/Minerva Place		

Summary Description:

Residential gardens. Level site. Adjacent/surrounding land: Housing, open space. Site integration: Site could be well integrated with the surrounding area. Height and character: 2 storey houses.

Flood Information:

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

Water information:

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

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

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

Private road, multiple ownership. Road will need to be brought up to adoptable standards.

Biodiversity:

Not surveyed

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

Yes, but land is in multiple ownership and there are access issues. In addition, development would diminish the value of nearby dwellings.

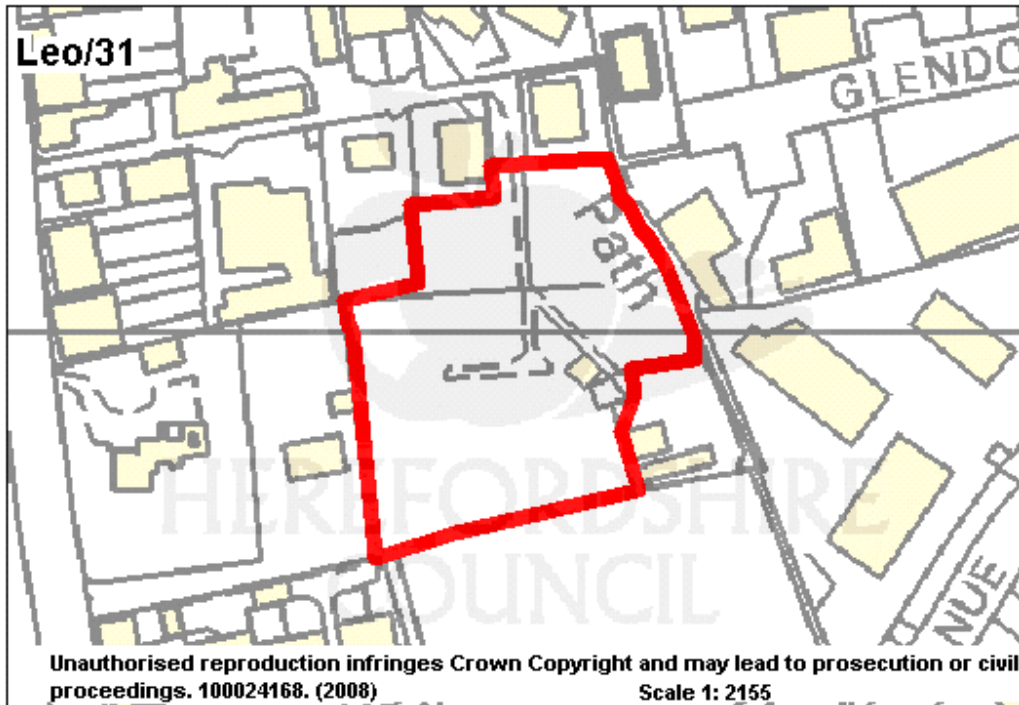
Can the entire site be developed?:

Yes

Settlement: Leominster

Site Ref: Leo/31

Site Address: Elmsfield, Laundry Lane



Information Source:	2001 Capacity study	Site Area (ha):	0.78
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 31	
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:	Leominster	Site Ref:	Leo/31
Site Address:	Elmsfield, Laundry Lane		

Summary Description:

Grassland, vacant derelict land and buildings. Level site. Adjacent/surrounding land: Residential Site integration: Yes Height and character: Bungalows and 2 storey dwellings. Persimmon building nearby Other issues: Site is quite close to industrial estate

Flood Information:

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

Water information:

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

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

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

Access via St Botolph's Phase 3. Not via Laundry Lane, as it is private and visibility is below standard required. Upgrade of adjacent PRow to urban standard, and incorporation of cycle facility alongside it is required.

Biodiversity:

Not surveyed

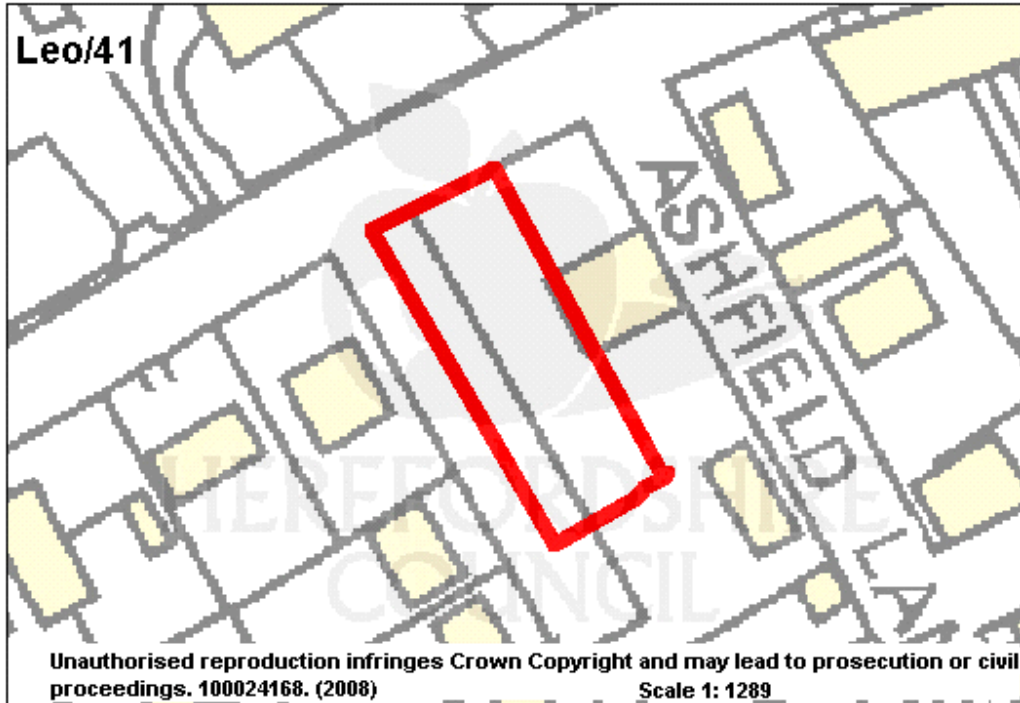
Is the site suitable (and achievable) for development?:

Yes, but access from Laundry Lane is poor. Access through Leo/15 may be possible

Can the entire site be developed?:

Yes

Settlement: Leominster Site Ref: Leo/41
Site Address: Land adjacent to Ashfield/Havelock Road



Information Source:	2001 Capacity study	Site Area (ha):	0.14
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 6
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 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:	Leominster	Site Ref:	Leo/41
Site Address:	Land adjacent to Ashfield/Havelock Road		

Summary Description:

Residential garden. Level site. Views into site: Not very prominent. Adjacent/surrounding land: Residential. Site integration: Yes. Height and character: 2 storey modern dwellings. Large Victorian villa to the east. Additional comments: Site frontage to Bargates but no existing access. There is also access via Hanelock Road which runs along the eastern boundary. 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:

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

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

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

Access would be to Bargates, as Havelock Road is private. May be difficult to achieve adequate visibility splay.

Biodiversity:

Not surveyed

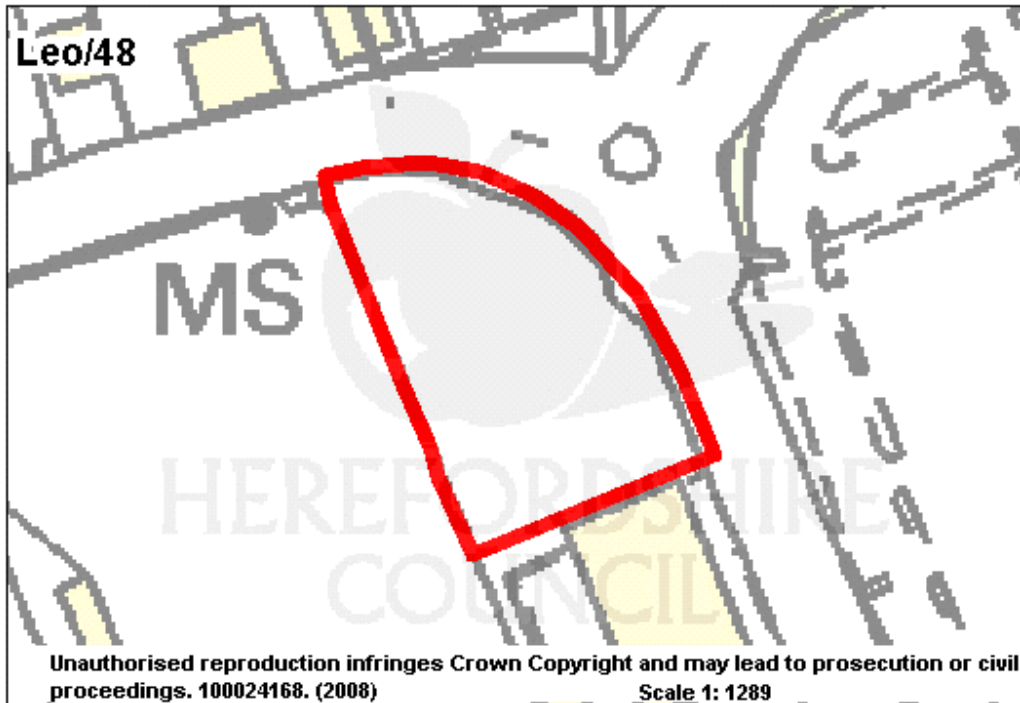
Is the site suitable (and achievable) for development?:

Yes, although new development would need to respect the conservation area and Ashfield

Can the entire site be developed?:

Yes

Settlement: Leominster **Site Ref:** Leo/48
Site Address: Land north of Morrisons Petrol Station



Information Source: 2001 Capacity study **Site Area (ha):** 0.26
Agricultural Land Classification: N/A

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

Settlement:	Leominster	Site Ref:	Leo/48
Site Address:	Land north of Morrisons Petrol Station		

Summary Description:

Vacant land not previously developed. Flat site. Views into site: Prominent frontage to Buckfield Road. Adjacent/surrounding land: Petrol filling station to the south, housing to the north and west. Site integration: Yes - may be suitable for a small block of flats due to size and shape of site and its proximity to roundabout/petrol station. Height and character: 2 storey dwellings. Other issues: Noise from traffic on A44 and filling station to the south could be an issue. Additional comments: Site has no existing access

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Not surveyed

Highways information:

Access not possible to frontage; only via HLAA/243/001 or O/Leo/029.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

Yes

Can the entire site be developed?:

Yes

Settlement:	Leominster	Site Ref:	Leo/50
Site Address:	Land between Birdcage and Barons Cross Inn		

Summary Description:

Car park. Level site. Views into site: Prominent frontage to A44. Views out of site: Extensive views to the south. Adjacent/surrounding land: Residential. Site integration: Yes, probably best suited to being part of a larger housing development to the south. Height and character: 2 storey dwellings. Other issues: Noise from traffic on A44.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Not surveyed

Highways information:

No significant problems foreseen.

Biodiversity:

Not surveyed

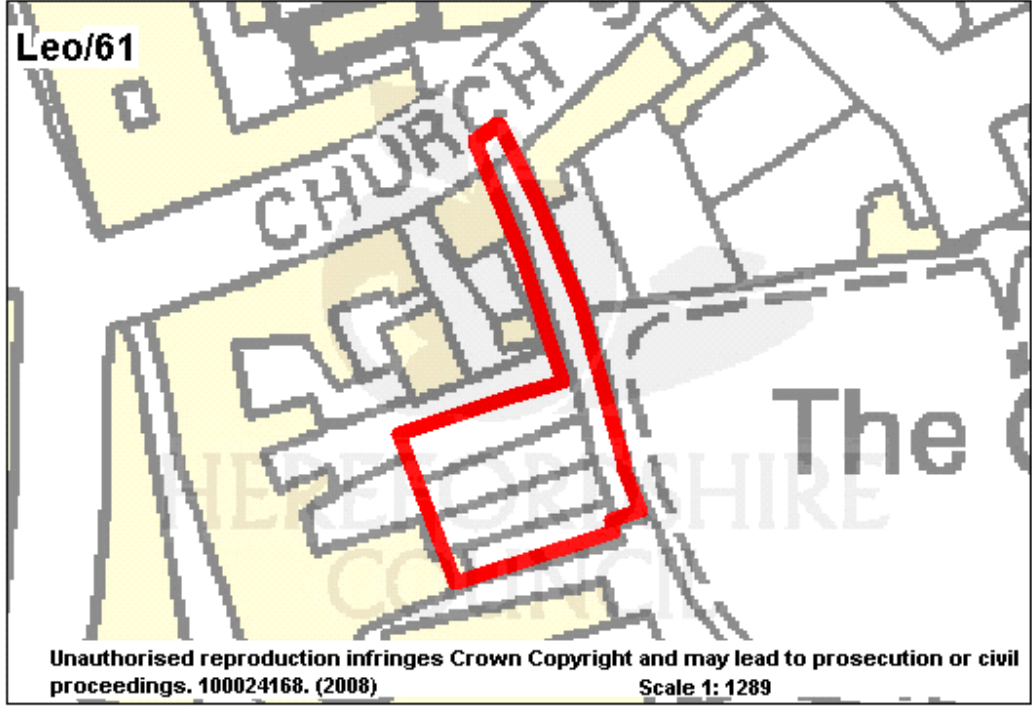
Is the site suitable (and achievable) for development?:

Yes, but would extend ribbon development. Probably best developed as part of larger housing site to the south

Can the entire site be developed?:

Yes

Settlement:	Leominster	Site Ref:	Leo/61
Site Address:	Land to the rear of Drapers Lane		



Information Source:	2001 Capacity study	Site Area (ha):	0.12
Agricultural Land Classification:	N/A		

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 type="checkbox"/>
Available: No	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>

Potential Housing Capacity:	5
Greenfield	<input type="checkbox"/>
Brownfield	<input checked="" type="checkbox"/>

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:	Leominster	Site Ref:	Leo/61
Site Address:	Land to the rear of Drapers Lane		

Summary Description:

Car park and garden. Level site. Adjacent/surrounding land: Residential, retail. There is access to Church Street and access via private road to the rear of the properties. Site integration: This site could be well integrated but it would need to be design sensitive. Additional comments: Site is adjacent to listed buildings. There are significant constraints on the development of this site due to there being many owners.

Flood Information:

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

Water information:

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

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

Water supply: 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 significant problems foreseen.

