

**HEREFORDSHIRE LOCAL PLAN**

**HEREFORD AREA PLAN:**

**Topic Paper**

Emerging potential housing options

**April 2017**

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## 1.0 INTRODUCTION

### 1.1 The purpose of this document

1.2 This paper focusses on initial, emerging site options for the delivery of housing growth in Hereford City and to help inform the preparation of the Hereford Area Plan (HAP). This document is not a policy document and has been assembled using existing published information. Additional technical work and community engagement will be required before a preferred set of sites is identified for inclusion in the plan.

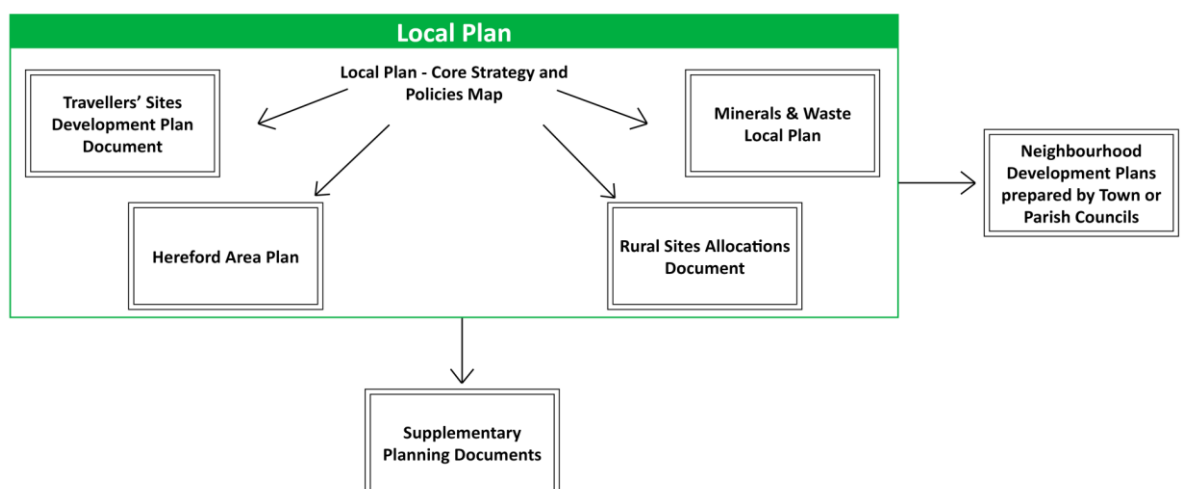
1.3 This Paper explains the approach for assessing housing potential and provides an audit trail to set out how sites are considered as part of the plan making process. This paper does not cover consideration of the strategic sites identified in policy HD1 of the Core Strategy but focuses on other potential sites that are required to meet the housing targets set out in the Core Strategy

## 2.0 The role of the Hereford Area Plan

2.1 The HAP will form part of the Council's Local Plan, which will guide the growth of the city up to 2031. The first element of the local plan to be adopted is the Core Strategy. The Core Strategy is a strategic document which sets out overall targets for the county together with a set of strategic policies and proposals.

2.2 The HAP will identify sites for development and for the delivery of infrastructure and services, as well as sites or areas which need to be protected for their special character or function throughout Hereford.

**Figure 1** – Summary of key documents in the Herefordshire Local Plan



### 3.0 KEY ISSUES AND INFLUENCES

#### 3.1 National planning guidance

The policy context for the Core Strategy and the HAP is set by the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these should be applied.

- 3.2 Key to the NPPF is that planning should contribute to the achievement of sustainable development. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental.
- 3.3 Paragraph 14 states that this presumption in favour of sustainable development should be seen as a 'golden thread' running through plan making and specifically: Local planning authorities should positively seek opportunities to meet the development needs of their area; Local Plans should meet objectively assessed needs, unless the adverse impacts of doing so would outweigh the benefits of the policies of the NPPF as a whole or specific policies in the NPPF indicate development should be restricted. Examples of such policies are listed in the NPPF and these include sites protected under the Birds and Habitats Directive, SSSIs, Green Belt, Local Green Space, AONB, designated heritage assets, locations at risk of flooding.
- 3.4 Lastly, Paragraph 157 sums up what is crucial to the content of the local plan when planning for housing in the HAP:

*"Local Plans should:*

- *plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;*
- *be drawn up over an appropriate timescale, preferably a 15 year time horizon...*
- *allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate..."*

- 3.5 To provide more detail and guidance to the National Planning Policy Framework (NPPF), the Government published the *National Planning Practice Guidance* (NPPG) online in March 2014. The only specific reference to site allocation in the NPPG is at Paragraph: 010 Reference ID: 12-010-20140306<sup>1</sup> which states:

*"Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions)".*

- 3.6 This links back to the general requirements for plan-making set out in Paras 154, 156 and 157 of the NPPF. The Local Plan must make clear:
- what development is going to be delivered;
  - where it will be;
  - when it will be done;

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<sup>1</sup> NPPG, Local Plans: Key Issues

- how it will be done.

3.7 This Topic Paper sets out a robust methodology and approach for assessing possible site allocations in the emerging Hereford Area Plan.

### 3.8 Core Strategy

3.9 The Core Strategy provides a framework for the growth of the County up to 2031, broadly setting out how much and where development will take place, and a list of infrastructure requirements. The HAP needs to identify appropriate sites for development and infrastructure to enable the Core Strategy to be delivered.

3.10 The Core Strategy gives a clear indication as to where strategic housing growth can take place identifying broad areas on the edge of Hereford and the market towns as shown in Figure 2. However, the strategic sites account for only half of the housing target for Hereford as shown in the table below. Therefore the HAP will focus on delivering the residual requirements of housing development to achieve the Core Strategy targets.

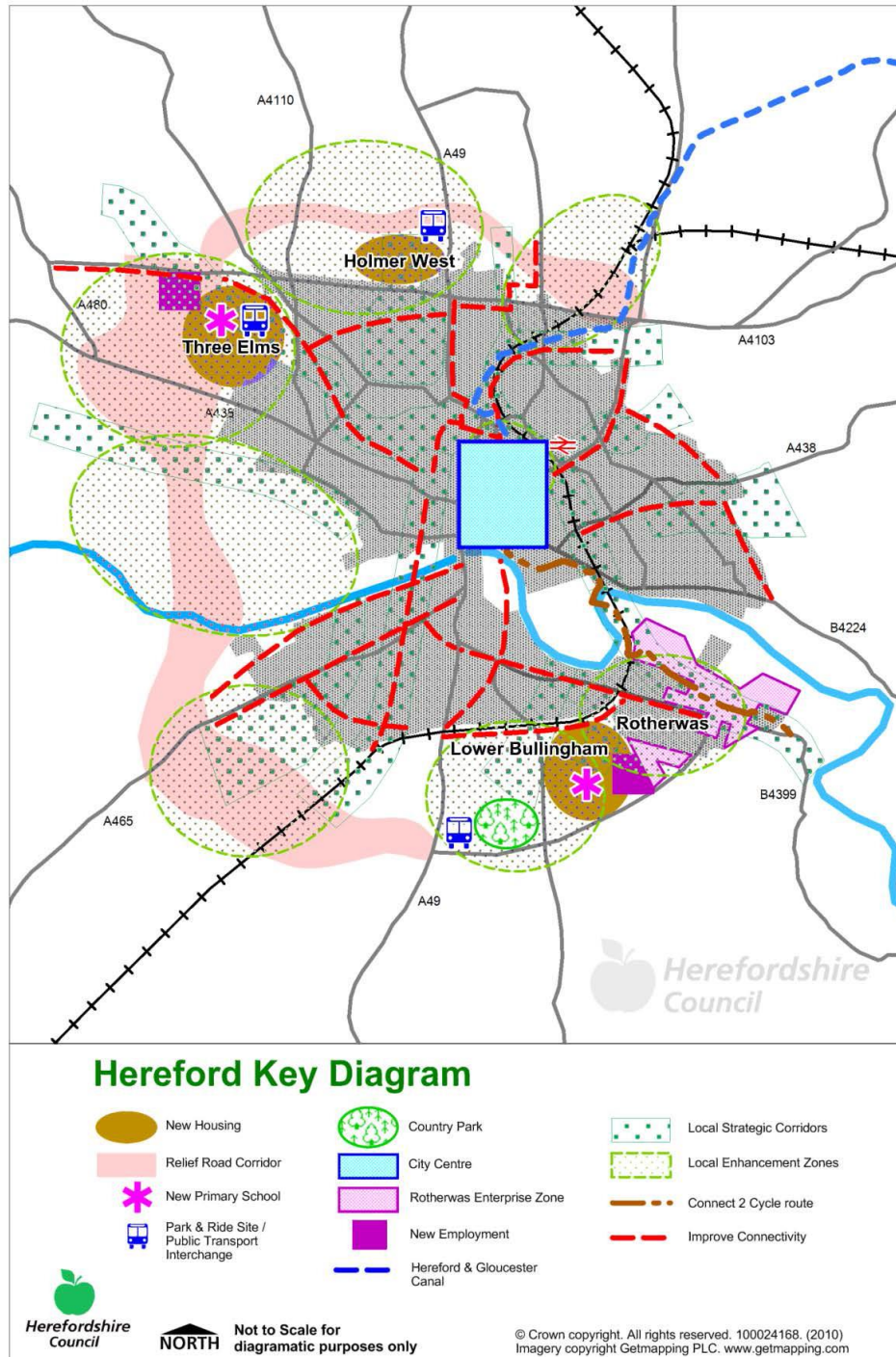
Total requirement for Hereford as set out in HD1	6,500
Strategic Sites:	
• Hereford City Centre (HD2)	800
• Northern Urban Expansion Area (HD4)	500
• Western Urban Expansion Area (HD5)	1000
• Southern Urban Expansion Area (HD6)	1000
Total for Urban Expansion sites	3300
Remaining Residual Requirement	<b>3200</b>

3.11 The Core Strategy was prepared following extensive public consultation with local communities and key stakeholders over several years. The document has also been informed by numerous policy documents and technical studies, all of which can be viewed on the Council's website<sup>2</sup>. These are also relevant to the HAP and will need to be taken into account during its preparation.

<sup>2</sup> Evidence base documents, [https://www.herefordshire.gov.uk/directory/29/local\\_plan\\_evidence\\_base\\_documents/category/63](https://www.herefordshire.gov.uk/directory/29/local_plan_evidence_base_documents/category/63)

Figure 2.

### Hereford Key Diagram<sup>3</sup>



<sup>3</sup> Figure 4.2. Hereford Core Strategy 2011-2031

### 3.12 Background evidence and work

3.13 In preparing the HAP a range of evidence gathering has taken place to ensure the Council's Development Plan Documents have a robust base. The technical studies which will be used in the process of housing identification for the HAP are as follows:

- Building Biodiversity into the Local Plan
- Green Infrastructure Strategy
- Historic Townscape of Central Hereford
- Local Housing Requirements Study
- Local Housing Market Assessment
- Hereford Housing And Employment Land Assessment (HELAA)
- Rapid Townscape Assessment for Hereford
- Strategic Flood Risk Assessment
- Urban Fringe Sensitivity Analysis

## 4.0 **Site selection methodology**

### 4.1 **Overview**

4.2 The NPPF requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish housing land potential in their areas (paragraph 159). The NPPF also encourages reviews of land available for economic development to be undertaken at the same time as, or combined with SHLAAs (paragraph 161). In addition, the National Planning Practice Guidance includes a methodology for the preparation of a SHLAA.

4.3 A Hereford Housing and Economic Availability Assessment (HELAA) was published in 2015<sup>4</sup>. The HELAA is a technical assessment of sites which could potentially contribute towards the supply of land for housing and employment and was undertaken by consultants URS on behalf of Herefordshire Council. The results of the housing assessment were reviewed for the purpose of this paper.

4.4 Sources of sites identified in the HELAA include sites received through a "call for sites" exercise, sites from the previous SHLAA 2012 (a strategic *housing* sites only assessment) and any other sites identified by the Council.

