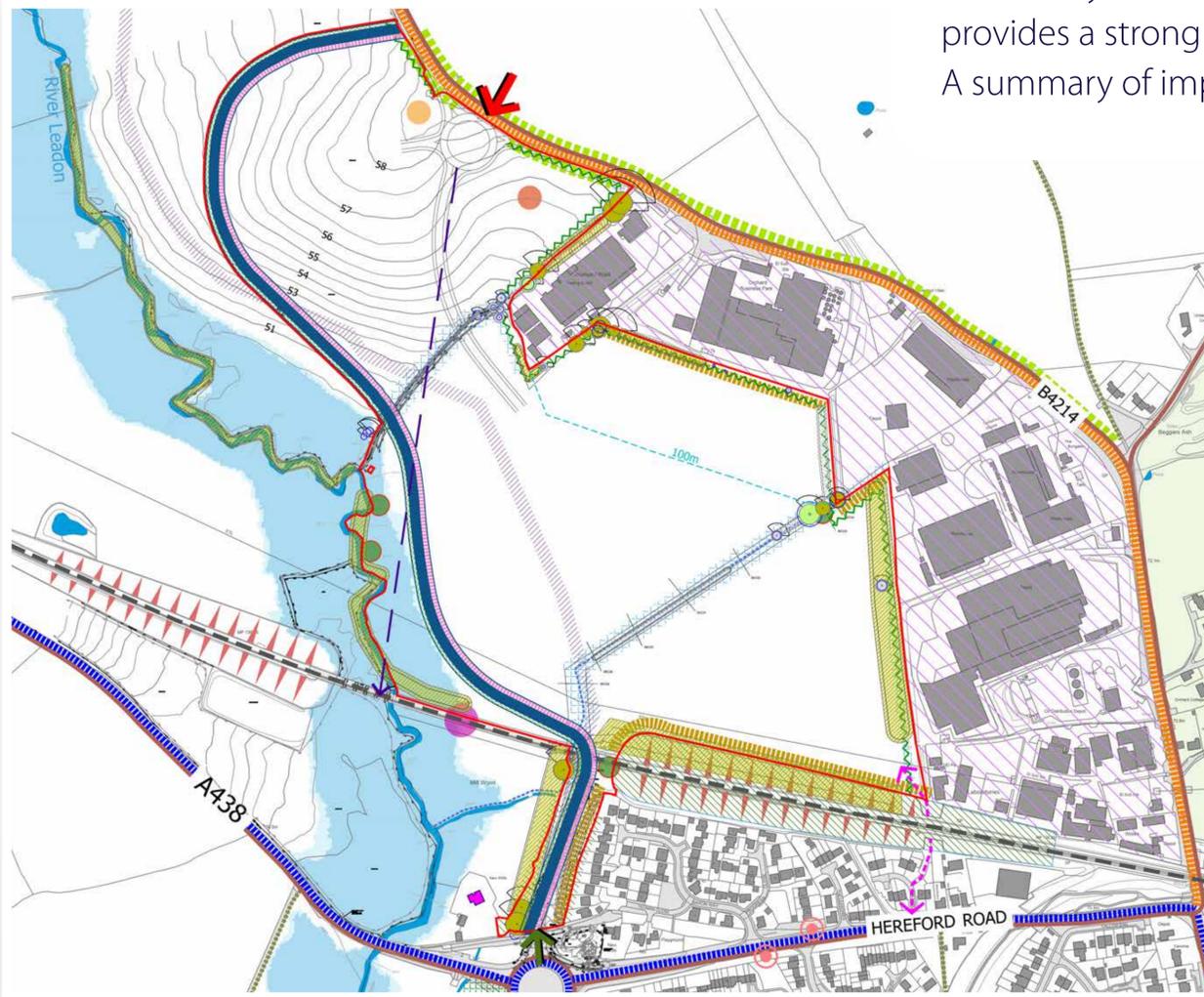


Site Analysis

An analysis of the site has been undertaken and the findings have been evaluated to identify key opportunities and constraints relevant to the development of the site. This will ensure that the development on the land north of Ledbury Viaduct is responsive to the local context and provides a strong sense of place and ownership. A summary of important site features is set out below:



Boundaries / Ownerships	Approximate location of trees
Red Line Boundary	Category A trees
Access & Movement	Category B trees
Vehicular Access	Category C trees
Potential pedestrian and cycle access	Tree with bat potential
A Roads	Category B Hedgerow
B Roads	Category C Hedgerow
Bus Routes	Field margin with reptiles to be retained
Public Right of Way	Hedgerows with habitat to be retained
Potential footpath / cycle link	Proposed buffer planting
Bus stop	Woodland scrub belt
Landscape Features	Ledbury Riverside Park
Waterways	Uses
Contours	Existing Employment area
Railway line	Heritage
Railway Station	Ledbury Viaduct Grade II Listed
Embankment	Locally Listed building
10m canal corridor	Medieval / Post Medieval Mill race
10m canal waterway	Winter Elm C19 Farmhouse
3m footpath and soft landscaping	Wymondshire Mill
5m foot & cycle path	AKNS
Wet Ditch	Other
Wet Ditch Buffer	100m noise offset
Flood zone 2	
Flood zone 3	
Retained view of viaduct	

Access and Connectivity

- The Hereford Road/Leadon Way roundabout includes an arm which could be used as an access to the site.
- Potential for main vehicular access off Bromyard Road
- There are two potential pedestrian access points along the southern boundary of the site.
- There appear to be few constraints relating to the site in relation to transport and it offers the opportunity to promote sustainable travel.

Landscape and setting

- Views from the west are filtered by trees alongside the River Leadon, and the south by the Railway embankment vegetation and viaduct
- Hedgerows and trees will be retained and strengthened where possible within the site especially adjacent to existing employment buildings off Bromyard Road to the east, on the western boundary in association with the canal and in the north west to soften the access point.
- Retained existing waterways including two linear ditches cut across the site from north east down to south west before eventually joining up with the River Leadon.

Water Management

- The development proposals also make allowances to facilitate a restored canal to be delivered in partnership with the Herefordshire and Gloucestershire Canal Trust. The canal is proposed to be located between the development and the River Leadon floodplain. The canal could be fed with water from the on-site ditch networks, as well as runoff from the development proposals. Control weirs and storm weirs could be included to provide a safe overflow from the canal into the River Leadon.