Biodiversity:

Not surveyed

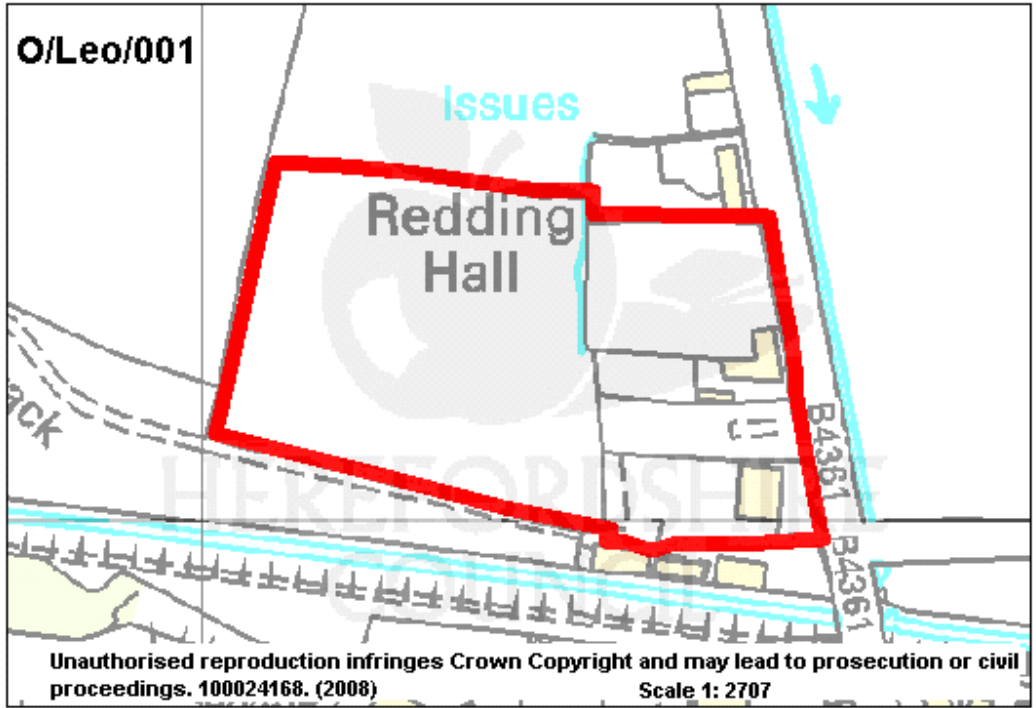
Is the site suitable (and achievable) for development?:

Yes, subject to sensitive design

Can the entire site be developed?:

Yes

Settlement: Leominster **Site Ref:** O/Leo/001
Site Address: Land to west of North Road



Information Source:	LA officer identified	Site Area (ha):	2.29
Agricultural Land Classification:	3		

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

Settlement:	Leominster	Site Ref:	O/Leo/001
Site Address:	Land to west of North Road		

Summary Description:

Grassland. Level site. Views into site: This site has prominent road frontage. Adjacent/surrounding land: Predominantly agricultural with some housing. Site integration: No - this site could not be well integrated as it is beyond the river which creates a physical boundary on the northern side of the town.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

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

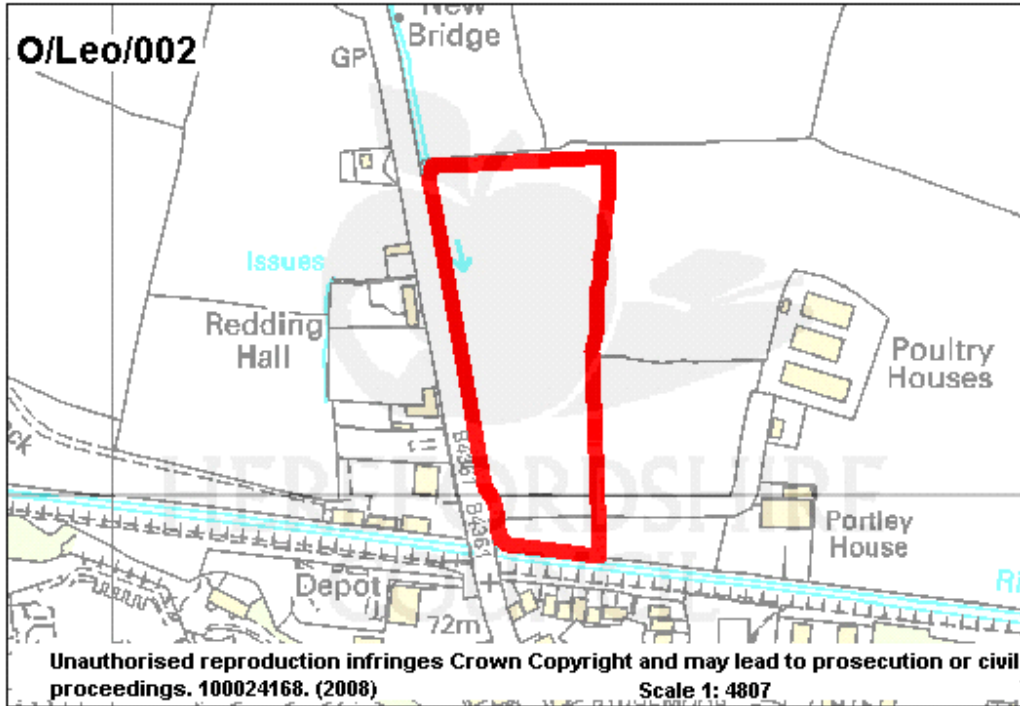
Is the site suitable (and achievable) for development?:

No, too far beyond northern boundary of town created by River Lugg. Would consolidate and expand ribbon development. Site is within the flood plain

Can the entire site be developed?:

No

Settlement: Leominster Site Ref: O/Leo/002
Site Address: Land to the east of North Road



Information Source: LA officer identified Site Area (ha): 2.20
Agricultural Land Classification: 3

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

Settlement:	Leominster	Site Ref:	O/Leo/002
Site Address:	Land to the east of North Road		

Summary Description:

Grassland. Level site. Views into site: This site has prominent road frontage. Site integration: The site could not be well integrated as it is too far beyond river forming physical boundary to northern edge of town

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

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?:

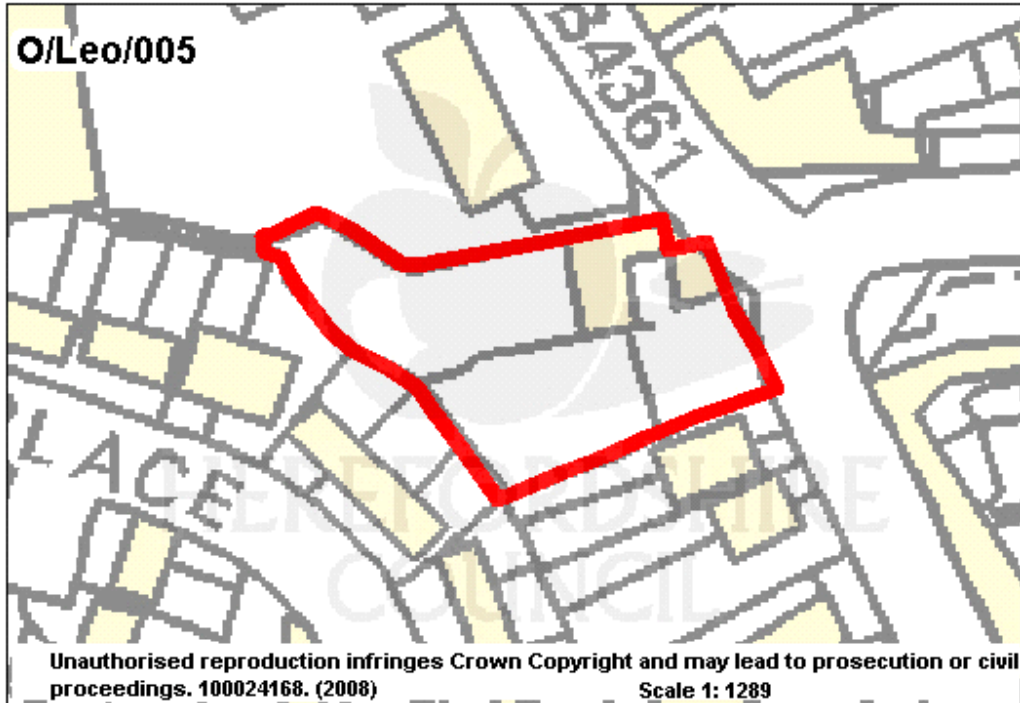
No, beyond the northern boundary of town created by river. Site is within the flood plain

Can the entire site be developed?:

No

Settlement: Leominster
Site Address: 59 Bridge Street

Site Ref: O/Leo/005



Information Source:	LA officer identified	Site Area (ha):	0.24
Agricultural Land Classification:	N/A		

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

Settlement:	Leominster	Site Ref:	O/Leo/005
Site Address:	59 Bridge Street		

Summary Description:

Residential land. Level site. Adjacent/surrounding land: Housing to the south, Jewsons to the north. Site integration: Yes, with adjoining residential development. Height and character: 2 storey dwellings to the south. Other issues: Jewsons builders merchants is located to the north. Additional comments: Site is adjacent to a listed building

Flood Information:

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

Water information:

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

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

Water supply: 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:

May need careful design to place access so close to mini-roundabout.

Biodiversity:

Not surveyed

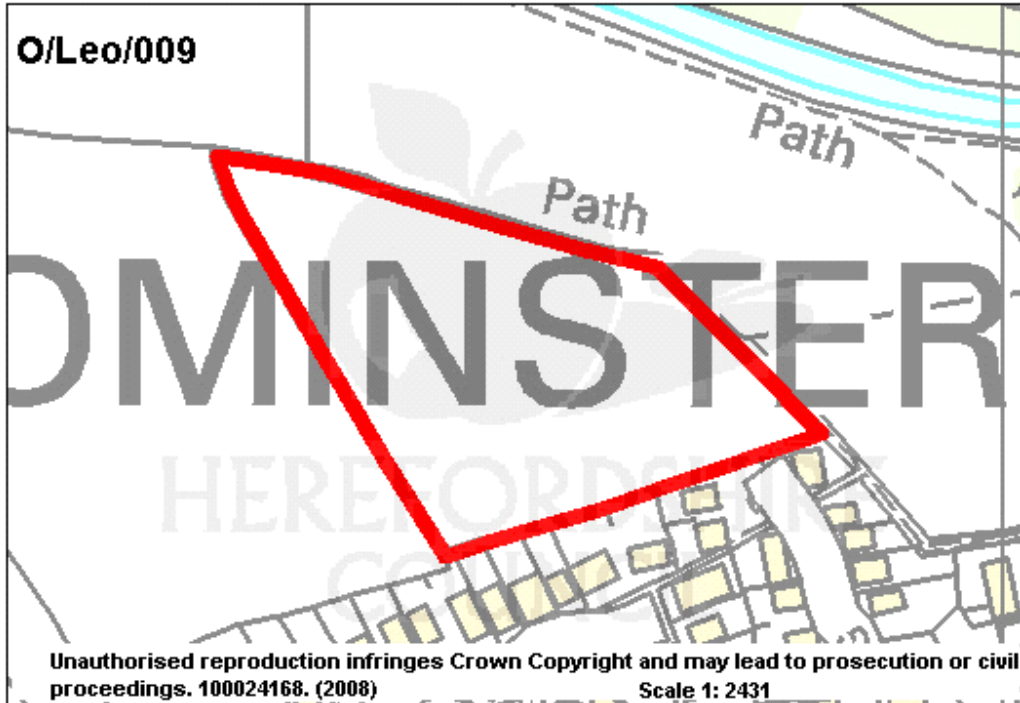
Is the site suitable (and achievable) for development?:

No, the site lies within the flood plain. Sensitive setting of listed building to be preserved and outbuilding to be retained.

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** O/Leo/009
Site Address: Land to north of Radnor View



Information Source:	LA officer identified	Site Area (ha):	1.29
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 40
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input 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: Leominster **Site Ref:** O/Leo/009
Site Address: Land to north of Radnor View

Summary Description:

Grassland. Site slopes from north to south. Views into site: Prominent in distant views. Views out of site: Panoramic views out to Bircher Common. Adjacent/surrounding land: Residential to the south and agricultural to the north, east and west. Site integration: Yes, the site immediately adjoins the built form of Leominster. Height and character: 2 storey modern residential development. Other information: The site is now being promoted by an agent.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Not surveyed

Highways information:

There is no ransom strip and there is existing access to the highway.

Biodiversity:

Not surveyed

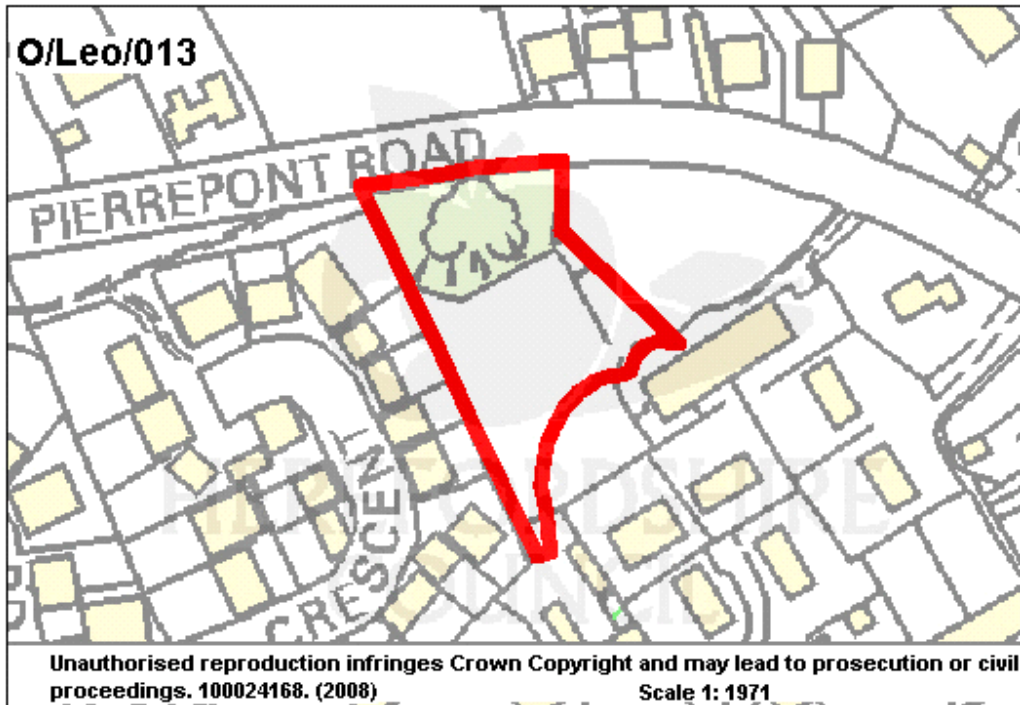
Is the site suitable (and achievable) for development?:

Yes, but only in the context of a larger housing proposal involving HLAA/014/001 and P223. However, any development in this area would have a significant impact on the landscape setting of Leominster. Developing the site in isolation would lead to its encroachment into open countryside. Consider other more appropriate sites first.