4.5 All sites have been assessed using the same criteria irrespective of their current use or development plan status. The area of search for the HELAA is confined to the main city of Hereford and land adjoining its boundary. The criteria used to assess potential sites is set out below. The Council needs to consider all reasonable options for sites, and select those which are the most appropriate. As set out above, sites need to conform with the Core Strategy and identified infrastructure needs.

4.6 To be 'accepted' in the HELAA as a site which is deliverable, a site must be:

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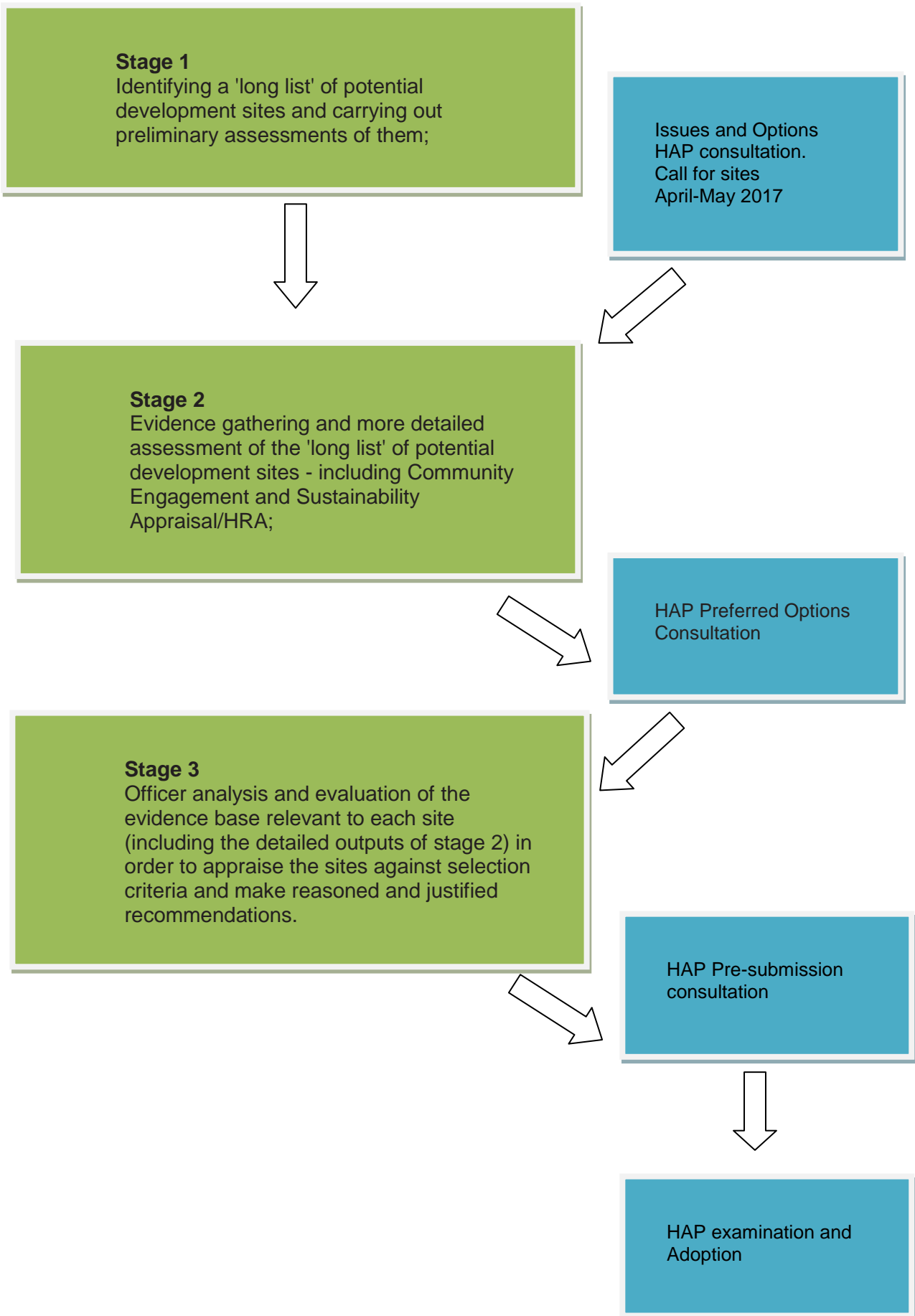
<sup>4</sup> HELAA

[https://www.herefordshire.gov.uk/downloads/download/215/hereford\\_housing\\_and\\_economic\\_land\\_availability\\_assessment\\_helaa](https://www.herefordshire.gov.uk/downloads/download/215/hereford_housing_and_economic_land_availability_assessment_helaa)

- 4.7 **Suitable:** A site is suitable for housing development if it offers a suitable location for housing development having regard to planning policy, including the Core Strategy, and its physical limitations and/or potential impacts. There are a number of internationally designated nature conservation sites in and around Hereford. Any development proposals that could affect the conservation status of these sites would be subject to a Habitats Regulations Assessment
- 4.8 **Available:** A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This tends to mean that the site is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.
- 4.9 **Achievable:** A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site.
- 4.10 Although the HELAA is an important evidence source to inform plan making, it does not determine whether a site should be allocated for housing development, that is the role of the HAP.
- 4.11 **Scope of site selection for HAP sites**  
To begin the site selection process, it is necessary to define the scope of sites to be allocated. The threshold in the HELAA focuses on capacities of 5 dwellings or more on sites of 0.25 hectares and above. There were only a small amount of sites of this size identified; therefore it was more productive to raise the threshold. Therefore a minimum dwelling threshold of 10 dwellings (or 0.4 hectares for developable land) has been applied, which is considered appropriate in Hereford due to the scale and nature of the city. It also reflects the Housing White Paper (Published 7<sup>th</sup> February 2017) intentions for consideration of smaller sites that could be suitable for allocation. Densities tend to be higher in the urban area with smaller pieces of land delivering higher capacities than elsewhere in the county. The methodology for identifying and selecting the most suitable sites for development is split into 3 main stages:



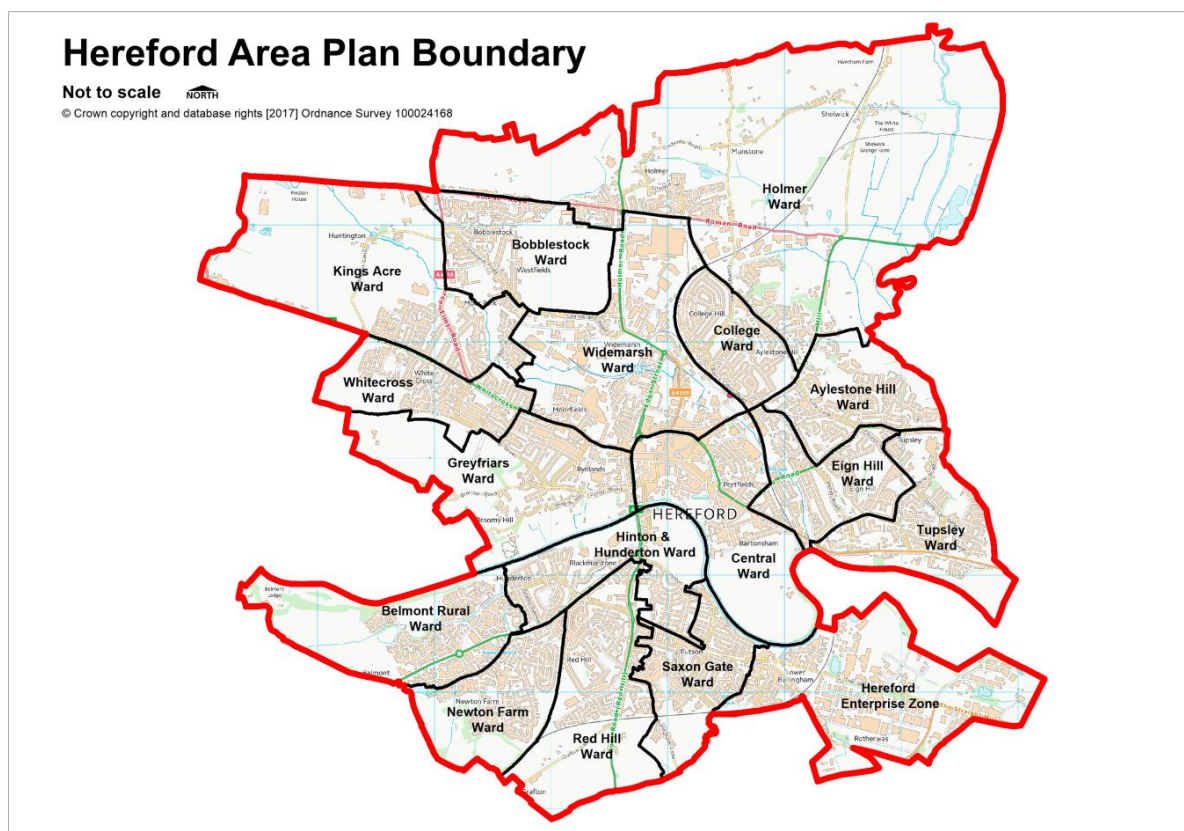
**Figure 3. Stages of assessment for housing allocations**



#### 4.12 Stage 1

- 4.13 The process needs to identify new potential development sites (without planning permission), which lie within the Hereford Area Plan boundary<sup>5</sup>. **A threshold for a minimum site capacity for 10 dwellings on 0.4 hectares is suggested to conduct the site identification search. This is a suggested threshold and the HAP Issues and Options consultation is requesting comments on whether this is an acceptable size to identify sites<sup>6</sup>.**
- 4.14 Some HELAA sites extend beyond the Hereford Area boundary. In these cases sites have been reduced in size so that only the areas within the boundary are considered.

**Figure 4.** Hereford Area Plan boundary



- 4.15 The first stage involves identification and preliminary assessment of a 'long list' of potential development sites. The established method of collating and assessing sites is through the HELAA 2015. The Strategic Housing Land Availability Assessment 2012 (SHLAA) was the previous methodology.
- 4.16 The HELAA assessment was guided by the National Planning Policy Framework (NPPF; paragraphs 47, 50 and 159) and the associated National Planning Guidance (PPG). The 2012 SHLAA was guided by the former PPS3

<sup>5</sup> Hereford Area Boundary includes the city parishes and the parish of Holmer & Shelwick.

<sup>6</sup> HAP consultation, [https://www.herefordshire.gov.uk/info/200185/local\\_plan](https://www.herefordshire.gov.uk/info/200185/local_plan)

guidance. In a search for all potential sites the SHLAA 2012 was revisited to ensure all possible sites were included for consideration.

- 4.17 The purpose of the HELAA is to identify and assess sites that have the potential to deliver residential and economic development. It is important to note that identification of a site through this process does not necessarily mean that it will be allocated in the HAP for development.
- 4.18 The most recent 'call for sites' for Hereford was carried out in May 2014, and the sites that came forward were assessed through the HELAA process. All sites identified in the HELAA went through a standard assessment process. The detailed methodology for the HELAA process is set out in the latest *HELAA Report (September 2015<sup>7</sup>)*.
- 4.19 The HELAA also identifies:
- constraints that impact on the potential for development of a site. Where appropriate, actions are suggested that are considered necessary to overcome constraints.
  - potential capacity for each site to give an indication of the amount of housing that could be delivered.
  - detailed guidance on the method for calculating the housing capacity of sites is presented in the HELAA Report, page 26.
  - an estimation of the timescales for delivery of each site is also set out. This was divided into 4 categories - 0-5 years, 6-10 years, 11-15 years 16+ years, and 'Not Currently Deliverable'.
- 4.20 The output of the HELAA process for the site allocations work was a long list of potential development sites that could be taken forward to stage 2 of the site selection process. The midpoint capacity set out in the HELAA Volume 2 Final Site Schedules was the capacity used for each site.
- 4.21 The first stage of refining this list uses the following criteria to assess the sites. Sites that were not included in the long list:
- Those falling below the 10 dwellings threshold or 0.4 ha (this is subject to consultation and may need to be reviewed);
  - Sites that were in Flood Zones 3, unless there was clear evidence to demonstrate that a scheme could feasibly overcome this constraint;
  - Sites where availability is unknown.
  - Sites with planning permission. These sites are already deemed suitable as a result of planning permission. There is no need to reassess them unless new information emerges that would alter their potential for delivery. The NPPF states *Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans, NPPF footnote 1.*
- 4.22 Further more detailed work is required in order to assess the merits of each potential housing site as part of the plan making process. Considerations

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[https://www.herefordshire.gov.uk/downloads/download/215/hereford\\_housing\\_and\\_economic\\_land\\_availability\\_assessment\\_helaa](https://www.herefordshire.gov.uk/downloads/download/215/hereford_housing_and_economic_land_availability_assessment_helaa)

such as highways, access, landscape, heritage impact and wider flooding issues have not been taken into account at this point.