Can the entire site be developed?:

Yes

Settlement: Leominster Site Ref: O/Leo/013
 Site Address: Land to the rear of Buckfield Keep, Ginhall Lane



Information Source:	LA officer identified	Site Area (ha):	0.36
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="checked" type="checkbox"/>	Potential Housing Capacity:	15
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="checked" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="checked" type="checkbox"/>	Timescale: 1-5 Years	<input checked="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="checked" type="checkbox"/>		

Settlement: Leominster **Site Ref:** O/Leo/013
Site Address: Land to the rear of Buckfield Keep, Ginhall Lane

Summary Description:

Open space and orchard. Level - higher than road. Views into site: Prominent site. Adjacent/surrounding land: Residential. Site integration: The southern part of the site could be well integrated. Height and character: 2 storey dwellings and single storey buildings to the south. Other issues: Rare bats in adjacent orchard. Additional comments: The site has road frontage to Ginhall Lane and is the subject of TPOs

Flood Information:

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

Water information:

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

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

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

Access difficult - visibility, TPO trees, footway required.

Biodiversity:

Not surveyed

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

Yes, but part of site not covered by RST4. In addition, trees on frontage would need to be retained as extension of linear park

Can the entire site be developed?:

No

Settlement:

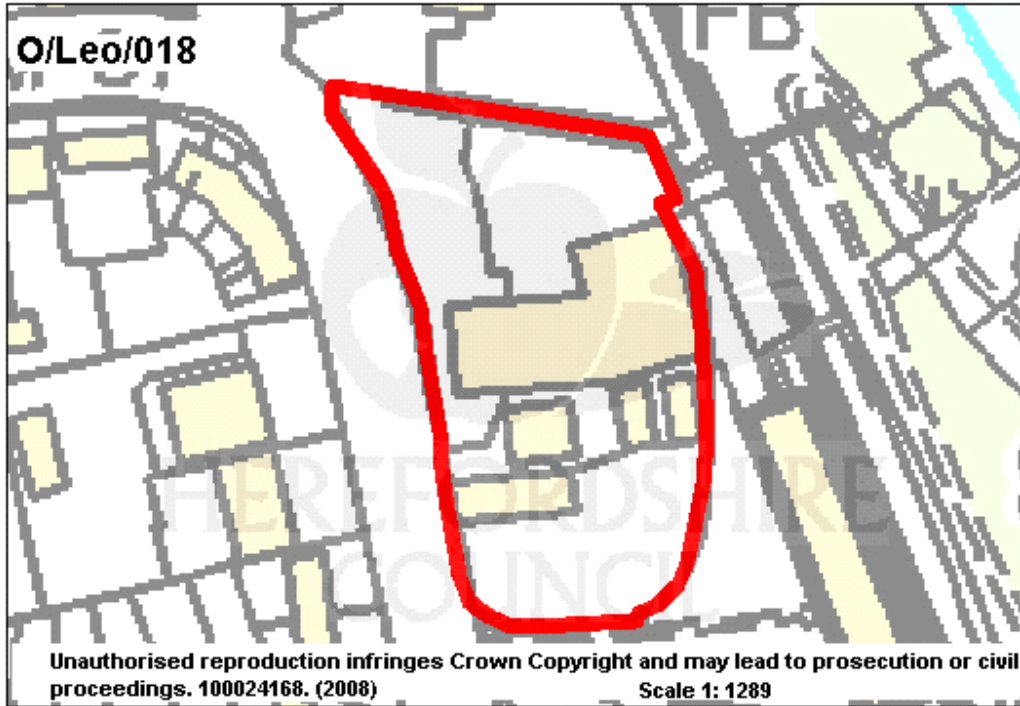
Leominster

Site Ref:

O/Leo/018

Site Address:

Former Arrow Hire premises and adjacent land



Information Source:	LA officer identified	Site Area (ha):	0.41
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	10
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input 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 checked="" 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:	Leominster	Site Ref:	O/Leo/018
Site Address:	Former Arrow Hire premises and adjacent land		

Summary Description:

Commercial buildings/land. Level. Views into site: This site has prominent frontage. Commercial buildings/Adjacent/surrounding land: Housing. Site integration: Yes - area is predominantly residential. Height and character: 2 storey residential development and bungalows on site. Other issues: Noise from the railway could be an issue. Site is the subject of TPOs and is adjacent to a Conservation Area. There is a public right of way adjacent to the northern boundary.

Flood Information:

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

Water information:

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

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

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

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:

No significant problems foreseen.

Biodiversity:

Not surveyed

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

Yes, if it is considered acceptable to lose employment land. Area has become more residential following demolition of nearby bus depot

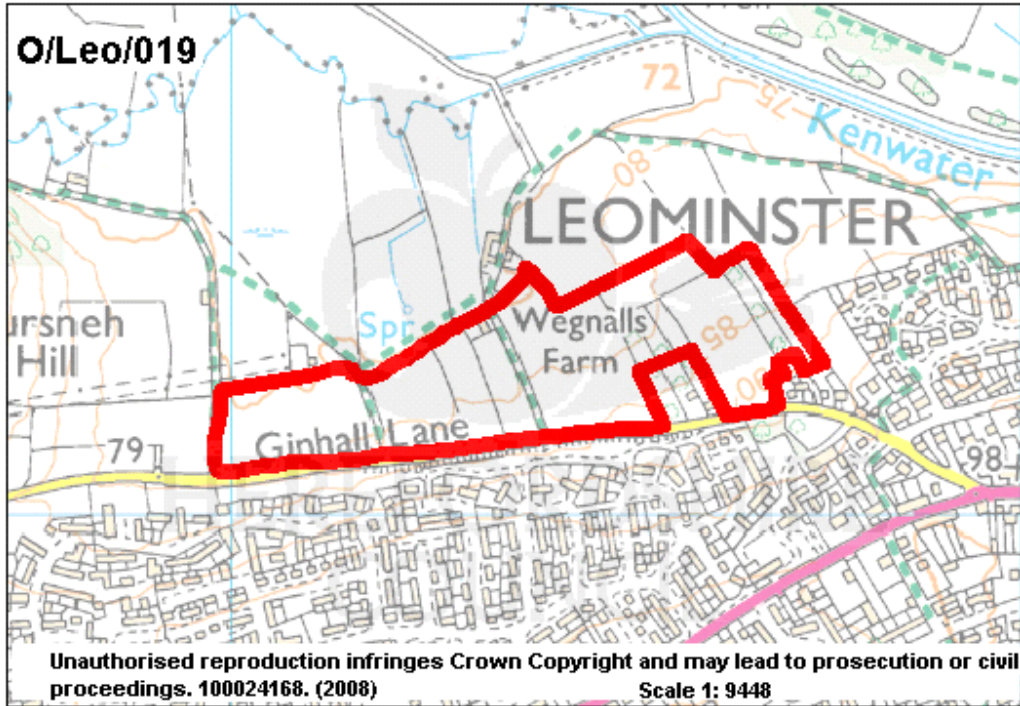
Can the entire site be developed?:

No, as part of site is within the flood plain

Settlement: Leominster

Site Ref: O/Leo/019

Site Address: Land to north of Ginhall Lane



Information Source:	LA officer identified	Site Area (ha):	10.87
Agricultural Land Classification:	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 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:	Leominster	Site Ref:	O/Leo/019
Site Address:	Land to north of Ginhall Lane		

Summary Description:

Grassland. Slopes to the north. Views into: Prominent frontage to Ginhall Lane. Out of site: Some views northwards. Adjacent/surrounding land: Agricultural. Site integration: The site could not be well integrated as there would be major incursion into open countryside. Other issues: There is a major electricity sub-station and overhead electricity wires to the north west of the site.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Western half: 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:

No significant problems foreseen. Bus route required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

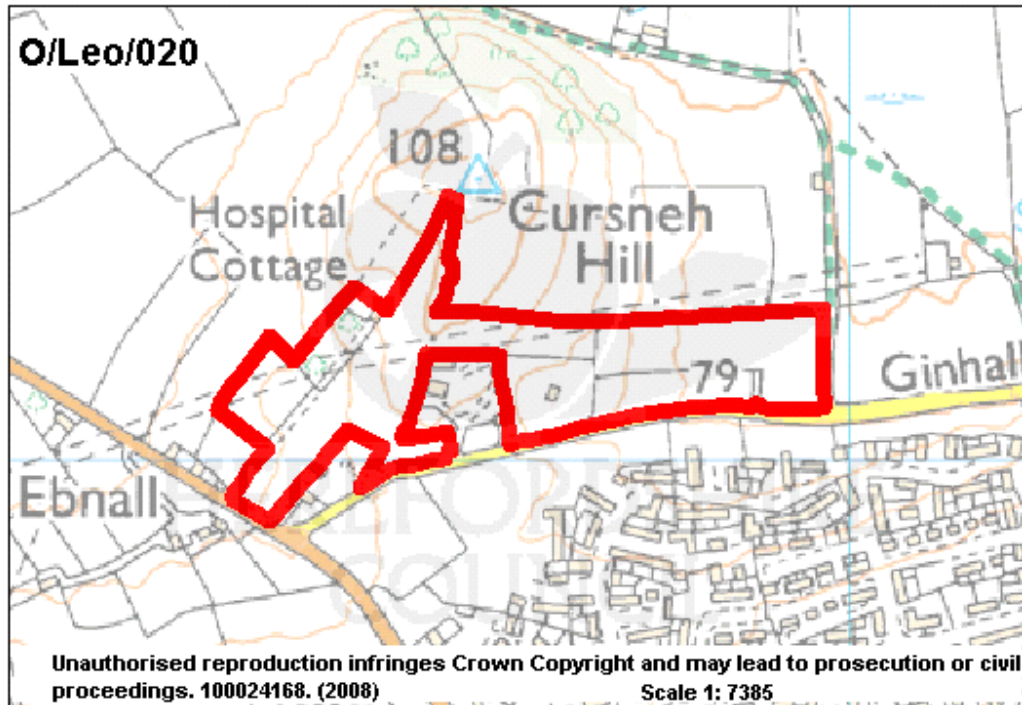
Is the site suitable (and achievable) for development?:

Ginhall Lane creates a good boundary to the town on the north side. Buffer of public open space adjoins the lane and residential development to the south. Landscape impact of development to north of lane would be significant. However, there is potential to deliver housing on this site.

Can the entire site be developed?:

Yes

Settlement: Leominster Site Ref: O/Leo/020
Site Address: Land surrounding Cursneh Hill



Information Source:	LA officer identified	Site Area (ha):	6.53
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"/>		
Achievable: No	<input checked="" type="checkbox"/>		
Achievable: Part	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
		Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>

Settlement:	Leominster	Site Ref:	O/Leo/020
Site Address:	Land surrounding Cursneh Hill		

Summary Description:

Grassland. Level. Views into site: the site has prominent road frontage to Ginhall Lane. Adjacent/surrounding land: Small builders yard. Site integration: This site could not be well integrated to the existing built form and would be a major intrusion into open countryside. Other issues: Site is adjacent to 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:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

No significant problems foreseen. Bus route required.

Biodiversity:

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

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

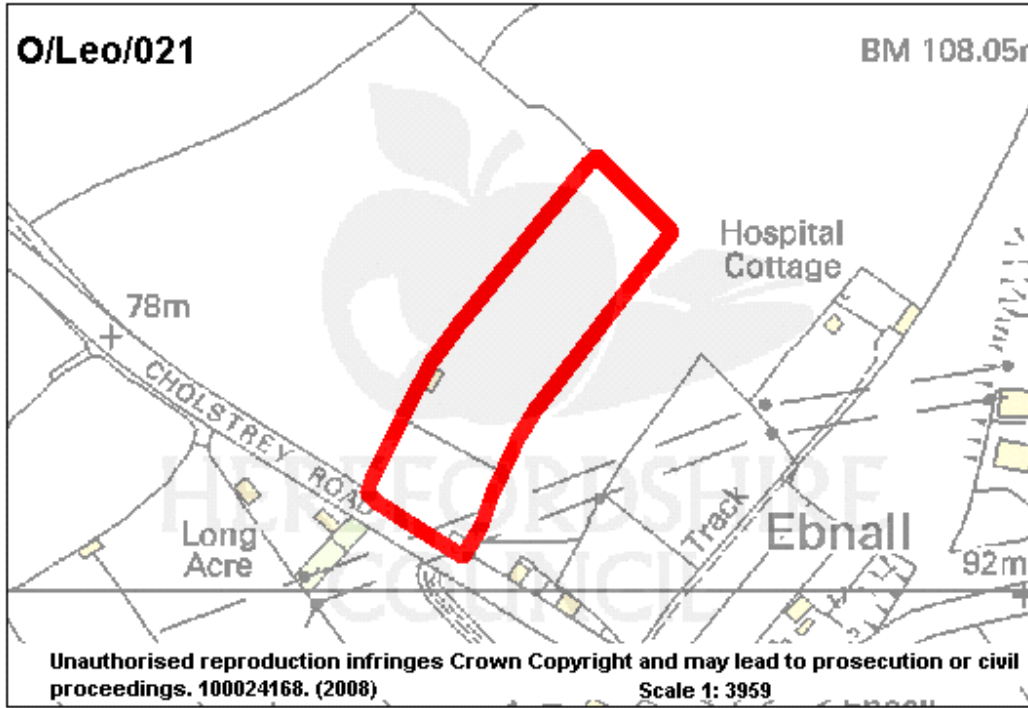
Ginhall Lane creates a good boundary to the town on the northern side. Buffer of public open space adjoins the lane and residential development to the south. Significant landscape impact of spreading northwards onto the elevated land of Cursneh Hill.

Can the entire site be developed?:

No

Settlement: Leominster
Site Address: Land of Cholstrey Road

Site Ref: O/Leo/021



Information Source: LA officer identified
Site Area (ha): 1.26
Agricultural Land Classification: 3

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

Settlement:	Leominster	Site Ref:	O/Leo/021
Site Address:	Land of Cholstrey Road		

Summary Description:

Grassland. Level. Views into site: the site has prominent road frontage. Adjacent/surrounding land: Agricultural. Site integration: The site is isolated from the town's main built form and could not be well integrated. It is within open countryside.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

A little too far from the town centre, schools and services to be considered truly sustainable. Bus route required.

Biodiversity:

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

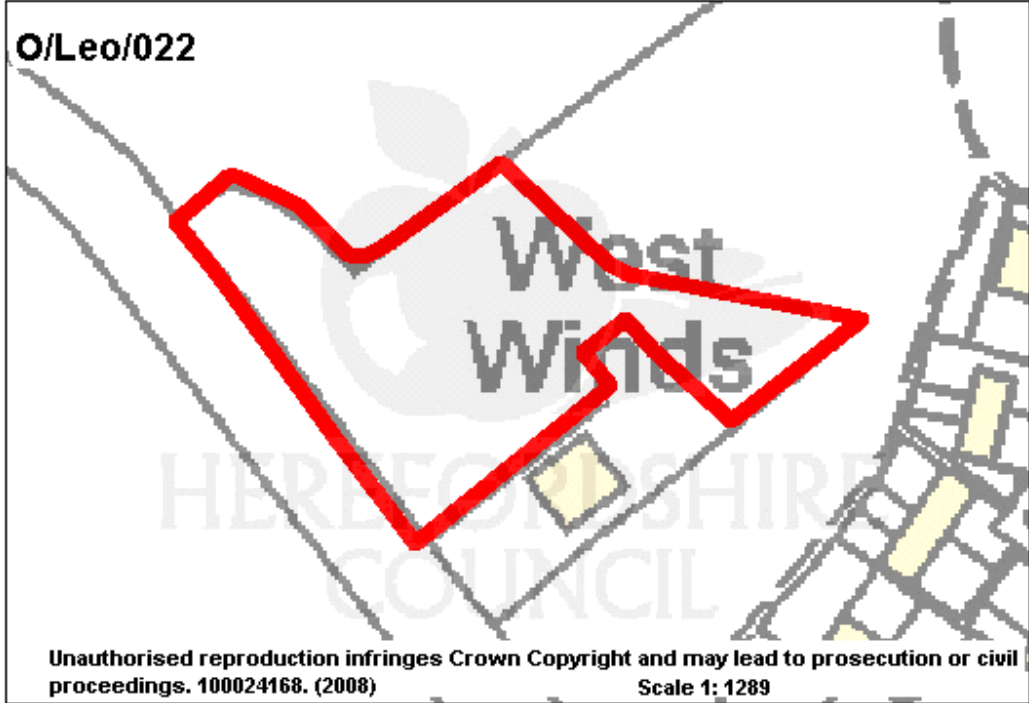
Is the site suitable (and achievable) for development?:

No, the site is too far from the built up area. Development is likely to have a detrimental impact upon the very sensitive landscape in this area.

Can the entire site be developed?:

No

Settlement: Leominster Site Ref: O/Leo/022
 Site Address: Land adjacent to West Winds



Information Source:	LA officer identified	Site Area (ha):	0.32
Agricultural Land Classification:	2		

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 type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input checked="" type="checkbox"/>	<table border="1"> <tr> <td>Potential Housing Capacity:</td> <td>10</td> </tr> <tr> <td>Greenfield</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Brownfield</td> <td><input type="checkbox"/></td> </tr> </table> <table border="1"> <tr> <td>Timescale: 1-5 Years</td> <td><input 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 checked="" 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 checked="" type="checkbox"/>	Brownfield	<input 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 checked="" type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
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Timescale: 16-20 Years	<input checked="" type="checkbox"/>																
Timescale: Not In Current Plan Period	<input type="checkbox"/>																

Settlement:	Leominster	Site Ref:	O/Leo/022
Site Address:	Land adjacent to West Winds		

Summary Description:

Grrassland. Level. Views into site: this is a prominent site from the road. Adjacent/surrounding land: Agricultural, bungalow to the east. Site integration: This site could not be well integrated as it is separated from residential development by public open space. Height and character: Bungalow.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Visibility difficult to achieve.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

The site is isolated from residential development by buffer land (public open space). Prominent impact on setting of town and development of the site would have significant impact on surrounding landscape. In addition, visibility for access is difficult to achieve. However, despite these significant constraints, housing could potentially be delivered on this site. Consider other more appropriate sites first.

Can the entire site be developed?:

Yes

Settlement:

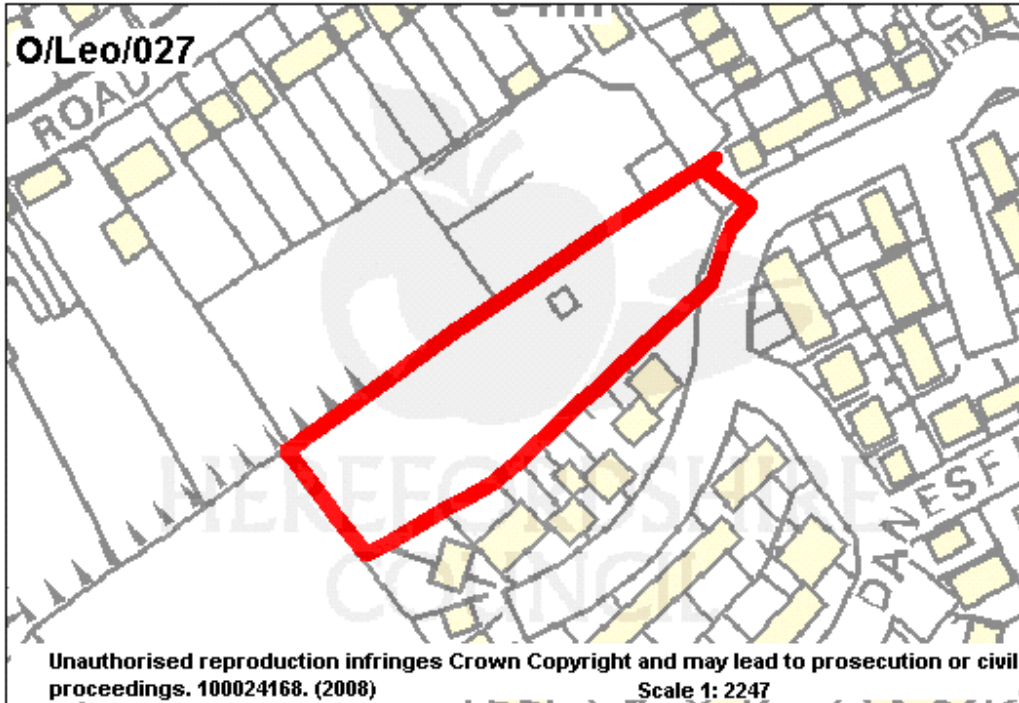
Leominster

Site Ref:

O/Leo/027

Site Address:

Land adjacent to Westcroft



Information Source:	LA officer identified	Site Area (ha):	0.56
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 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 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:	Leominster	Site Ref:	O/Leo/027
Site Address:	Land adjacent to Westcroft		

Summary Description:

Open land. Level. Adjacent/surrounding land: Residential. Site integration: Yes, as there is residential development adjacent. Height and character: 2 storey residential development. Other issues: There is a sewage pumping station on site.

Flood Information:

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

Water information:

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

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

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

No significant problems foreseen.

Biodiversity:

Not surveyed

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

Yes, as the site is surrounded by residential development. Could be combined with O/Leo/028 to the north. Local road network is reasonable and provision to be made for relocated pumping station

Can the entire site be developed?:

Yes

Settlement:	Leominster	Site Ref:	O/Leo/028
Site Address:	Land between Buckfield Road and Westcroft		

Summary Description:

Grassland and agricultural buildings. Level. Adjacent/surrounding land: Residential to north and east. Site integration: Yes, as it is within the built form of the town. Height and character: 2 storey modern residential development. Additional comments: There is potential access to Buckfield Road or Westcroft via O/Leo/027.

Flood Information:

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

Water information:

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

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

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

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

New priority junction needed.

Biodiversity:

Not surveyed

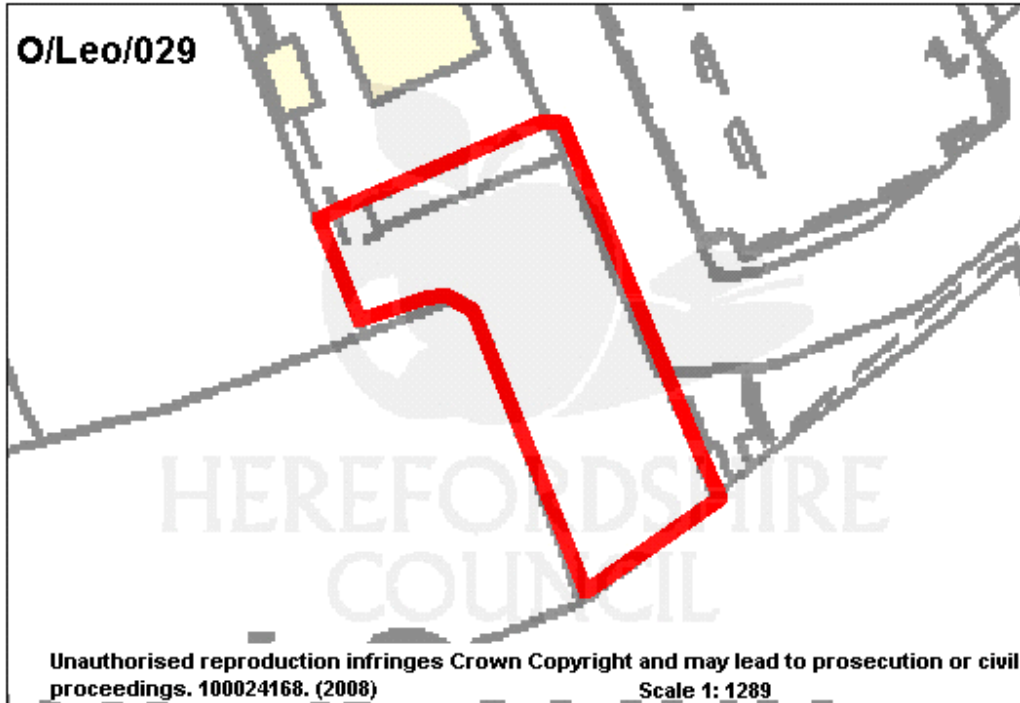
Is the site suitable (and achievable) for development?:

Yes, development could be reasonably well related to the existing built form. The site is a good distance from existing houses. However, access, along with capacity for additional traffic on Westcroft, remains a serious issue. Cannot be certain as to whether land use at the western end of the site could be developed, as it appears to be in the Council's ownership

Can the entire site be developed?:

No

Settlement: Leominster Site Ref: O/Leo/029
Site Address: Land to south of Morrisons Filling Station



Information Source:	LA officer identified	Site Area (ha):	0.24
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 10
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: Leominster **Site Ref:** O/Leo/029
Site Address: Land to south of Morrisons Filling Station

Summary Description:

Vacant land not previously developed. Gently slopes to the south. Adjacent/surrounding land: Retail and filling station. Site integration: The site could be well integrated with the surrounding area, especially if land to south is developed in tandem. Height and character: Large scale supermarket and single storey filling station. Other issues: Odour from petrol station - deliveries to Morrisons.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Southern Half: 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:

No significant problems foreseen.

Biodiversity:

Arable land where ecological constraints are likely to be limited

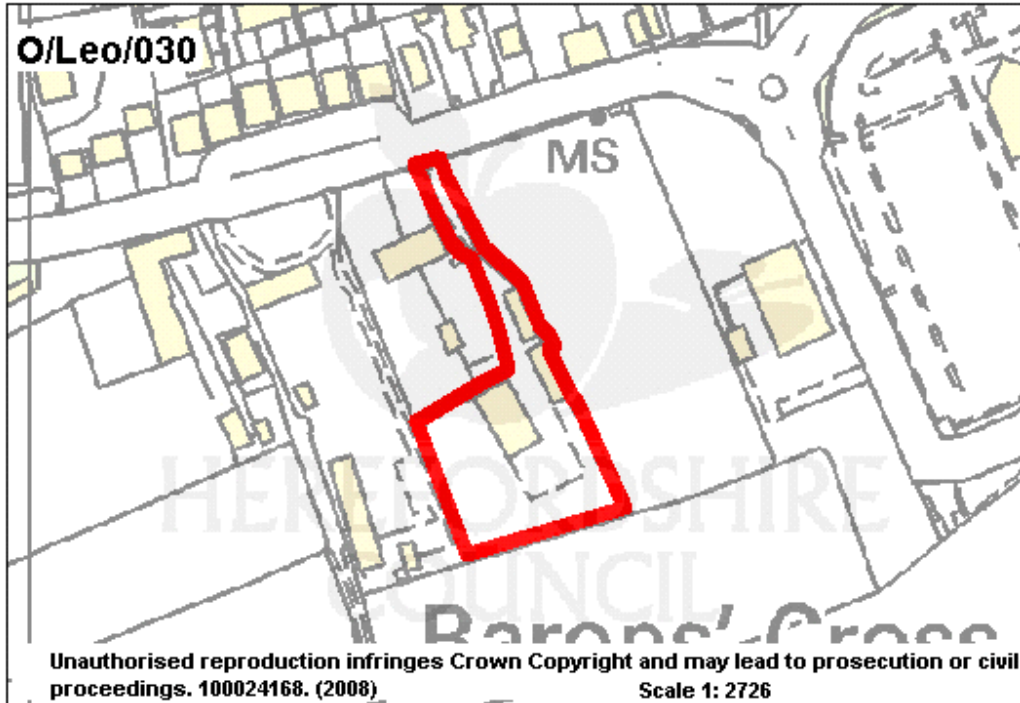
Is the site suitable (and achievable) for development?:

Yes, but best developed in conjunction with land to the south

Can the entire site be developed?:

Yes

Settlement: Leominster Site Ref: O/Leo/030
Site Address: Land to rear of Glaslyn, Barrons Cross Road



Information Source:	LA officer identified	Site Area (ha):	0.44
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	18
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:	Leominster	Site Ref:	O/Leo/030
Site Address:	Land to rear of Glaslyn, Barrons Cross Road		

Summary Description:

Open land. Level. Adjacent/surrounding land: Residential and agricultural land to the south and east Site integration: The site could be well integrated if developed in tandem with land to the south and east Height and character: 2 storey dwellings and agricultural land to the south and east

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Not surveyed

Highways information:

No significant problems foreseen.