4.23 The previous call for sites was three years ago and in this time period; the city has changed as a result of new development. There may be new opportunities available which needs to be reflected in the assessment. Therefore at the same time as the HAP Issues and Options (April - May 2017) consultation; a further '**call for sites**'<sup>8</sup> will be carried out. Sites submitted will be considered and if deemed suitable can also be taken forward for assessment during stage 2.

4.24 **Stage 2**

This involves further evidence gathering and more detailed assessment of the 'long list' of potential development sites. The four major parts of this stage comprise the evidence gathered through:

1. Consultation with internal and external colleagues on site suitability
2. Community engagement;
3. Sustainability Appraisal/Habitats Regulation Assessment and
4. Topic based studies (crossover with other studies)

4.25 **Stage 3**

This stage involves appraisal of all the potential development sites against selection criteria. Using the evidence base, results of the Sustainability Appraisal and making a reasoned and justified recommendation on whether a site should be identified in the emerging HAP.

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<sup>8</sup> Call for sites: [https://www.herefordshire.gov.uk/info/200185/local\\_plan](https://www.herefordshire.gov.uk/info/200185/local_plan)

## 5.0 Current progress with housing targets

5.1 In respect of progress towards the Core Strategy housing target for Hereford the following targets set out the position of housing completions and commitment at April 2016 within the Hereford Area Plan area (see Figure 4 above for extent of boundary).

### 5.2 Completions

These are the total dwellings that have been built and completed since 2011.

Years (2011-2016)	Hereford Area Plan area
Total (net)	806

### 5.3 Exiting commitments

Commitments are all sites with full planning permission which have yet to commence development or sites that may be under construction. They will also include sites that have achieved outline planning permission.

5.4 Since the adoption of the Core Strategy, all three strategic sites are making progress. An outline planning application (150478) for Holmer West (north of Hereford) went to Planning Committee in August 2016 and has a resolution to grant planning permission for 460 dwellings subject to the signing of a section 106 agreement. The Three Elms (west of Hereford) planning application (162920) was received in September 2016 and is expected to be determined later this year. A pre application on the Lower Bullingham strategic site (south of Hereford) was lodged in February 2017. The City Centre/Urban Village strategic area is also expected to come forward. With its opening expected by the end of 2017, the City Link Road will unlock land within the Urban Village which will help facilitate delivery of a sizable proportion of the new city centre homes proposed in HD2.

5.5 The following table sets out the status of commitments at April 2016

Hereford Area Plan area city Commitments at April 2016	2015/16
Total (net) before discount	582
Discounted as per Five Year Supply 2016 <sup>9</sup>	220
Total (net)	<b>362</b>

### 5.6 Windfalls

Windfall sites are those that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available. Due to the strong history of windfall, the Council has a windfall allowance of 100 dwellings per annum

<sup>9</sup> 2016 5 Year Housing Land Supply <https://www.herefordshire.gov.uk/media/8060801/5-year-supply-july-16.pdf> where certain commitment sites were considered unlikely to come forward.

across the county with an allowance of 50 in urban areas (Hereford and market towns) and allowance of 50 in rural areas.

5.7 Small sites with developments for 9 or less have contributed to the completion of over 200 dwellings in the city since 2011. This would indicate that a windfall target would be appropriate. This target for Hereford would be a proportion of the 50 dwellings per annum in the urban areas. A windfall annual target of 25 dwellings per annum is the proposed amount for Hereford based on the strong record of delivery. For the next fifteen years (2016-2031) the total windfall allowance would amount to 375 dwellings.

**5.8 Residual housing to be delivered**

Therefore if all of the elements of progress are taken into consideration a residual amount of housing can be identified for delivery by the HAP.

**Residual Target for Hereford**

<b>Hereford</b>	<b>No of dwellings</b>	<b>No of dwellings</b>
Housing requirement set out in Core Strategy policy HD1 (not including the strategic sites)	-	3200
Total completions (2011 – 2016)	806	
Commitments at April 2016	362	
Windfall (25 per annum x 15 years)	375	
Total	1543	
<b>Residual dwellings to be delivered</b>		<b>1657</b>

5.9 The commitments are assessed annually through the Five year supply analysis. Progress with commencement is considered carefully as to whether sites will come forward. Therefore the commitment figure through monitoring will change annually. As the current progress stands, the HAP must identify land for accommodation for under 2000 new homes. The residual target is monitored annually and the allowance for windfalls will enable sites to come forward that are not allocated.

**6.0 Choice of sites**

**6.1 Sites with potential for further assessment**

Some 140 sites were assessed at this stage and 31 sites have been identified which would appear to offer potential for housing development. A table of all the sites with potential can be found in Appendix 1 together with a corresponding map for each site in Appendix 2.

6.2 These sites will be taken forward to stage 2 of this assessment where further analysis and consultation will be carried out to determine their acceptability as potential allocation sites.

- 6.3 The total housing capacity of the sites which fall within the HAP boundaries is 5,488 dwellings. However, this capacity should be treated with some caution. The City Centre is expected to accommodate 800 dwellings for the strategic site (Policy HD2) and these sites are yet to be identified.
- 6.4 Caution is also required at this stage as some sites fall within the corridor identified within the Core Strategy for the proposed Hereford relief road (bypass). Work on identifying a preferred route for the bypass is being undertaken in parallel with the preparation of the HAP. The total capacity of sites within the relief road corridor is 1943 dwellings. Therefore if the sites within the road corridor are not included within the overall capacity (within the Hereford Area Plan boundary) then the total potential amounts to **3545** dwellings. Appendix 3 displays the locations of these sites within and around Hereford at a larger scale.

Total capacity on all potential sites within boundary	Capacity of sites within safeguarded road corridor	Capacity of remaining sites
5488	1943	3545

6.5 **Sites not considered appropriate for further assessment**

6.6 A total of 109 sites were not considered appropriate for further assessment. This was because at the initial stages of assessment:

- sites were deemed to have potential but there was a lack of information on whether sites are available as no information has been forthcoming from landowners;
- sites were deemed as unsuitable for housing, even if they are available due to technical issues or environmental constraints which suggest they should not be identified for housing development.
- sites had achieved planning permission.

6.7 All of these sites are shown in Appendix 4, along with a summary of assessment results and an update on any recent planning applications on the sites. Full details of site assessments are included in the latest version of the HELAA, published in September 2015. Should further information be submitted as part of the “call for sites” this may result in a reconsideration of the sites.

## 7.0 **Conclusion**

- 7.1 In summary, it would appear that 31 sites in and around Hereford are potentially available for future housing development. These sites could yield a minimum of 3,545 dwellings and a maximum of 5,488 dwellings over the course of the plan period, which would undoubtedly help to achieve the housing targets set within the Core Strategy. However the forthcoming stages of assessment will establish more accurately how much housing could actually be achieved.
- 7.2 All call for sites submitted through April/May 2017 will be assessed and if sites are suitable they will be taken forward to the next stage of assessment.



## Appendix 1

### Stage 1 Sites with potential for further assessment

Site Ref	Location	Area (ha)	Estimated number of dwellings	Revised capacity	Capacity of sites on safeguarded road route	Summary of suitability and deliverability	HELAA Map page
Ayl14	Aylestone Park	2.2	91	91		No significant environmental constraints to development. Suitable for residential or B1 employment use.	4
Bel13	Land at Merryhill Farm, Belmont	5.5	135	135		No known environmental constraints to development. Suitable for residential development. Less suitable for employment use.	19
Bur09	Land at Canon Pyon Road	32.3	650	600		No known environmental constraints to development. Suitable for residential use, B1/B2 employment and/or mixed use. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Part outside boundary. 28.9ha within Hereford boundary area capacity revised down to 600..	2
Bur12	Land to the west of Burcot Farm, Holmer	2.9	73	73		No significant environmental constraints. However, access could prove to be a constraint. Suitable for residential use, employment and/or mixed use though more suitable for housing than employment. The north-east of the site has a medium landscape sensitivity and the rest of the site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary.	4
Bur17	Land at Burcott Farm	4.4	109	109		No significant environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site is adjacent to the protected route of the Hereford and Gloucester Canal and may need revision of capacity.	4
Bur21	Land opposite Stanners Way	1.6	39	39		No significant environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a medium to low landscape sensitivity therefore a sensitive design approach would be necessary.	4

Site Ref	Location	Area (ha)	Estimated number of dwellings	Revised capacity	Capacity of sites on safeguarded road route	Summary of suitability and deliverability	HELAA Map page
Bur23	Land adjacent to the Willows, Roman Road	3.5	92	92		The site has no significant environmental constraints to development apart from being previously subject to landfill which affects its suitability for housing (and would require further investigation). Suitable for residential use, employment and/or mixed use but more suitable for housing than employment use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary.	4
Bur29	Land adjacent to the Rose Gardens, Holmer, Hereford	1.9	47	47		No known environmental constraints to development. However, there may be access constraints. Suitable for residential use, B1/ light B2 employment and/or mixed use. Due to proximity from the urban boundary suitability would be linked to the delivery of Bur30.	3
Bur30	Land at Attwood Lane, Moonstone and adjoining south of Coldwells Road	6.5	160	160		No known environmental constraints to development. However, there may be access constraints. Suitable for residential use, B1/B2 employment and/or mixed use.	3
Bur31	Part of Burcott Farm	6.5	162	162		No significant environmental constraints to development. Suitable for residential use, employment and/or mixed use. More suitable for housing than employment.	4
Cen08	Car Park opposite John Venn Building, Gaol Street	0.5	24	24		The site is located within a Conservation Area which may affect layout and design. Suitable for residential, mixed use and/or B1 use. Once a detailed route is established such sites will be reassessed.	11
Cen21	Edgar Street Grid	31.2	800	800		Southern part of the site developed for retail. The north part of the site has been allocated as an Urban Village in the Local Plan. Planning permission granted for 192 units. Allocation for 800 overall. The site has a low to medium landscape sensitivity approach therefore a sensitive design approach would be necessary. The site contains the	11

Site Ref	Location	Area (ha)	Estimated number of dwellings	Revised capacity	Capacity of sites on safeguarded road route	Summary of suitability and deliverability	HELAA Map page
						protected route of the Hereford and Gloucester Canal and the location for the proposed canal basin.	
Cen22	Bus Station/Car Park	0.3	17	17		The site has no known environmental constraints. The site is located within a Conservation Area which may affect layout and design. Suitable for a range of uses including housing, mixed use and/or employment.	11
Cen23	County Offices Bath Street	0.7	20	20		No known significant environmental constraints. The site is located within a Conservation Area which may affect layout and design. Suitable for a range of uses including housing, mixed use and/or B1/B2 employment. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. Recent developer interest would indicate development may be achievable.	11
Cre25	Wyevale Nurseries Offices, Despatch yard and land to the rear of Garden Centre	11.7	350	350	350	No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. Due to the location away from an existing employment area the site is considered to be less suitable for B8 use and/or heavier industry use -although this would depend on the range of used and location of uses delivered within the Three Elms extension. Suitability of the development of the site is likely to be linked to the delivery of Three Elms. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. Site to remain until further decisions made about road corridor.	1
Hol13	Grafton Lane	49.3	990	300		The site has no significant environmental constraints to development. 13.6ha lies within Hereford Area Boundary. Capacity to be reduced to 300.	20
Stm01	Land to West of Bullinghope	6.3	208	208		No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a high - medium landscape sensitivity therefore a sensitive design approach	20