Biodiversity:

Not surveyed

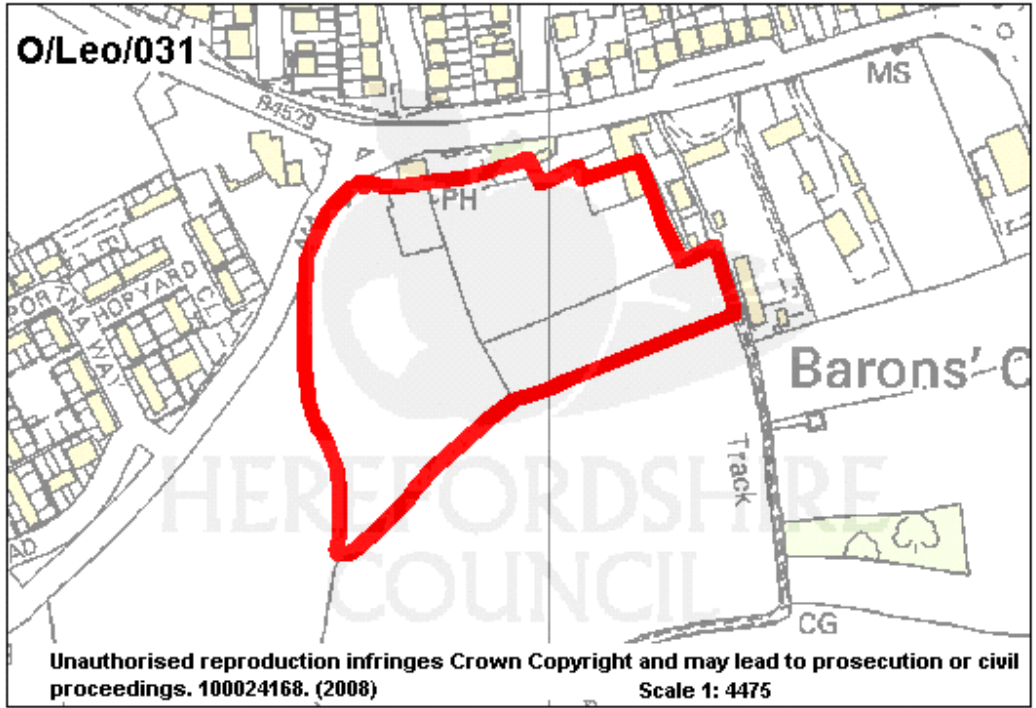
Is the site suitable (and achievable) for development?:

Yes, in tandem with land to the east and south

Can the entire site be developed?:

Yes

Settlement: Leominster **Site Ref:** O/Leo/031
Site Address: Land to south of Barrons Cross Inn



Information Source:	LA officer identified	Site Area (ha):	3.39
Agricultural Land Classification:	2		

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: 130 Greenfield <input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> 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"/>
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Settlement: Leominster **Site Ref:** O/Leo/031
Site Address: Land to south of Barrons Cross Inn

Summary Description:

Grassland. Level. Adjacent/surrounding land: Residential to the north and agricultural to the south. Site integration: The site could be integrated if part of larger proposal to the south of Leominster. 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:

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

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

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

Landscape:

Two thirds on the east: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change. One third on the west: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic Environment:

Western Third: Sensitivity 2. Areas where medium to high historic environment values have been identified, and

Historic landscape:

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

Highways information:

Access direct to A44 not acceptable. Better to proposed new bypass through HLAA/046/001. Sustainable transport link (peds & cycles) also needed to A44, Morrison's and schools. Junctions likely to be roundabouts with cycle pass. New bus route required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

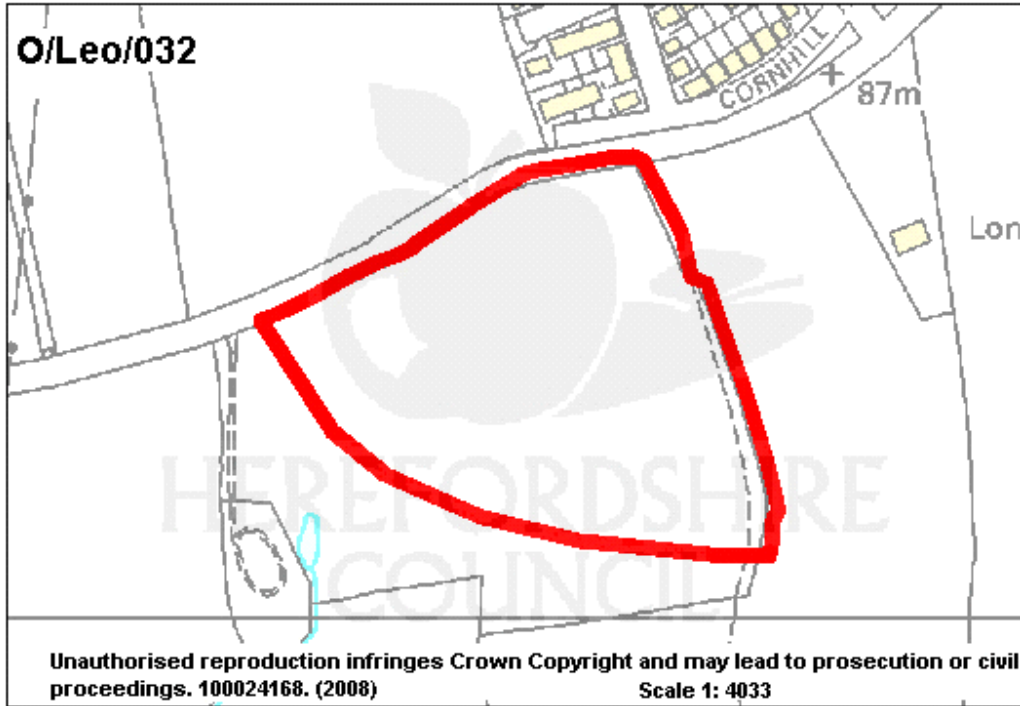
Is the site suitable (and achievable) for development?:

Yes, but only as part of larger proposal for housing development to the south of Leominster incorporating an east to west relief road

Can the entire site be developed?:

Yes

Settlement: Leominster **Site Ref:** O/Leo/032
Site Address: Land to south of A44



Information Source: LA officer identified	Site Area (ha): 3.74
Agricultural Land Classification: 2	

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 type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input checked="" type="checkbox"/>	Potential Housing Capacity: 100 Greenfield <input checked="" type="checkbox"/> Brownfield <input 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 checked="" type="checkbox"/> Timescale: Not In Current Plan Period <input type="checkbox"/>
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Settlement:	Leominster	Site Ref:	O/Leo/032
Site Address:	Land to south of A44		

Summary Description:

Grassland. Level. Views into site: Prominent frontage to A44. Out of site: Views to the south. Adjacent/surrounding land: Agricultural. Site integration: Yes but only as part of major residential development proposal. Additional comments: The site has road frontage to the A44.

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include preservation, creation and enhancement of traditional orchards, additional tree planting, species rich grasslands and traditional hedgerows

Historic landscape:

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

Highways information:

Access direct to A44 not acceptable. Better to proposed new bypass through HLAA/046/001. Sustainable transport link (peds & cycles) also needed to A44, Morrison's and schools. Junctions likely to be roundabouts with cycle pass. New bus route required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints. Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins.

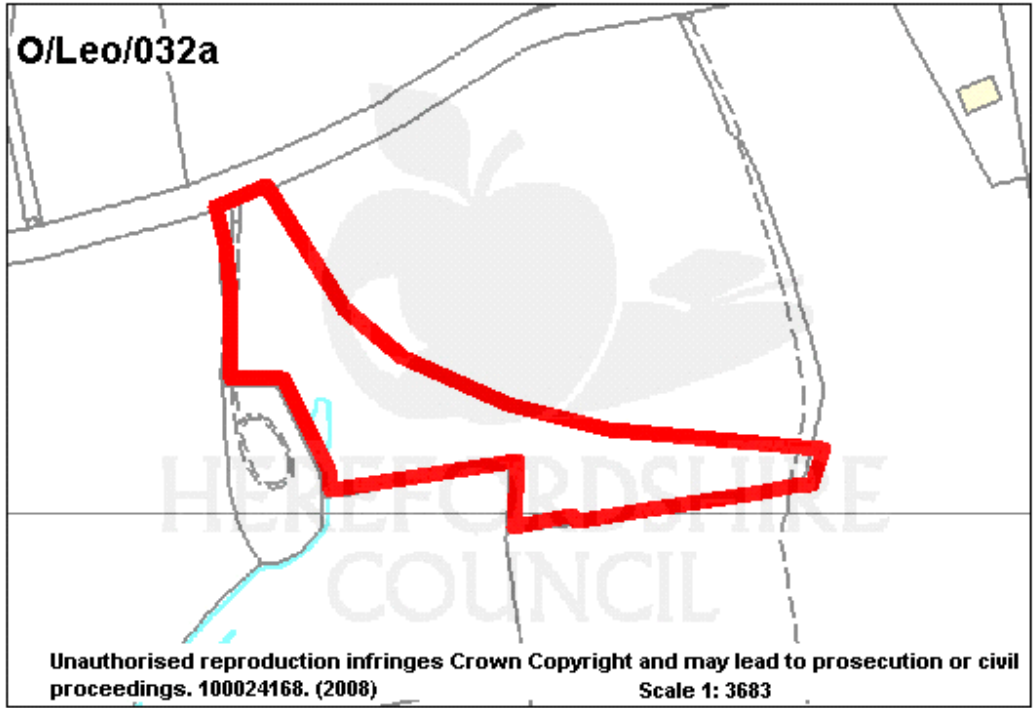
Is the site suitable (and achievable) for development?:

Yes, this land has potential to contribute to a southern urban extension. The site is more appropriate in connection with a southern expansion of town and construction of relief road, or part of major expansion of town incorporating an east to west relief road. However, any development would have a significant impact on the sites landscape value.

Can the entire site be developed?:

Yes

Settlement: Leominster **Site Ref:** O/Leo/032a
Site Address: Land to south of A44



Information Source:	LA officer identified	Site Area (ha):	1.50
Agricultural Land Classification:	2		

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 type="checkbox"/> Available: No <input type="checkbox"/> Available: Don't Know <input checked="" type="checkbox"/>	Potential Housing Capacity: 40 Greenfield <input checked="" type="checkbox"/> Brownfield <input 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 checked="" type="checkbox"/> Timescale: Not In Current Plan Period <input type="checkbox"/>
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Settlement:	Leominster	Site Ref:	O/Leo/032a
Site Address:	Land to south of A44		

Summary Description:

Agricultural land. Level. Views into site: prominent frontage to A44 Out of site: views to the south.
Adjacent/surrounding land: Agricultural. Site integration: No. This site could not be well integrated as it would extend the built form westwards to a significant degree. Additional comments: The site has road frontage to the A44.

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include preservation, creation and enhancement of traditional orchards, additional tree planting, species rich grasslands and traditional hedgerows

Historic landscape:

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

Highways information:

Access direct to A44 not acceptable. Better to proposed new bypass through HLAA/046/001. Sustainable transport link (peds & cycles) also needed to A44, Morrison's and schools. Junctions likely to be roundabouts with cycle pass. New bus route required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints. The enhancement or creation of habitats that are appropriate to the Leominster area include: Orchards and grasslands, floodplain grazing marshes, ponds, buffer zones along rivers and streams with creation of otter holts in undisturbed areas and hedgerows with field margins.

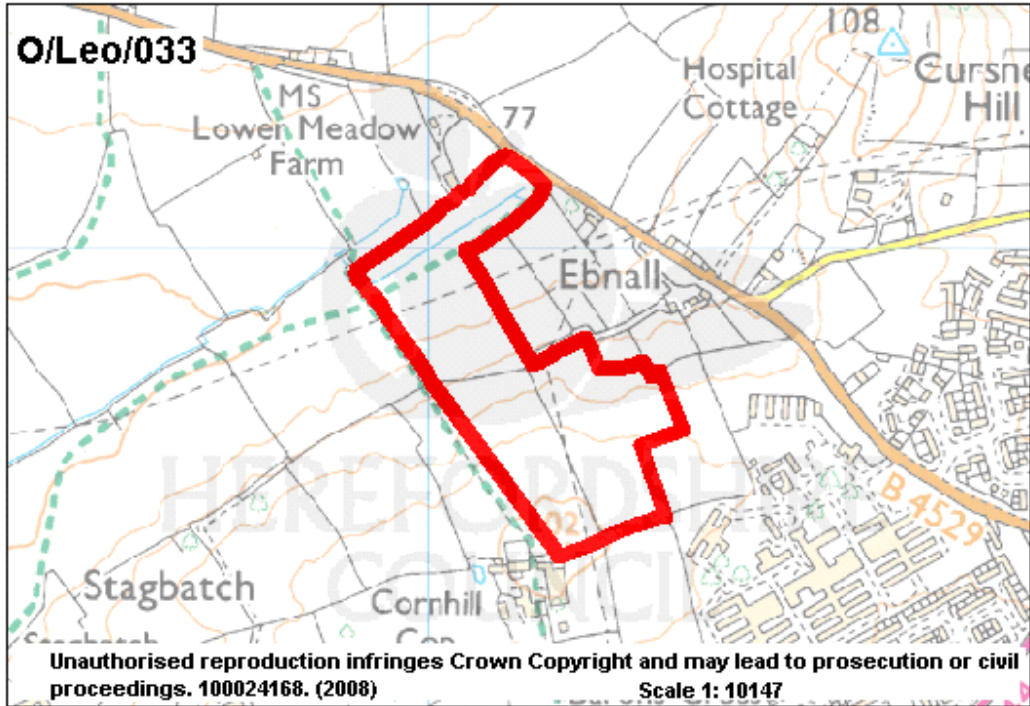
Is the site suitable (and achievable) for development?:

This site is beyond the limits of reasonable expansion to south and any development would have a significant landscape impact. However, houses could potentially be provided on this site.

Can the entire site be developed?:

Yes

Settlement: Leominster **Site Ref:** O/Leo/033
Site Address: Land to the rear of Long Acre



Information Source:	LA officer identified	Site Area (ha):	9.53
Agricultural Land Classification:	1,2&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 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:	Leominster	Site Ref:	O/Leo/033
Site Address:	Land to the rear of Long Acre		

Summary Description:

Grassland and arable. Slopes down to the north. Views into site: Prominent views into the site.
Adjacent/surrounding land: Agricultural. Site integration: The site could not be well integrated as it would be an extension well beyond western edge of town. Additional comments: There is road frontage to the B4529.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Not surveyed

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

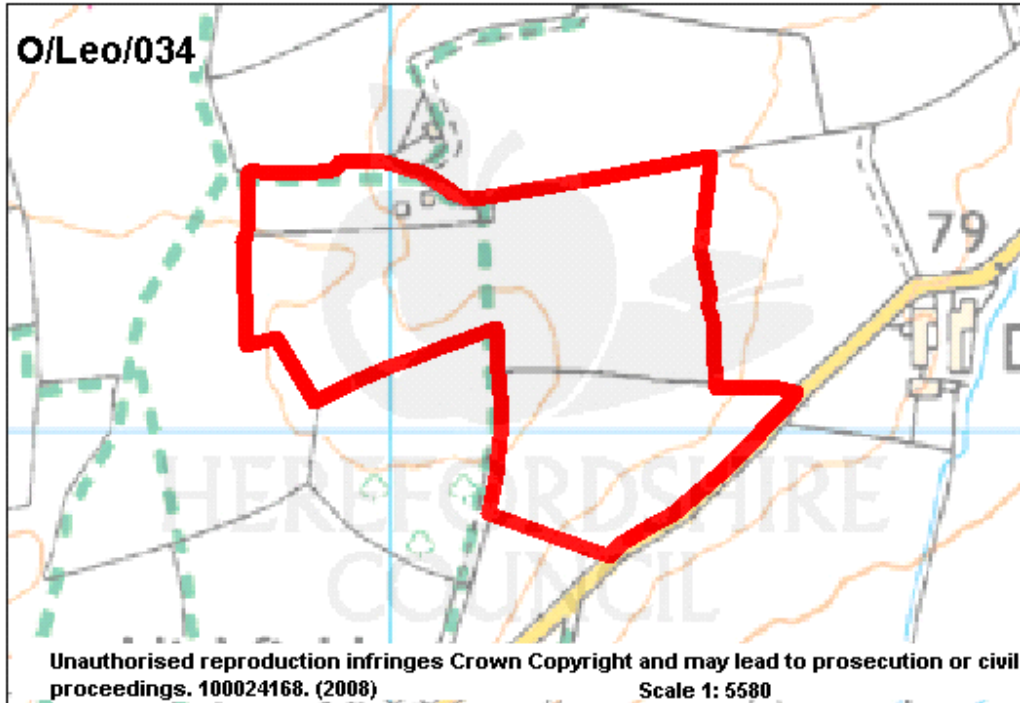
No, the site is well beyond western edge of town. Development would have significant landscape impact and the existing road capacity is unlikely to be able to cope with additional traffic (Bargates)

Can the entire site be developed?:

No

Settlement: Leominster
 Site Address: Land at Meadway

Site Ref: O/Leo/034



Information Source:	LA officer identified	Site Area (ha):	6.22
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 249
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:	Leominster	Site Ref:	O/Leo/034
Site Address:	Land at Meadway		

Summary Description:

Grassland. Rise3s towards the west. Views into site: Prominent due to its high elevations. Adjacent/surrounding land: Agricultural. Site integration: This site lies beyond the current edge of town. It could only be integrated with surrounding area if adjacent land to the east is developed. Height and character: 2 storey conversions at Dishley Court.

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include preservation, creation and enhancement of traditional orchards, additional tree planting, species rich grasslands and traditional hedgerows

Historic landscape:

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

Highways information:

Access preferred via Baron's Cross Camp development. Ped/cycle links to B4529, but route required, but site is a little too far from the town centre to be considered truly sustainable.

Biodiversity:

Artificial habitats considered to have limited ecological constraints. Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins

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

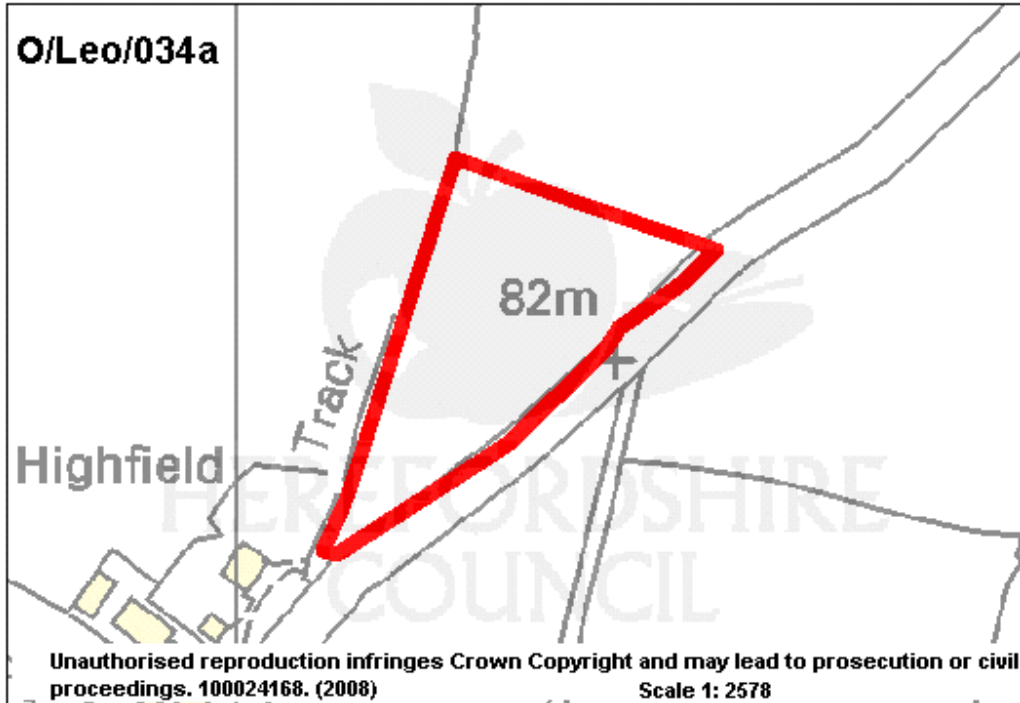
Yes, the site is considered suitable for an urban extension, but the southern portion would be required for landscaping and any development on this site would have a significant landscape impact.

Can the entire site be developed?:

Yes

Settlement: Leominster
 Site Address: Land at Meadway

Site Ref: O/Leo/034a



Information Source:	LA officer identified	Site Area (ha):	0.77
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	31
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:	Leominster	Site Ref:	O/Leo/034a
Site Address:	Land at Meadway		

Summary Description:

Agricultural land. Rises towards the west. Views into site: Prominent due to its elevations. Adjacent/surrounding land: Agricultural Site integration: Site could not be integrated with existing or other potential housing land Height and character: 2 storey conversions at Dishley Court. Additional comments: The site has road frontage to Ivington Road.

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Mitigation measures should include preservation, creation and enhancement of traditional orchards, additional tree planting, species rich grasslands and traditional hedgerows

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 suitable to use existing Ivington Road. May be feasible if linked to a new bypass. New bus route needed, and ped/cycle links.

Biodiversity:

Artificial habitats considered to have limited ecological constraints. Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins

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

This is elevated, prominent land and development would have a significant landscape impact. However, the site does have the potential to deliver houses linked to a new southern relief road.

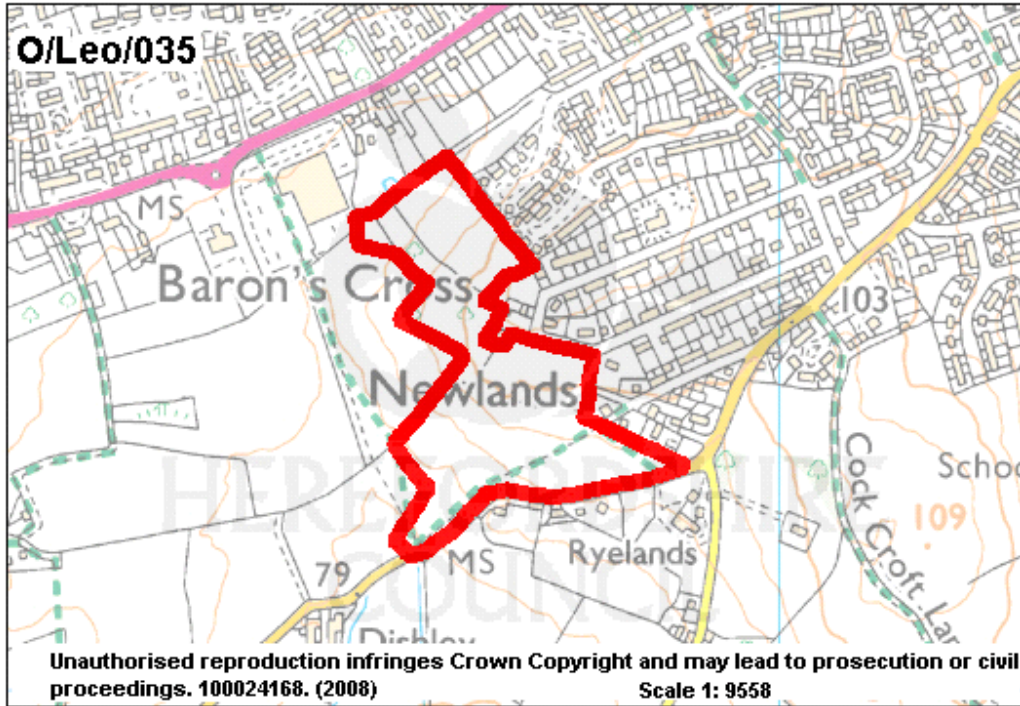
Can the entire site be developed?:

Yes

Settlement: Leominster

Site Ref: O/Leo/035

Site Address: Land to the west of Newlands



Information Source:	LA officer identified	Site Area (ha):	7.93
Agricultural Land Classification:	2		

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

Settlement:	Leominster	Site Ref:	O/Leo/035
Site Address:	Land to the west of Newlands		

Summary Description:

Grassland. Slopes from east to west. Views into site: Prominent elevated land. Views out of site: View to the south and east. Adjacent/surrounding land: Residential to the east, agricultural west and south. Site integration: This site could not be well integrated as housing on this land would be very prominent. Height and character: Modern residential development, 1 and 2 storeys. Other issues: There are brown long eared bats on site.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Would need vehicle access to Westcroft via O/Leo/027 and Stockenhill Road. Pedestrian and cycle links to the A44 via O/Leo/028, and Ivington Road to the south also needed. Extended bus route required.

Biodiversity:

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

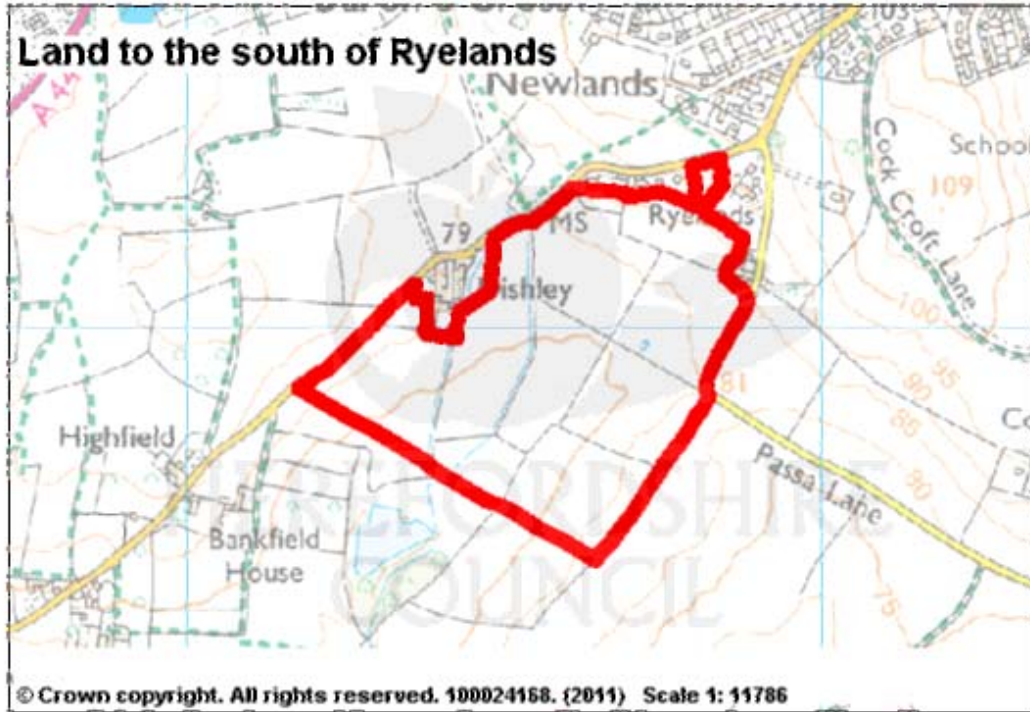
Is the site suitable (and achievable) for development?:

No, landscape impact due to elevated nature of site - could be used as open space/buffer.

Can the entire site be developed?:

No

Settlement: Leominster Site Ref: O/Leo/036
Site Address: Land to the south of Ryelands



Information Source:	LA officer identified	Site Area (ha):	22.90
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 660 (200/300/160)
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 checked="" 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:	Leominster	Site Ref:	O/Leo/036
Site Address:	Land to the south of Ryelands		

Summary Description:

Grassland and arable. Slopes to the south. Views into site: Quite prominent. Views out of site: Extensive views to south. Adjacent/surrounding land: Agricultural - some housing scattered along the roadside. Site integration: Yes, the site could be integrated as part of major expansion of the town southwards that incorporates an east to west relief road. Height and character: 2 storey cottages. Additional comments: Unregistered historic park and garden (The Ryelands).