Site Ref	Location	Area (ha)	Estimated number of dwellings	Revised capacity	Capacity of sites on safeguarded road route	Summary of suitability and deliverability	HELAA Map page
						would be necessary.	
Stm05	Land West of Grafton Lane	3.0	75	75		No known environmental constraints. However, the site is not contiguous with the existing urban boundary of Hereford. Suitability of development of the site is therefore dependent on the other sites closer to the Hereford boundary being developed. If the other sites were developed it would potentially be suitable for housing, B1 and/or mixed use. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary.	20
Stm17	Grafton House, Grafton Lane	2.8	94	94		No known environmental constraints to development. Suitable for housing and/or B1 employment. Planning permission for 1 dwelling on the obvious access (162946) to the rear of the site. Possible access via adjacent Ho13 (previously Ho104).	19
Stn05	Health Authority Offices, Victoria Street	0.3	17	17		The site has no known environmental constraints to development. Suitable for residential use, B1 employment and/or mixed use.	10
Thr19	Land adjacent to Wyevale, Kings Acre Road	11.7	236	236	236	No known environmental constraints to development. Due to the site's location relative to Hereford and within an existing residential area (Kings Acre) as well as direct access to the strategic road network (A438) the site is considered to be suitable for residential and/or employment use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site to remain until further decisions made about road corridor.	1
Thr21	Land to west of Huntingdon Lane	2.8	80	80	80	No known environmental constraints. Suitable for a range of uses including housing and employment (subject potentially to the comprehensive planning of the area). The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Planning application (163345) for 80 dwellings	6

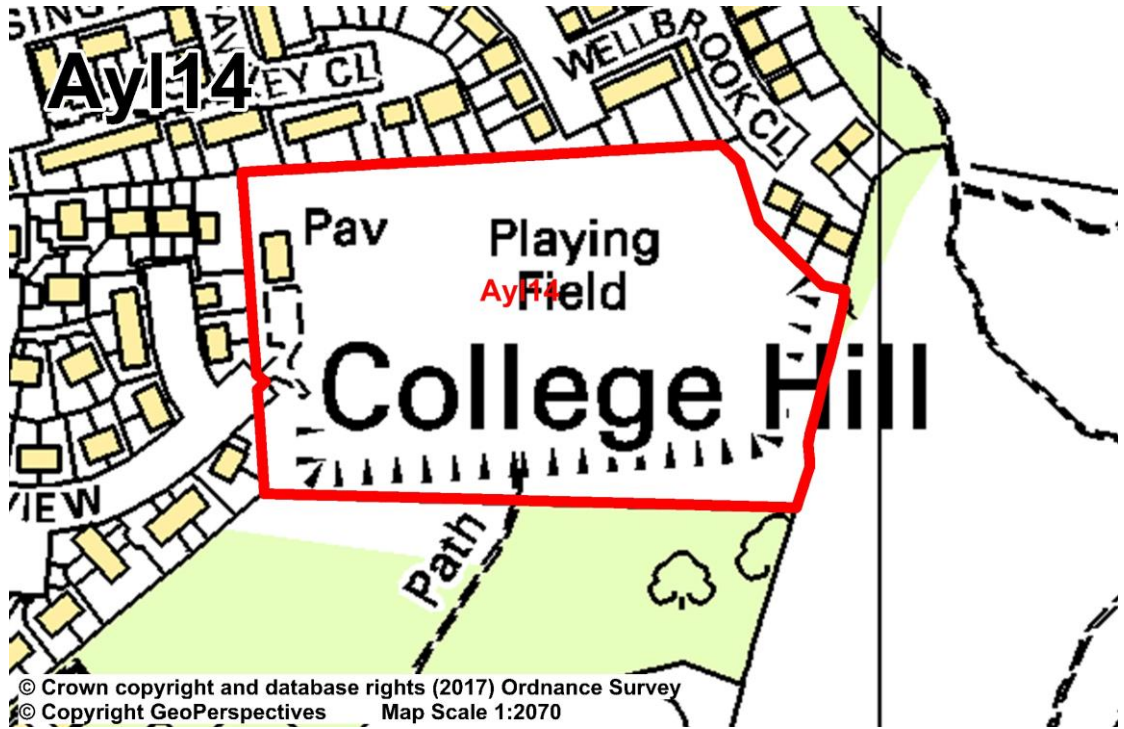
Site Ref	Location	Area (ha)	Estimated number of dwellings	Revised capacity	Capacity of sites on safeguarded road route	Summary of suitability and deliverability	HELAA Map page
						refused for reasons of prematurity. Once a detailed route is established such sites will be reassessed. Site to remain until further decisions made about road corridor.	
Thr22	Land to east of Huntingdon Lane	1.5	36	36	36	No known environmental constraints. Suitable for a range of uses including housing and B1 employment. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site to remain until further decisions made about road corridor.	6
Thr23	Land to the north east of Lower Hill Farm, Whitecross	66.7	1150	1150	1150	No known environmental constraints to development. Suitable for residential use, employment and/or mixed use as a sustainable urban extension. However, gaining suitable access into the site may be reliant on third parties. The southern part of the site has a high landscape sensitivity and the northern part of the site has a high-medium landscape sensitivity whilst the north western corner has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Part of this site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site to remain until further decisions made about road corridor.	5/6
Thr24	Land to south west of Lower Hill Farm, Whitecross	28.1	564	335		No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. However, gaining suitable access into the site may be reliant on third parties. The suitability of the site for development is dependent on the development of adjacent land. Even if the adjacent sites were developed it appears unlikely that the strategic road network would be extended to the site - its use for B8 and other heavier industry uses is therefore less suitable. The site has a high landscape sensitivity therefore a sensitive design approach would be necessary. Part of this site lies within the relief road corridor, and may be suitable for development. Once a	9

Site Ref	Location	Area (ha)	Estimated number of dwellings	Revised capacity	Capacity of sites on safeguarded road route	Summary of suitability and deliverability	HELAA Map page
						detailed route is established such sites will be reassessed. Site to remain until further decisions made about road corridor. Part of site outside Hereford Boundary and 16.06ha lies within. Capacity to be reduced to 335	
Thr28	Bay Horse Motors	0.4	11	11	11	No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site to remain until further decisions made about road corridor.	1
Thr29	Hereford Racecourse	43.5	To be further assessed			The site is located in part within Flood Zone 3 - it is unlikely that housing will be permitted in such areas. In addition, the site has a medium landscape sensitivity. However, due to the site's location within the existing urban area of Hereford and direct access to the strategic road network those areas outside Flood Zone 3 are considered to be suitable for residential use, employment and/or mixed use. Site in use as a recreational space. Part of site may be suitable for housing.	3
Thr30	Land south east of Widemarsh Common	0.4	12	12		A very small corner of the site is identified as being located within Flood Zone 3. While access onto the strategic road network could potentially be constrained the site is suitable for residential, mixed/use and or employments uses due to its location within the existing urban boundary of Hereford and proximity to a range of uses including the Imperial Business Centre opposite the site. Application for a public house on site recently refused on grounds of lack of information enabling assessment of impact.	3
Thr34	Land off Faraday Road, former part of Sun Valley	1.7	100	100		This site has planning permission: P131709/O Replacement of extant planning application 092930/O for the construction of a total care facility to include 100 assisted living units (use class C2 and C3). Approved September 2013. Application expired.	7

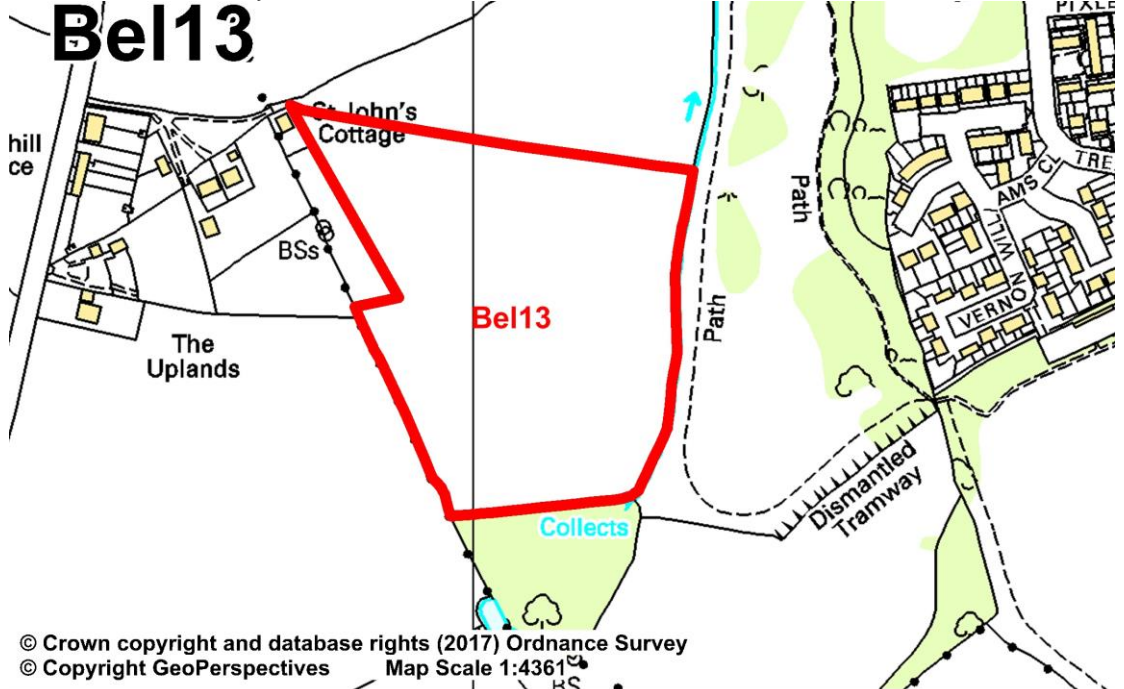
Site Ref	Location	Area (ha)	Estimated number of dwellings	Revised capacity	Capacity of sites on safeguarded road route	Summary of suitability and deliverability	HELAA Map page
Thr35	Hereford Garden Centre	3.0	80	80	80	The site has no known environmental constraints to development. Due to the site's existing use, location proximate to Hereford and within an existing residential area (Kings Acre) as well as direct access to the strategic road network (A438) the site is considered to be suitable for residential and/or employment use. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site to remain until further decisions made about road corridor. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable.	1
Tup01	Brockington Council Offices, Hafod Road	1.6	45	35		No known environmental constraints to development, apart from being located within the Conservation Area and containing a number of TPOs. Suitable for residential and/or B1 employment use. The location of TPOs within the site could also pose a constraint to development, potentially limiting the capacity of the site. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable.  P162264/CD4- 4 detached dwellings, 4 flats and 1 penthouse suite on southern section of site, approved Nov 2016. Remaining buildings and land available at 1.2ha. Capacity of site to be reduced.	11
<b>Total</b>			6467	<b>5488</b>	1943		