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include parkland character with additional tree planting.

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 suitable to use existing Ivington Road. May be feasible if linked to a new bypass. New bus route needed, and ped/cycle links.

Biodiversity:

Arable land where ecological constraints are likely to be limited. Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins.

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

Yes, but only as part of major expansion of town southwards incorporating an east to west relief road. Development of the site would have a significant landscape impact.

Can the entire site be developed?:

Yes

Settlement:	Leominster	Site Ref:	O/Leo/036a
Site Address:	Land to the south of Ryelands		

Summary Description:

Agricultural land. Gently slopes to the south. Views into site: Quite prominent. Views out of site: Extensive views to the south. Adjacent/surrounding land: Agricultural land - some housing scattered along site boundaries. Site integration: This site is beyond current built form and beyond any potential housing land. Height and character: 2 storey cottages. Additional comments: Unregistered historic park and garden (The Ryelands).

Flood Information:

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

Water information:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Any development would require a full visual assessment. Mitigation measures should include parkland character with additional tree planting.

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 suitable to use existing Ivington Road. May be feasible if linked to a new bypass. New bus route needed, and ped/cycle links.

Biodiversity:

Arable land where ecological constraints are likely to be limited. Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins

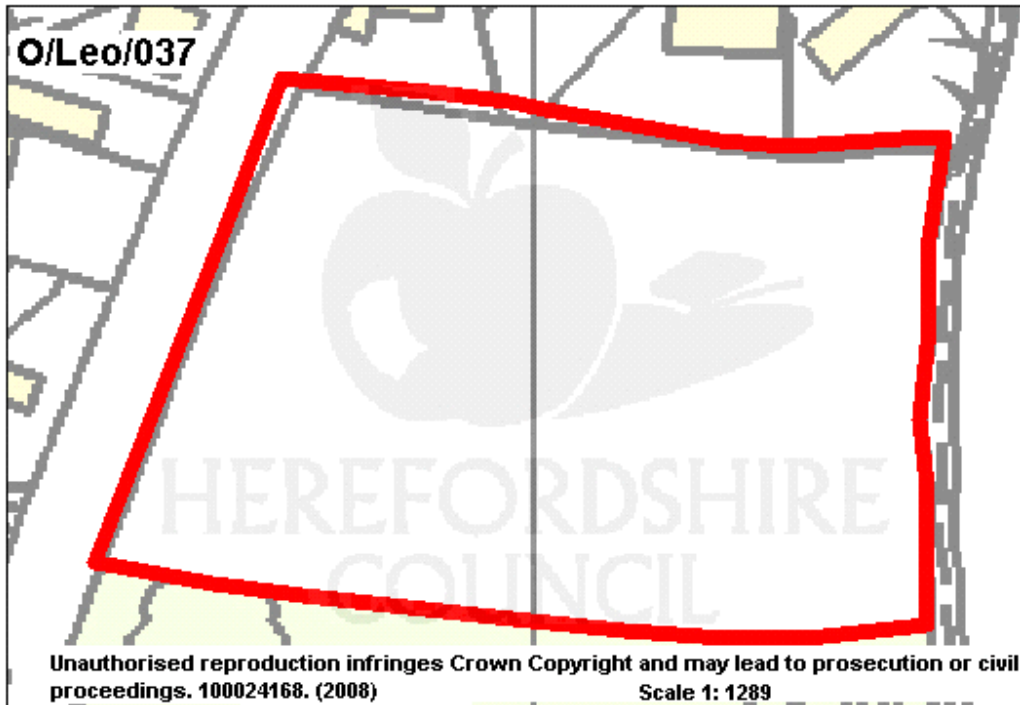
Is the site suitable (and achievable) for development?:

The site has potential to deliver houses, however there would be a significant landscape impact in undertaking this.

Can the entire site be developed?:

Yes

Settlement: Leominster Site Ref: O/Leo/037
Site Address: Land to east of Ryelands Road



Information Source: LA officer identified Site Area (ha): 1.12

Agricultural Land Classification: N/A

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

Settlement:	Leominster	Site Ref:	O/Leo/037
Site Address:	Land to east of Ryelands Road		

Summary Description:

Adjacent/surrounding land: Residential to the north, agricultural to the south and east. Site integration: The site could not be well integrated as it is very prominent land which is higher than its surroundings. Height and character: Single storey residential development. Additional comments: Sand and gravel deposits on eastern part of site.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Poor visibility splays achievable, level difference between road and site, though may be possible only via Passa Lane. Ped/cycle links at north western boundary required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

No, significant landscape impact. Important focal point along lane. No easy means of access

Can the entire site be developed?:

No

Settlement:	Leominster	Site Ref:	O/Leo/038
Site Address:	Land north of Passa Lane		

Summary Description:

Arable land. Slopes towards the north. Views into site: Prominent views along Passa Lane. Views out of site: Extensive views to the south. Adjacent/surrounding land: Agricultural. Site integration: Yes, but only as part of a major residential development proposal.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Major new access onto new bypass needed to serve O/Leo/046, O/Leo/038, O/Leo/039 and O/Leo/047. Probably a roundabout at bypass. Sustainable transport links (pedestrians and bikes) required to Hereford Road, school and residential area to the north.

Biodiversity:

Arable land where ecological constraints are likely to be limited

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

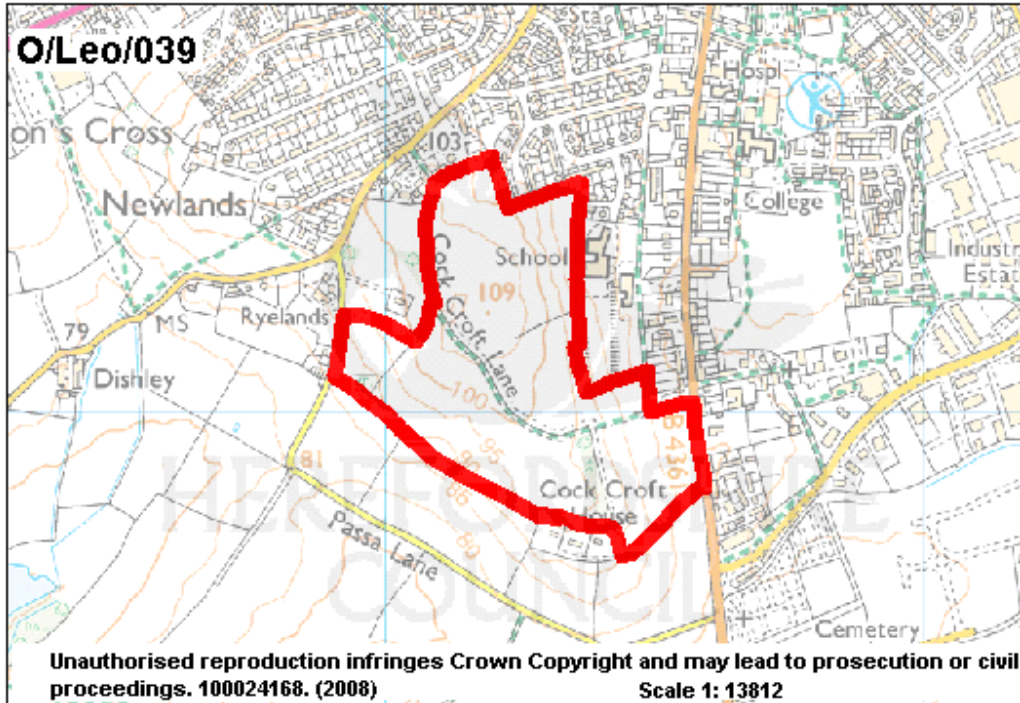
No. This site is protected for its landscape importance.

Can the entire site be developed?:

No

Settlement: Leominster
 Site Address: Cockcroft

Site Ref: O/Leo/039



Information Source:	LA officer identified	Site Area (ha):	24.37
Agricultural Land Classification:	2		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input 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:	Leominster	Site Ref:	O/Leo/039
Site Address:	Cockcroft		

Summary Description:

Grassland. Rises to the north. Hill features in views from outside town. Views into site: Very prominent both locally and at a distance. Views out of site: Extensive views out of the site. Adjacent/surrounding land: Residential to the north, school to the east, agricultural to the south. Site integration: The site could not be well integrated as it would have significant landscape impact. Height and character: 2 storey residential development. Other issues: There are sand and gravel deposits on the site.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Major new access onto new bypass needed to serve O/Leo/046, O/Leo/038, O/Leo/039 and O/Leo/047. Probably a roundabout at bypass. Sustainable transport links (pedestrians and bikes) required to Hereford Road, school and residential area to the north.

Biodiversity:

Arable land where ecological constraints are likely to be limited

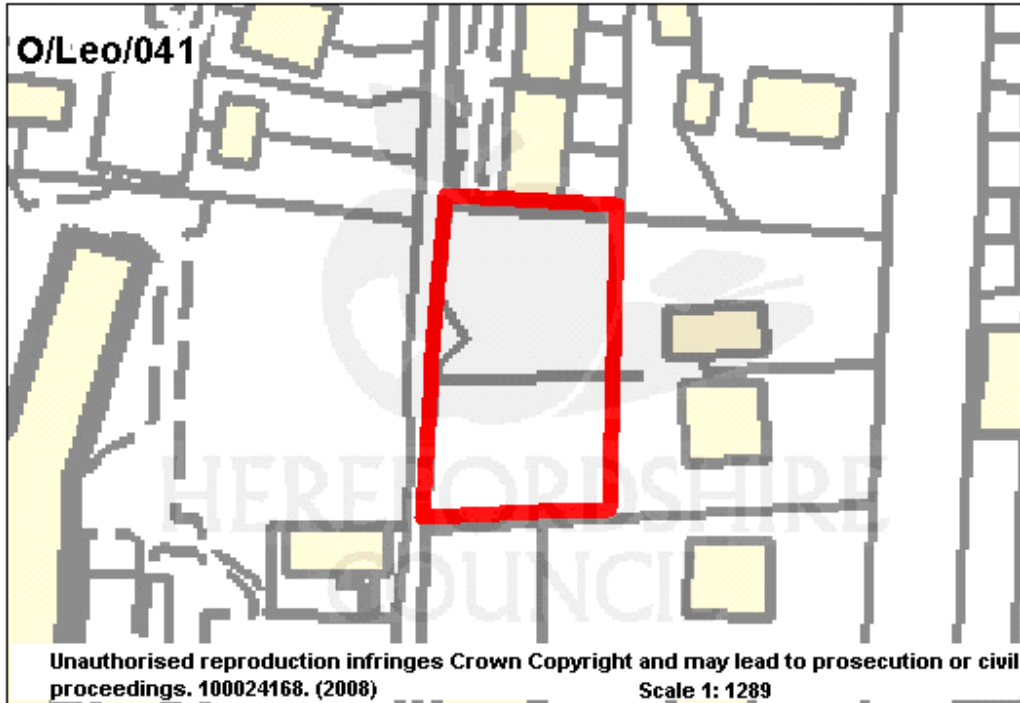
Is the site suitable (and achievable) for development?:

No, any development would have significant landscape impact due to height of land.

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** O/Leo/041
Site Address: Land to rear of Zemont and Sebrig, Hereford Road



Information Source:	LA officer identified	Site Area (ha):	0.17
Agricultural Land Classification:	N/A		

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

Settlement: Leominster **Site Ref:** O/Leo/041
Site Address: Land to rear of Zemont and Sebrig, Hereford Road

Summary Description:

Residential gardens. Adjacent/surrounding land: Residential. Site integration: The site could be well integrated as it is within an existing residential area. Height and character: 2 storey residential development, school grounds to the 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:

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

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

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

Access from public right of way at rear not acceptable, but may be possible to access from Hereford Road.

Biodiversity:

Not surveyed

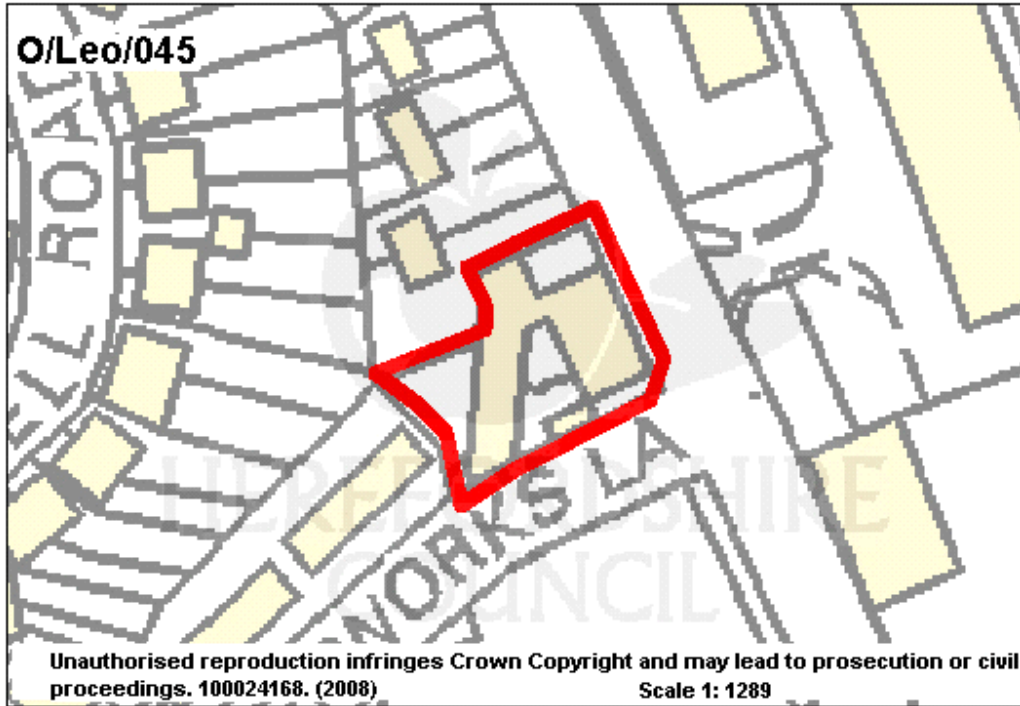
Is the site suitable (and achievable) for development?:

No, this is not a viable site due to poor access

Can the entire site be developed?:

No

Settlement: Leominster Site Ref: O/Leo/045
Site Address: The Depot, Waterworks Lane



Information Source:	LA officer identified	Site Area (ha):	0.13
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 type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input checked="" type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement: Leominster **Site Ref:** O/Leo/045
Site Address: The Depot, Waterworks Lane

Summary Description:

Depot. Adjacent/surrounding land: Residential. Site integration: Yes - residential and mixed uses nearby. Height and character: 2 storey modern housing. Other issues: There are factories opposite the site.