Appendix 2 Maps of sites with potential for further assessment

Ayl14. Aylestone Park

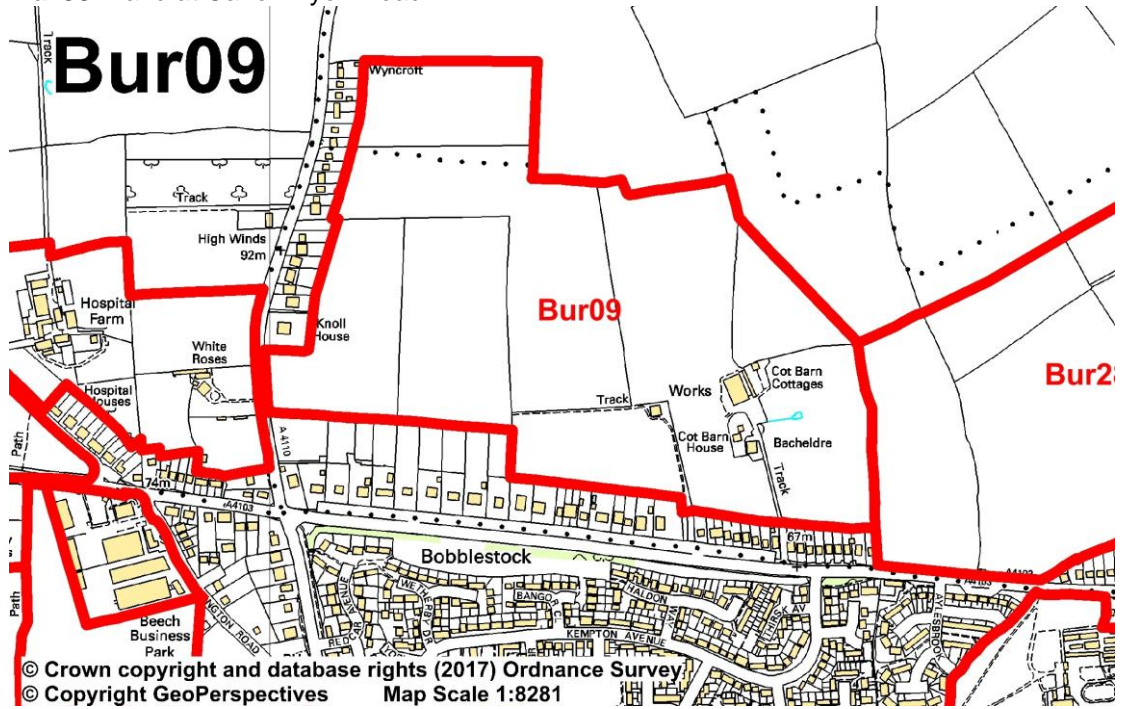


Bel13. Land at Merryhill Farm, Belmont

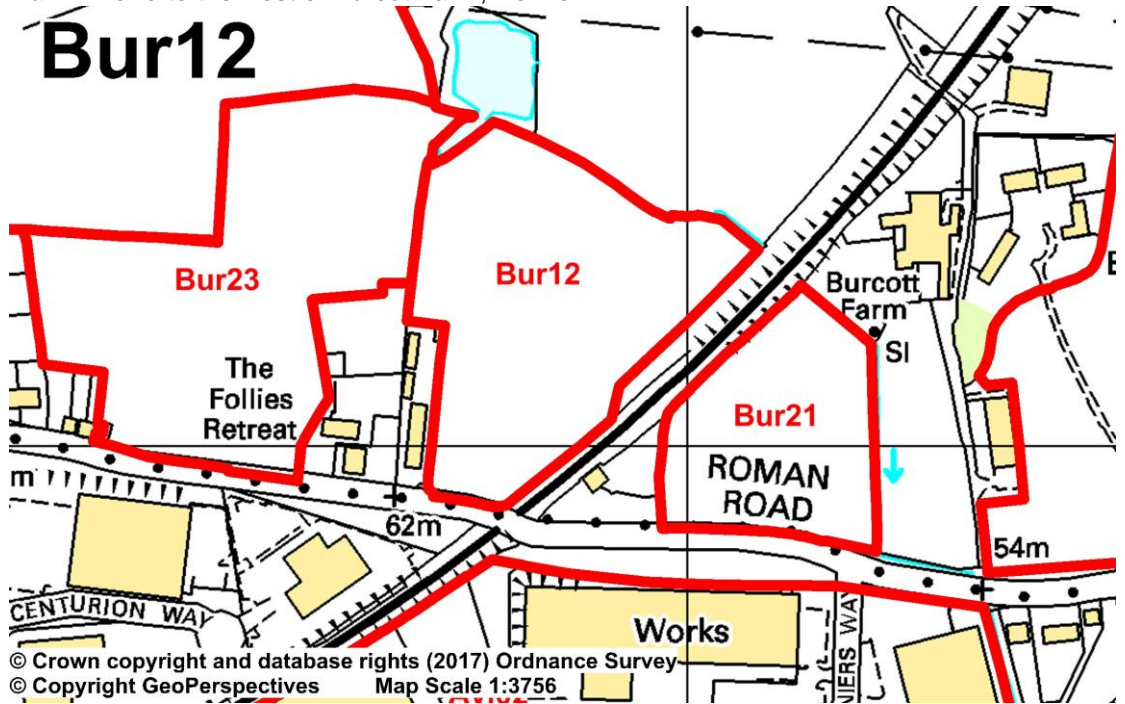




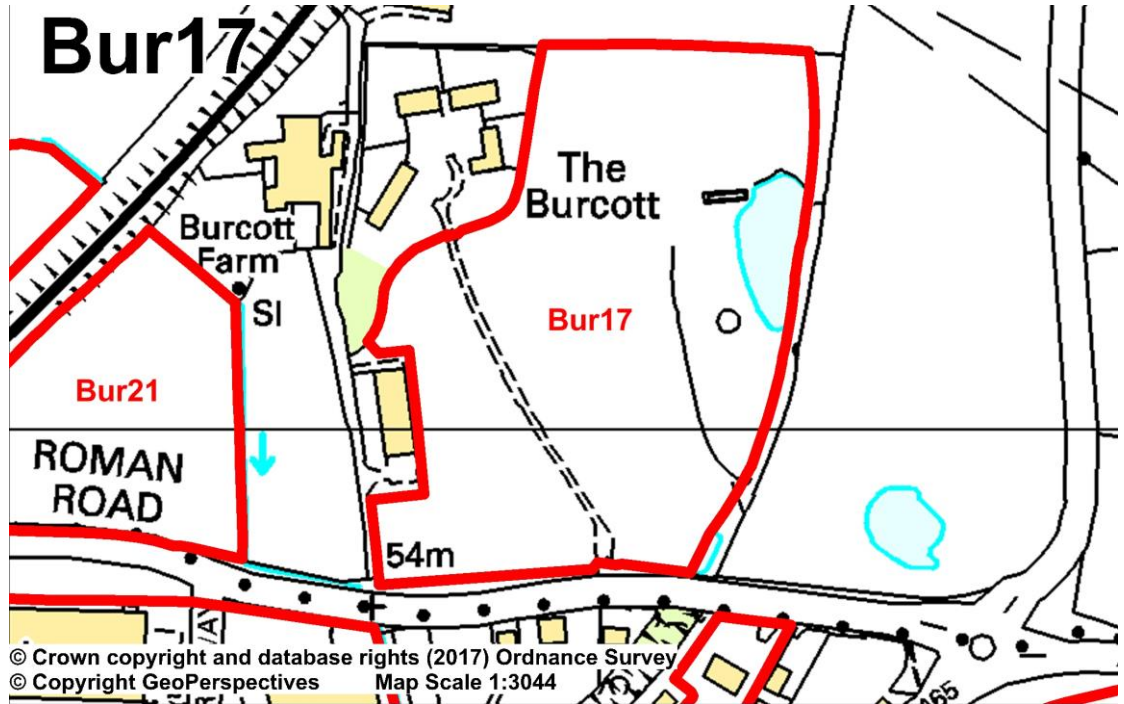
Bur09. Land at Canon Pyon Road



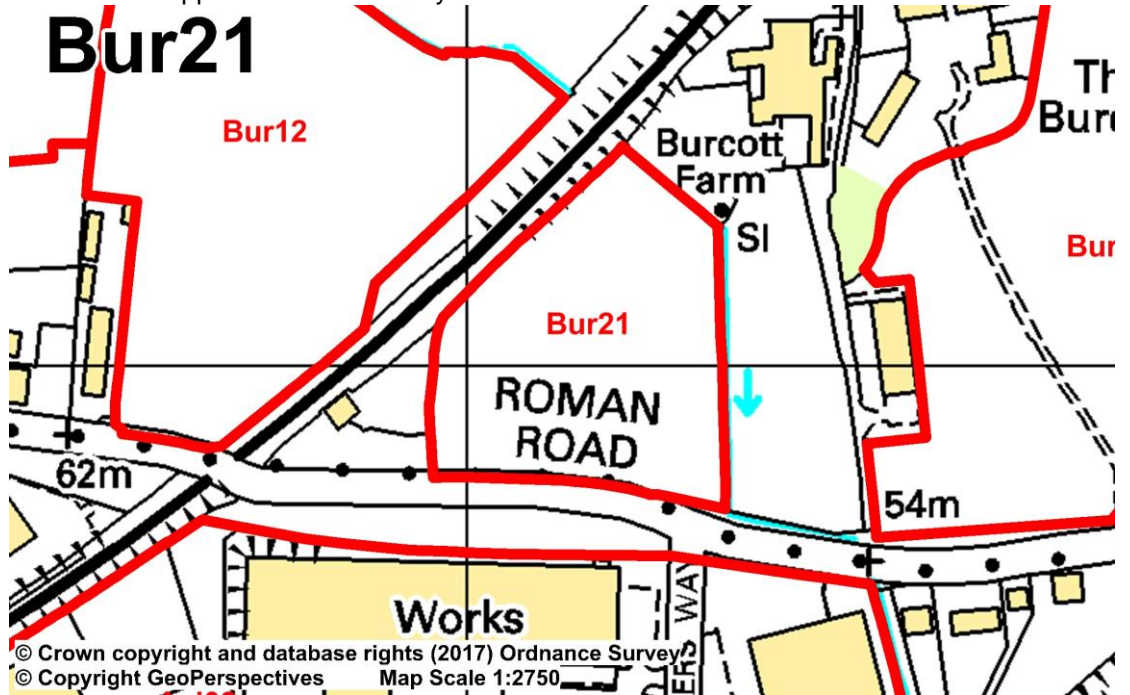
Bur12. Land to the west of Burcot Farm, Holmer



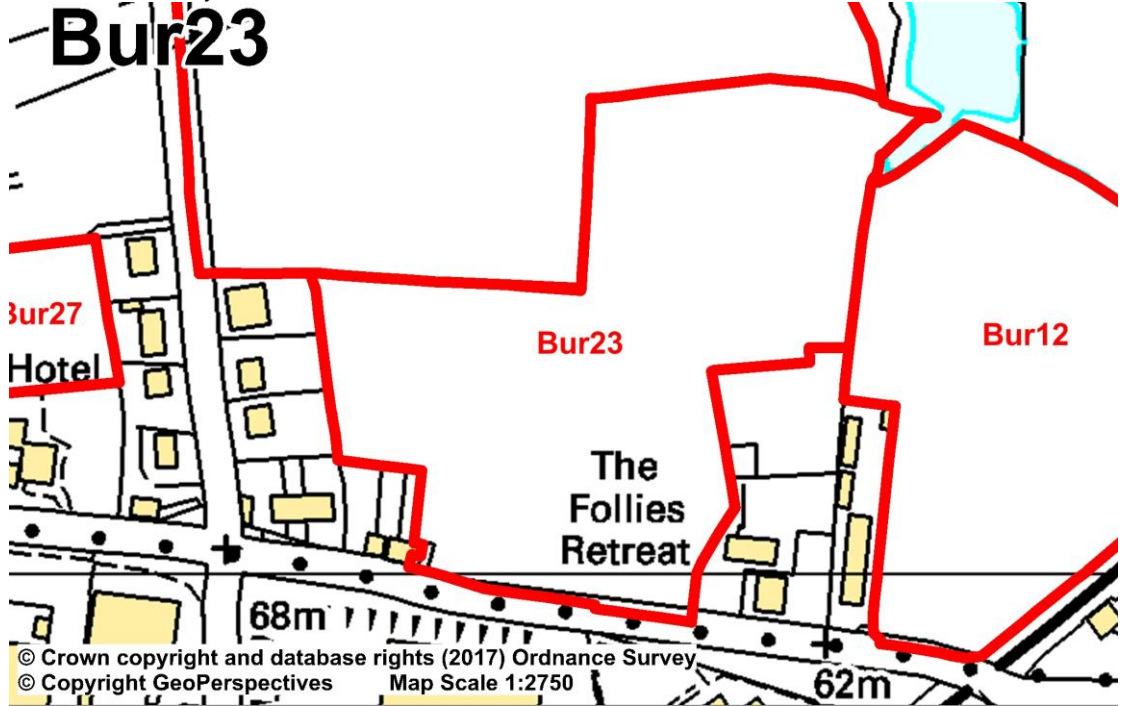
Bur17. Land at Burcott Farm



Bur21. Land opposite Stanners Way

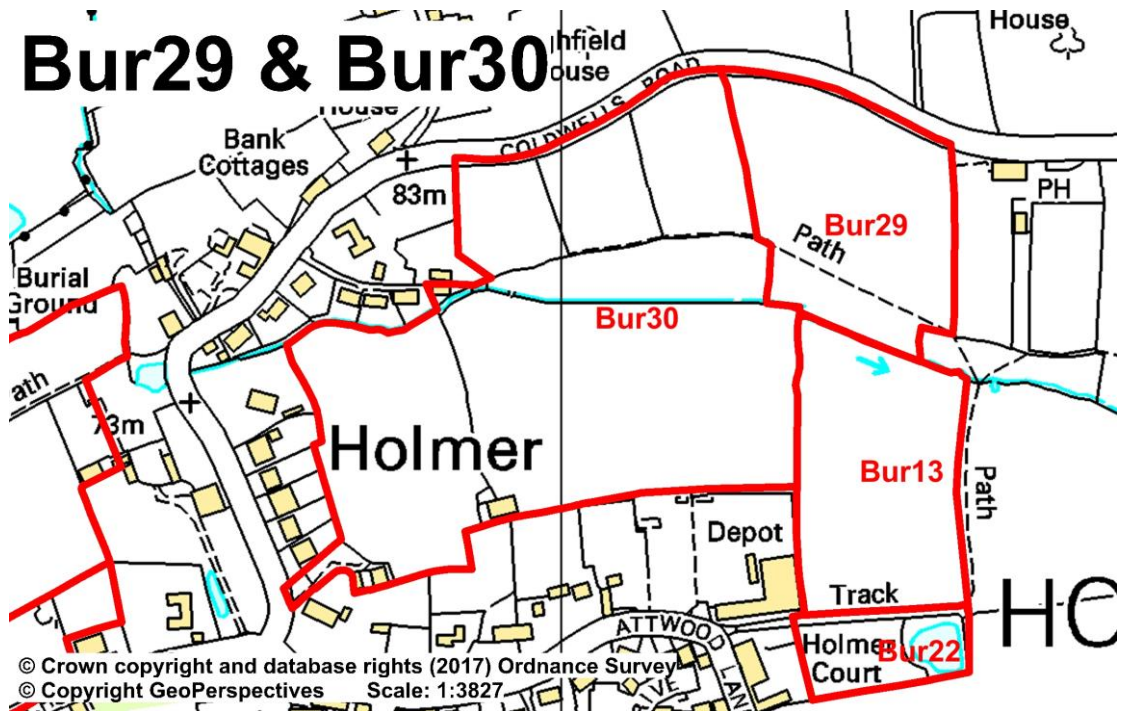


Bur23. Land adjacent to the Willows, Roman Road

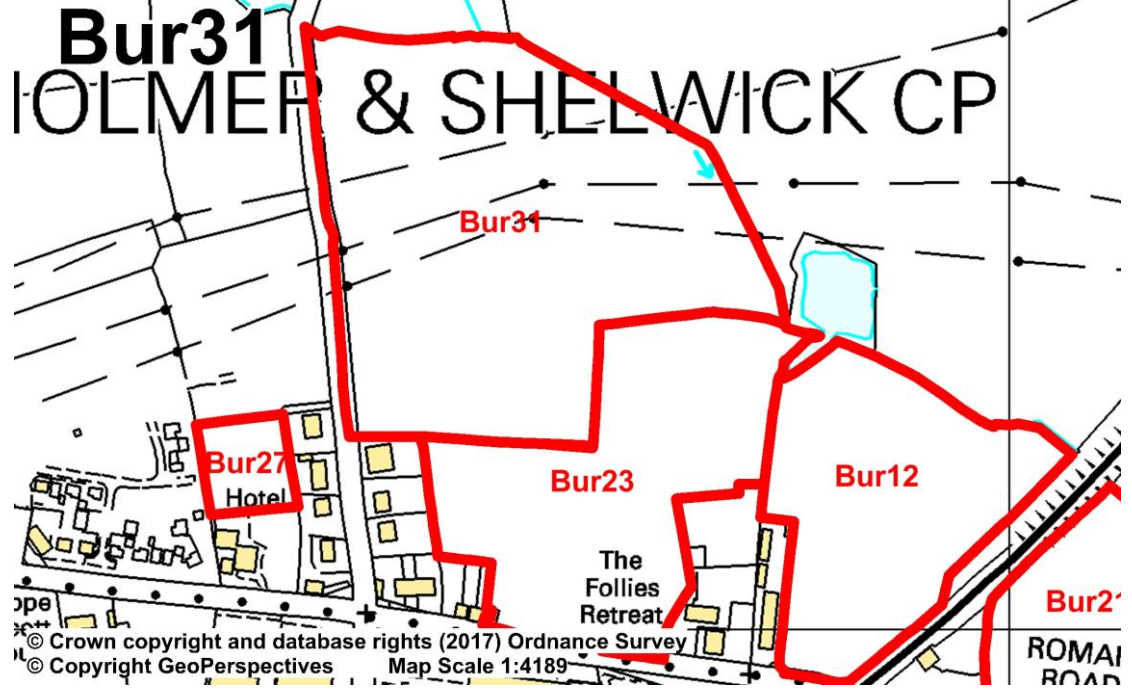


Bur29. Land adjacent to the Rose Gardens, Holmer, Hereford

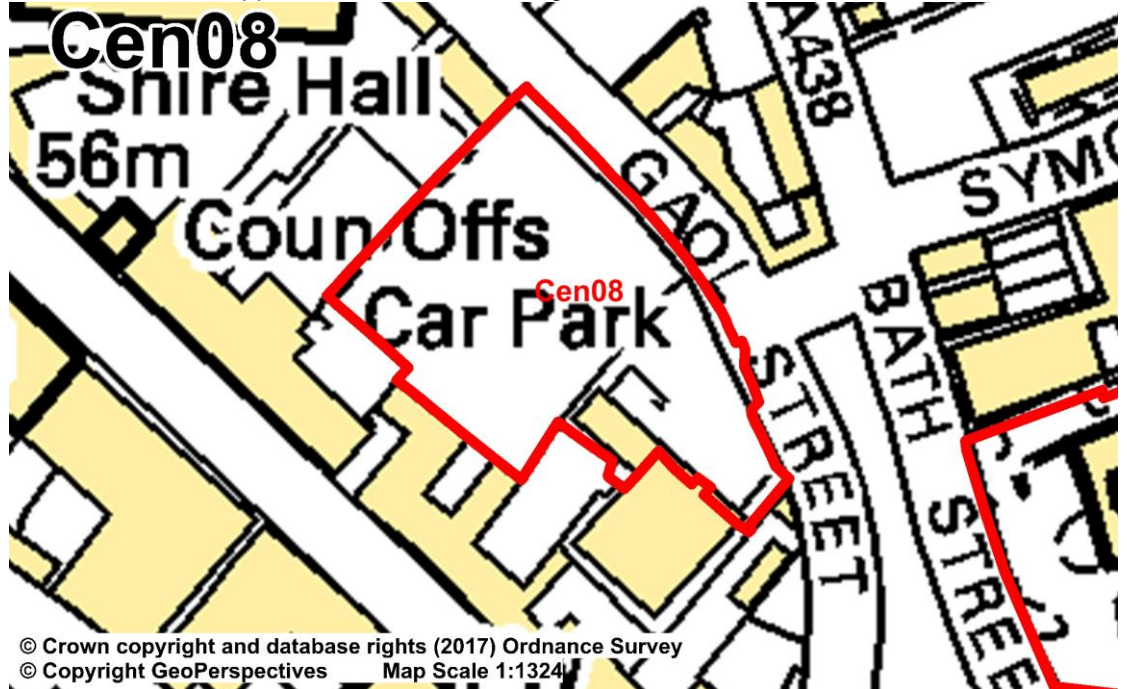
Bur30. Land at Attwood Lane, Moonstone and adjoining south of Coldwells Road



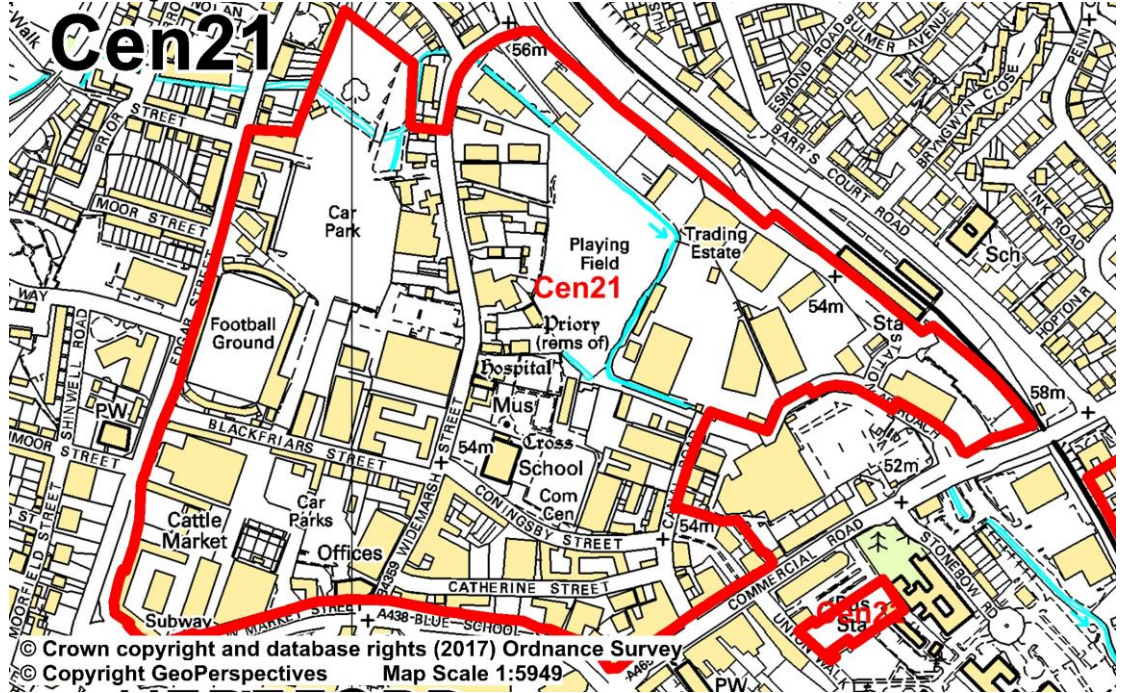
Bur31. Part of Burcott Farm



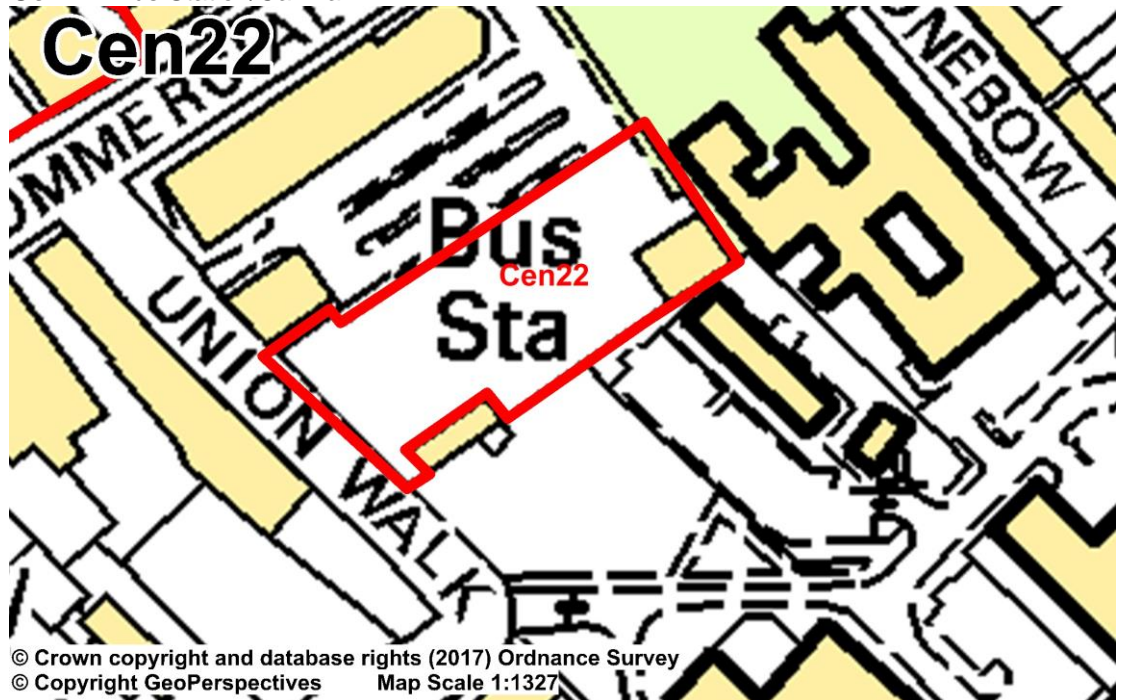
Cen08. Car Park opposite John Venn Building, Gaol Street