Flood Information:

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

Water information:

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

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

Water supply: 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:

No surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

Not surveyed

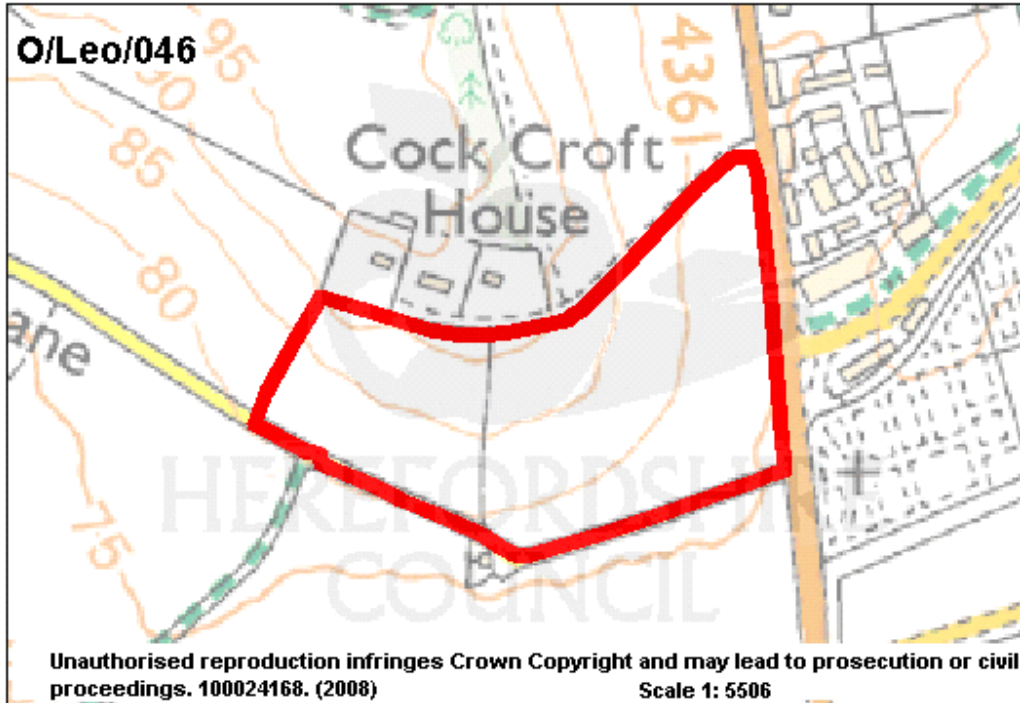
Is the site suitable (and achievable) for development?:

No the site is fully within flood zone 3

Can the entire site be developed?:

No

Settlement: Leominster Site Ref: O/Leo/046
Site Address: Land to south of Highfield House



Information Source:	LA officer identified	Site Area (ha):	6.08
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 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:	Leominster	Site Ref:	O/Leo/046
Site Address:	Land to south of Highfield House		

Summary Description:

Grassland. Rises to the north. Views into site: Prominent from Hereford Road. View out of site: Extensive views to the south. Adjacent/surrounding land: Agricultural. Site integration: No - site is very prominent in landscape. Height and character: 2 storey residential development. Additional comments: The site has road frontage to Hereford Road and Passa Lane.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

Sensitivity 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:

Major new access onto new bypass needed to serve O/Leo/046, O/Leo/038, O/Leo/039 and O/Leo/047. Probably a roundabout at bypass. Sustainable transport links (pedestrians and bikes) required to Hereford Road, school and residential area to the north. New bus route required.

Biodiversity:

Arable land where ecological constraints are likely to be limited

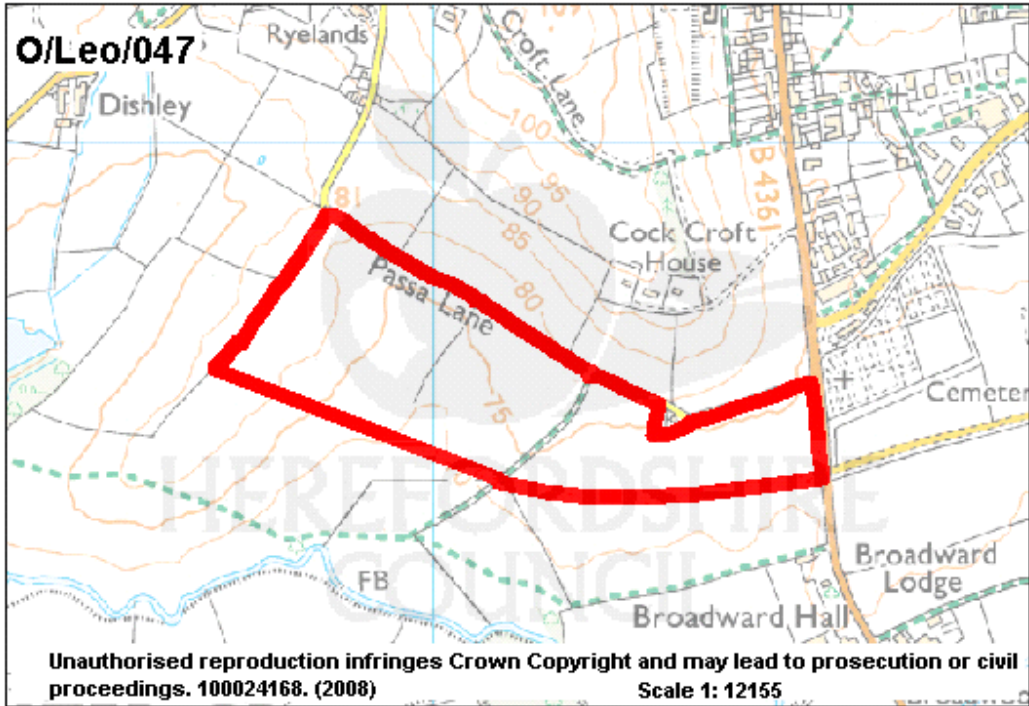
Is the site suitable (and achievable) for development?:

No, as there would be significant landscape impact due to elevation of land

Can the entire site be developed?:

No

Settlement: Leominster Site Ref: O/Leo/047
 Site Address: Land south of Passa Lane



Information Source:	LA officer identified	Site Area (ha):	19.82
Agricultural Land Classification:	1&2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity: 793 (100/200/200/29)	
Suitable: No	<input type="checkbox"/>		
Suitable: Part	<input type="checkbox"/>		
Achievable: Yes	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
		Timescale: Not In Current Plan Period	<input type="checkbox"/>

Settlement:	Leominster	Site Ref:	O/Leo/047
Site Address:	Land south of Passa Lane		

Summary Description:

Grassland. Level. Views into site: Quite an elevated and open site. Views out of site: Extensive views out to the south. Adjacent/surrounding land: Agricultural. Site integration: No, the site could only be integrated as part of major development proposal - it is elevated and quite prominent. Additional comments: There are possible biodiversity constraints, due to bats inhabiting this 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:

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

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

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

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Passa Lane north of the site is a narrow lane with good hedges on both sides. Any development would require a full visual assessment. Mitigation measures should include parkland character and additional tree planting.

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:

Major new access onto new bypass needed to serve O/Leo/046, O/Leo/038, O/Leo/039 and O/Leo/047. Probably a roundabout at bypass. Sustainable transport links (pedestrians and bikes) required to Hereford Road, school and residential area to the north. New bus route required.

Biodiversity:

Arable land where ecological constraints are likely to be limited. The enhancement or creation of habitats that are appropriate to the Leominster area include: Orchards and grasslands, floodplain grazing marsh, ponds and hedgerows with field margins.

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

Yes. This site would be required for the road corridor in any major expansion of the town southwards. The amount of new housing would be dependent on the road line and any acceptable layout given its prominence in this open landscape. Development of this site would result in a significant landscape impact. Passa Lane is a landscape feature that should be preserved

Can the entire site be developed?:

Yes, but see above.

Settlement:	Leominster	Site Ref:	P223
Site Address:	Land to the north of the Rugg		

Summary Description:

Grassland. Slopes to the north. Views in to site: Prominent at southern end. Views out of site: Views to Bircher Common. Adjacent/surrounding land: Residential to the south. Site integration: The site could be integrated. Development would form a logical extension of town from its built-up edge towards the river. Northern portion would have to be used as public open space due to the flood plain. Height and character: 1 and 2 storey dwellings. Additional comments: Site does have an adopted highway, however it is inadequate for the size of the site. It is possible that there is access via a private road or ransom strip - the Rugg estate roads could potentially provide access but appear to end in privately owned ransom strips.

Flood Information:

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

Water information:

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

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

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

Landscape:

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

Historic landscape:

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

Highways information:

Ransom strip between adopted highway and site. Otherwise possible.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

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

In the longer term this could be a site for residential development, however any development would have a significant impact on the landscape. At the present time access would be very difficult and the capacity of the local system is very limited (Green lane/Bargates). In addition, the site is close to river at northern end and is within the flood plain

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** P527
Site Address: Land to the south of Ginhall Lane

Summary Description:

Grassland, orchard. Level - higher than adjacent road. Views into site: Prominent in locality. Adjacent/surrounding land: Residential. Site integration: The site could not be well integrated as it has value as an important green space. Height and character: 2 storey residential development. Additional comments: The site does not have an adopted highway, but it does have road frontage. Access from the south is likely to be private. Site is the subject of TPOs

Flood Information:

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

Water information:

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

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

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

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:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

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

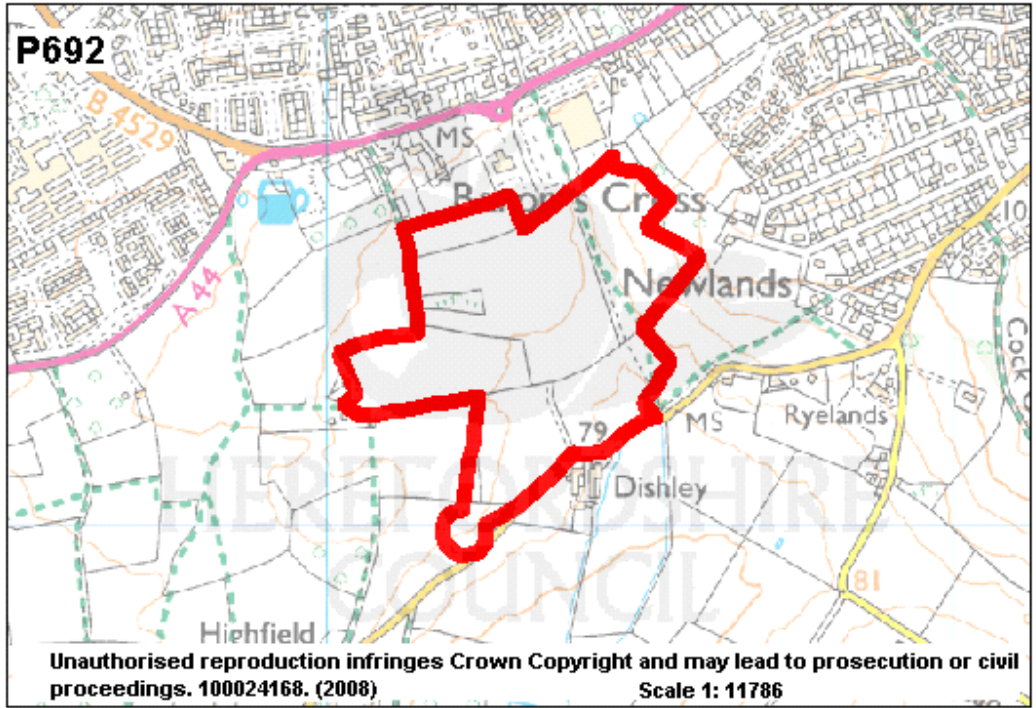
Is the site suitable (and achievable) for development?:

No due to the site's value as open space

Can the entire site be developed?:

No

Settlement: Leominster **Site Ref:** P692
Site Address: Land south of Morrisons



Information Source:	UDP Representation sites	Site Area (ha):	17.80
Agricultural Land Classification:	N/A		

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

Settlement:	Leominster	Site Ref:	P692
Site Address:	Land south of Morrisons		

Summary Description:

Grassland. Generally flat but rises significantly to the north east. High at Morrisons end of site. Views int site: Views across site from Ivington Road, tree line on the horizon. Views out of site: Views to countryside in the south. Adjacent/surrounding land: Agricultural. Site integration: The site could be integrated as part of major southern expansion. Land to the north east needs to be retained as public open space - this is the higher more prominent end. Height and character: 2 storey housing around edge of site and Morrisons supermarket. Additional comments: There is a public right of way to the west along site boundary and across the northern and southern parts of the site. The site has access via Ivington Road and the supermarket. There are 4 protected species to the northeast of the site.

Flood Information:

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

Water information:

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

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

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

Landscape:

Just over half of the site on the west: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change. One third remainder: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change.

Two thirds remainder: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Any development would require a full visual assessment.

Historic landscape:

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

Highways information:

Access from new distributor road between Morrison's spur road and new bypass required. New bus route required. Ped/cycle links to give permeability needed to neighbouring developments on all sides, and at corners. Existing road networks do not have the capacity to cope with a comprehensive residential scheme of this scale.

Biodiversity:

Artificial habitats considered to have limited ecological constraints. Mitigation measures should include the enhancement or creation of habitats such as orchards and grasslands, floodplain grazing marshes and hedgerows with field margins.

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

Yes, as part of major southern expansion of town that includes construction of bypass. However, not all the site is considered as having potential. There are highly sensitive areas of land where development should be avoided in addition to areas of flood risk, as well as more sensitive land which, if developed, would have a significant impact on the landscape. There are areas of land adjoining Morrisons which have more potential for development as they have less of a landscape impact however, this need to be linked to provision of a new southern relief road.

Can the entire site be developed?:

No