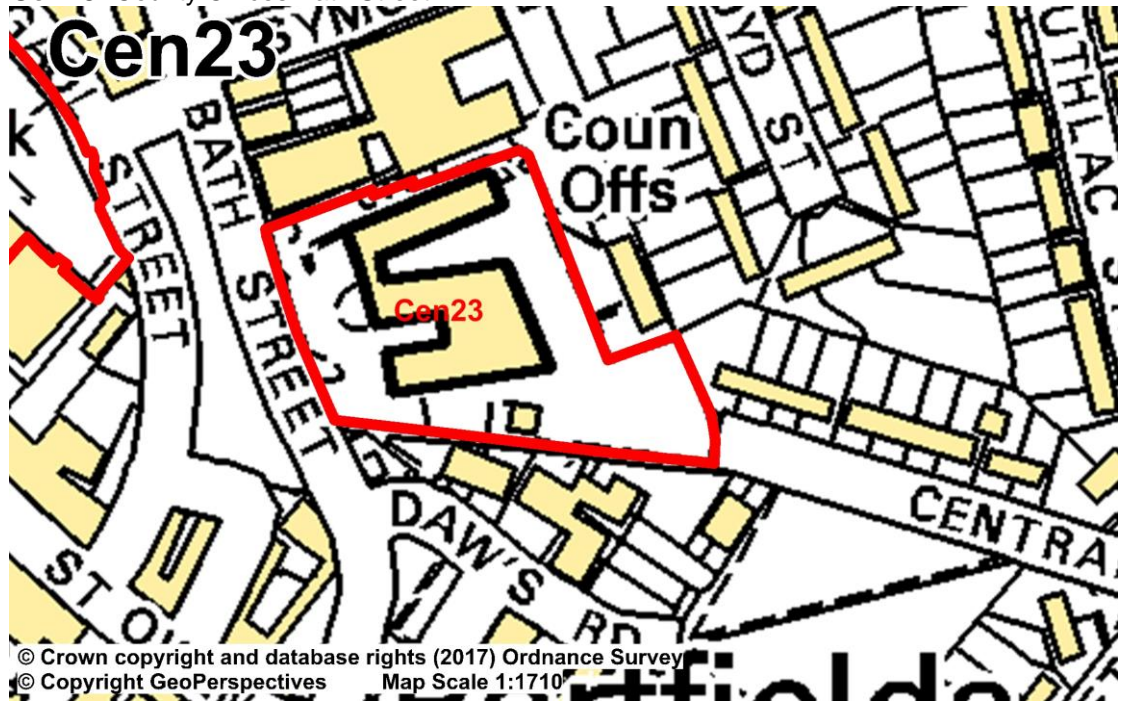
Cen21. Edgar Street Grid



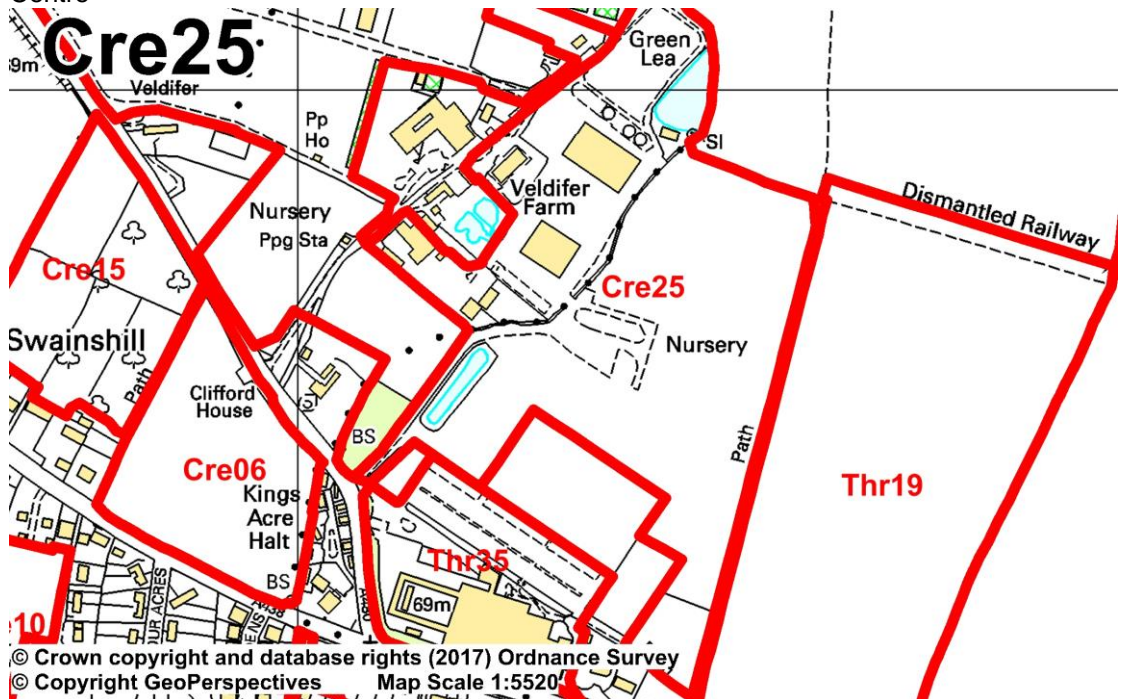
Cen22. Bus Station/Car Park



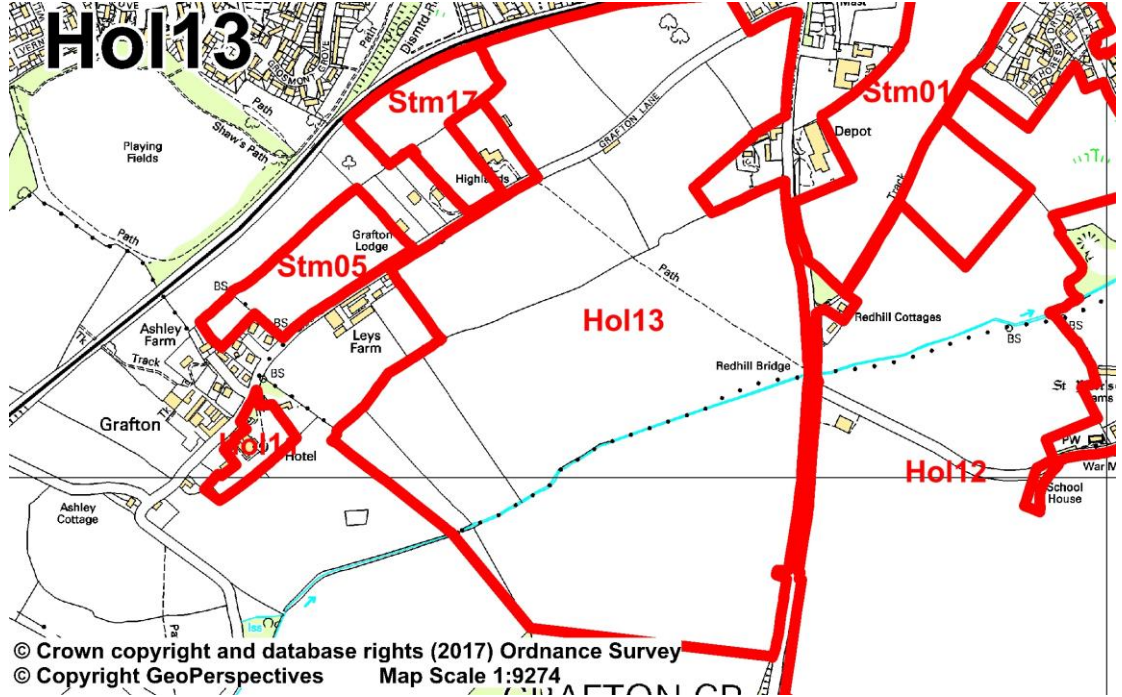
Cen23. County Offices Bath Street



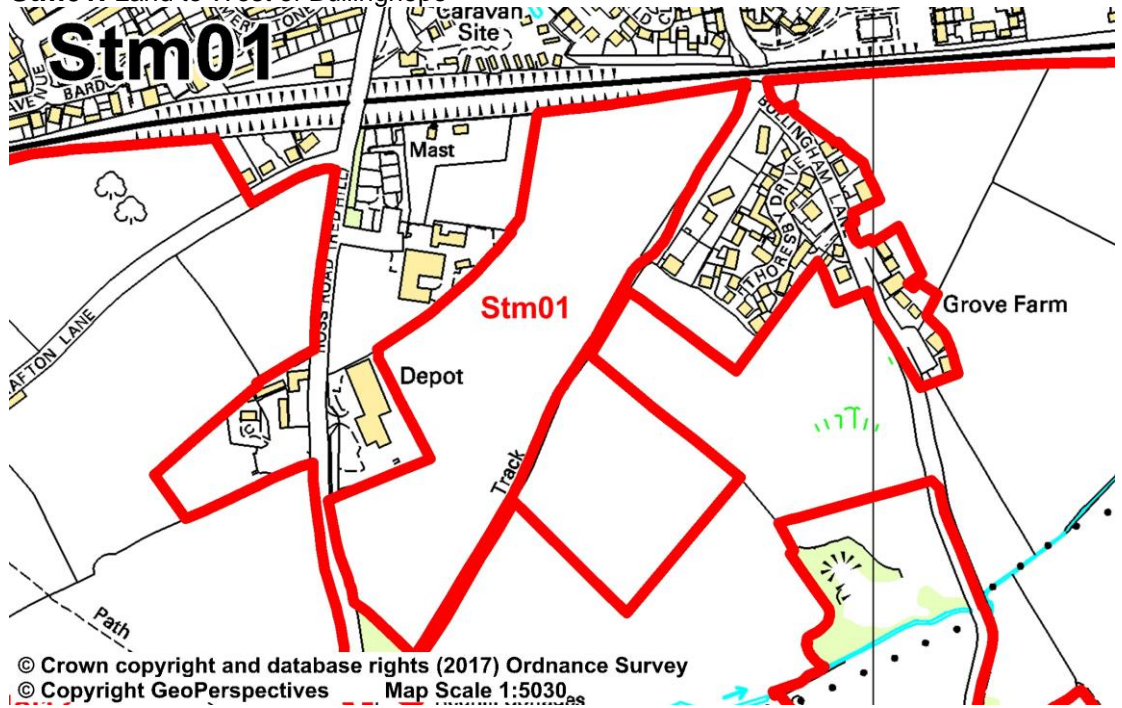
Cre25. Wyevale Nurseries Offices, Despatch yard and land to the rear of Garden Centre



Hol13. Grafton Lane

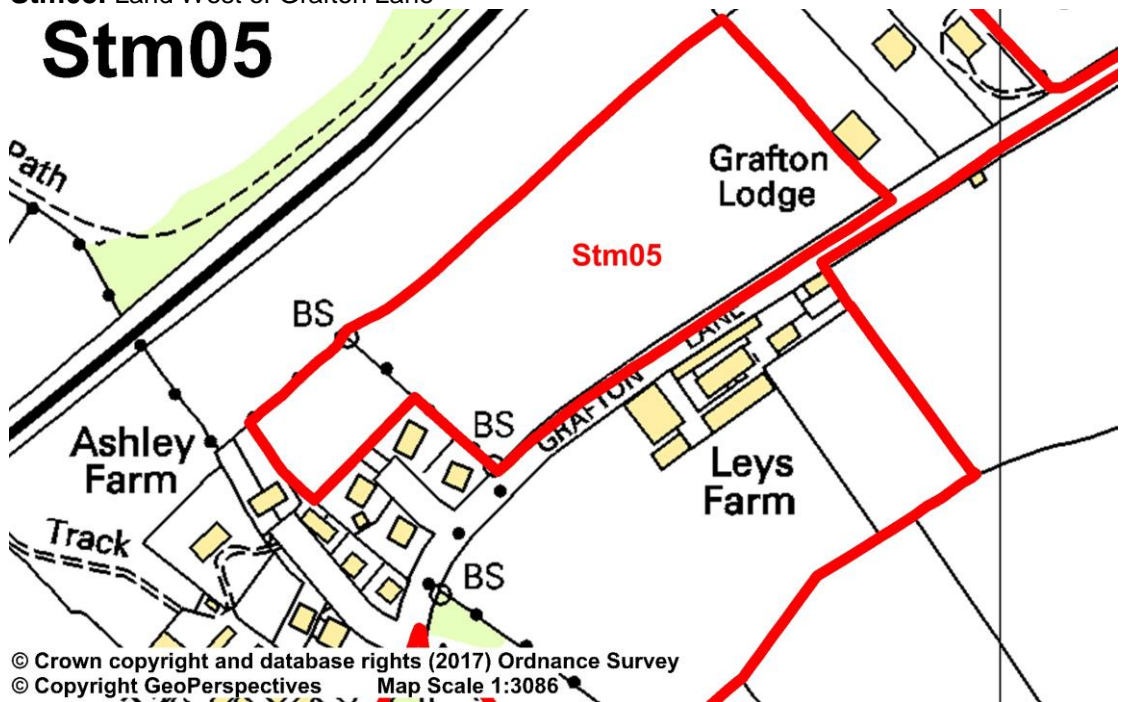


Stm01. Land to West of Bullinghope



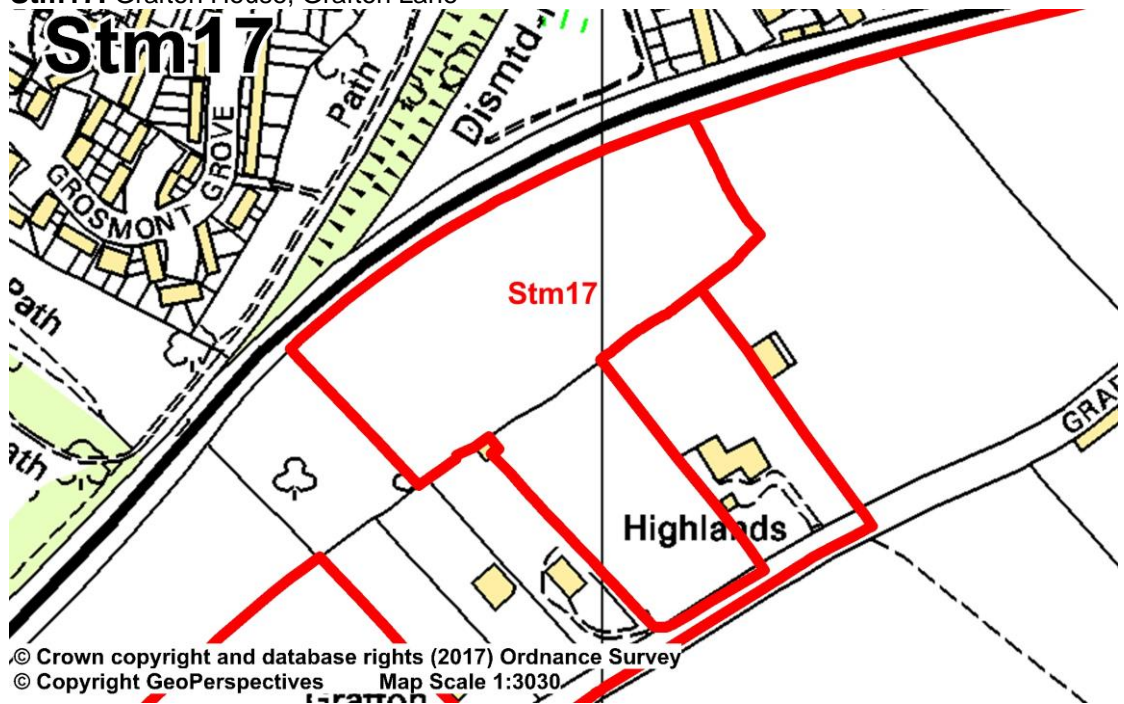
Stm05. Land West of Grafton Lane

# Stm05



Stm17. Grafton House, Grafton Lane

# Stm17

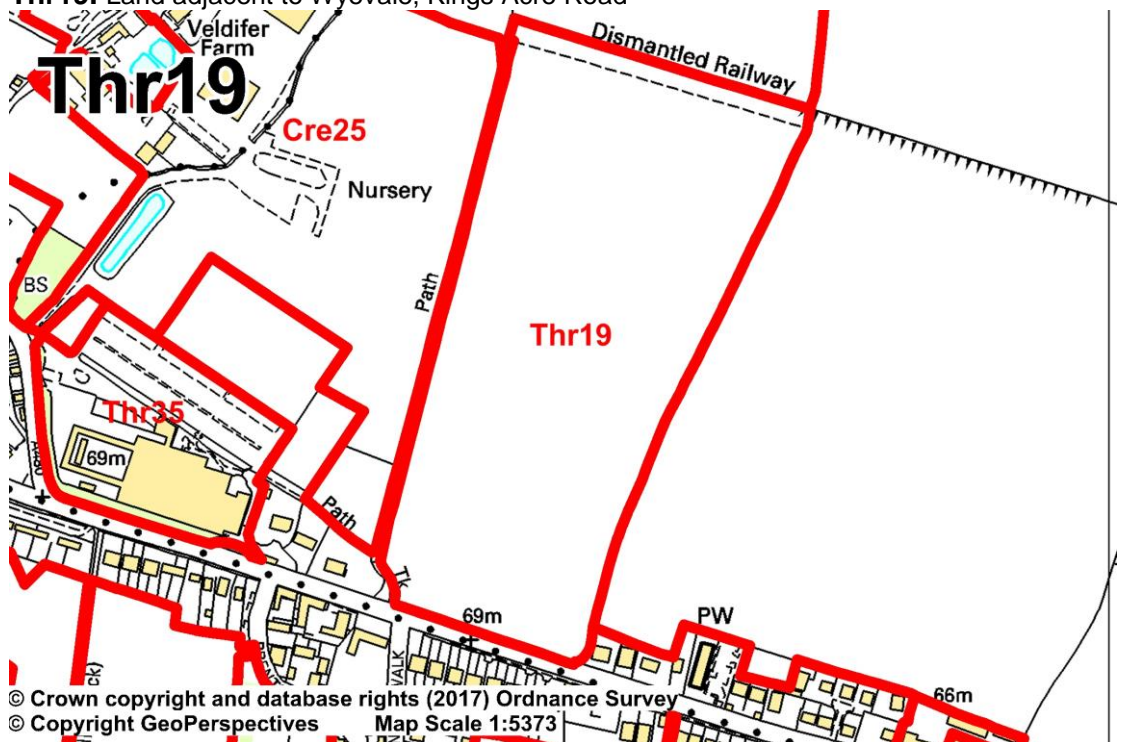




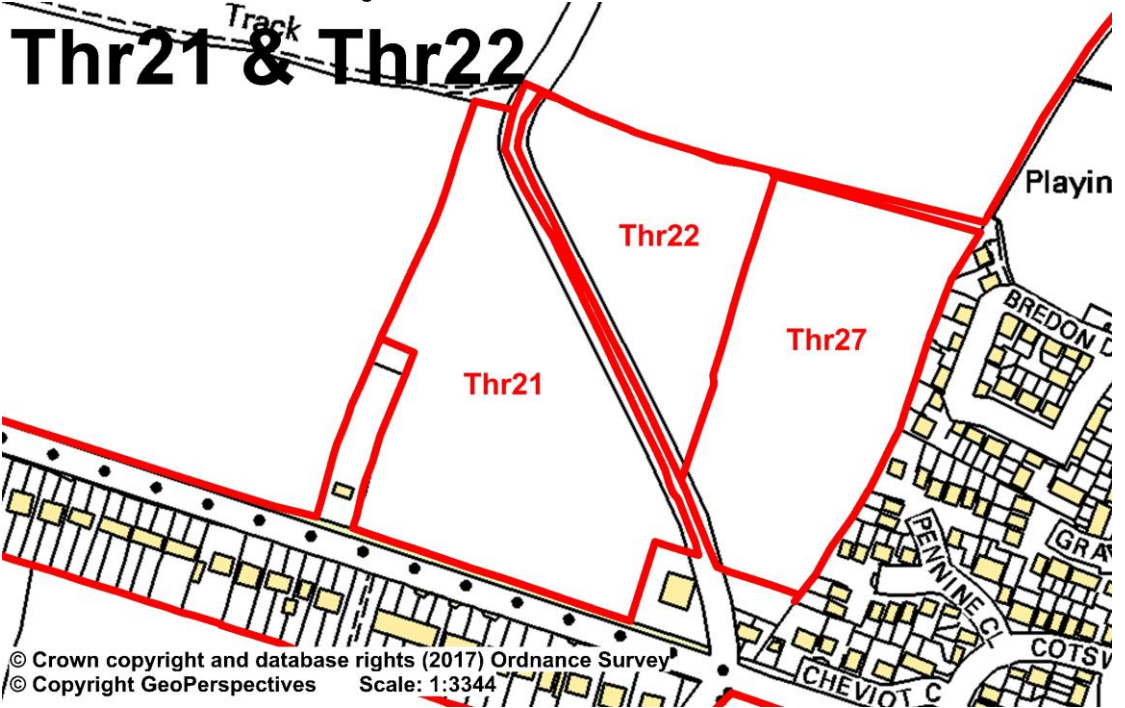
Stn05. Health Authority Offices, Victoria Street



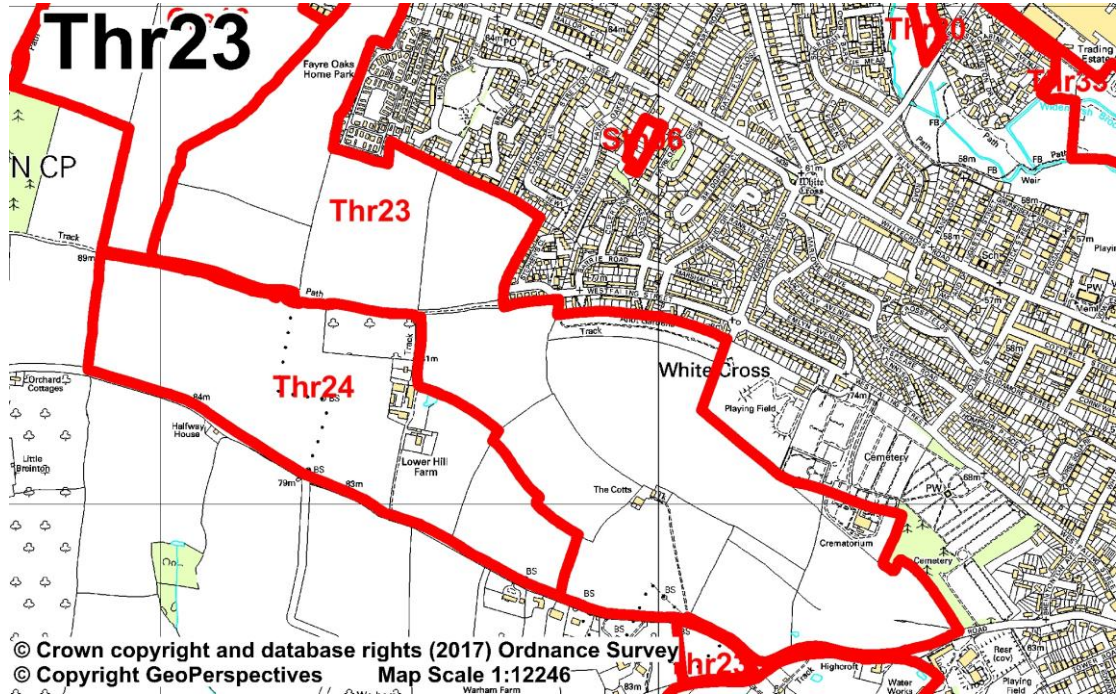
Thr19. Land adjacent to Wyevale, Kings Acre Road



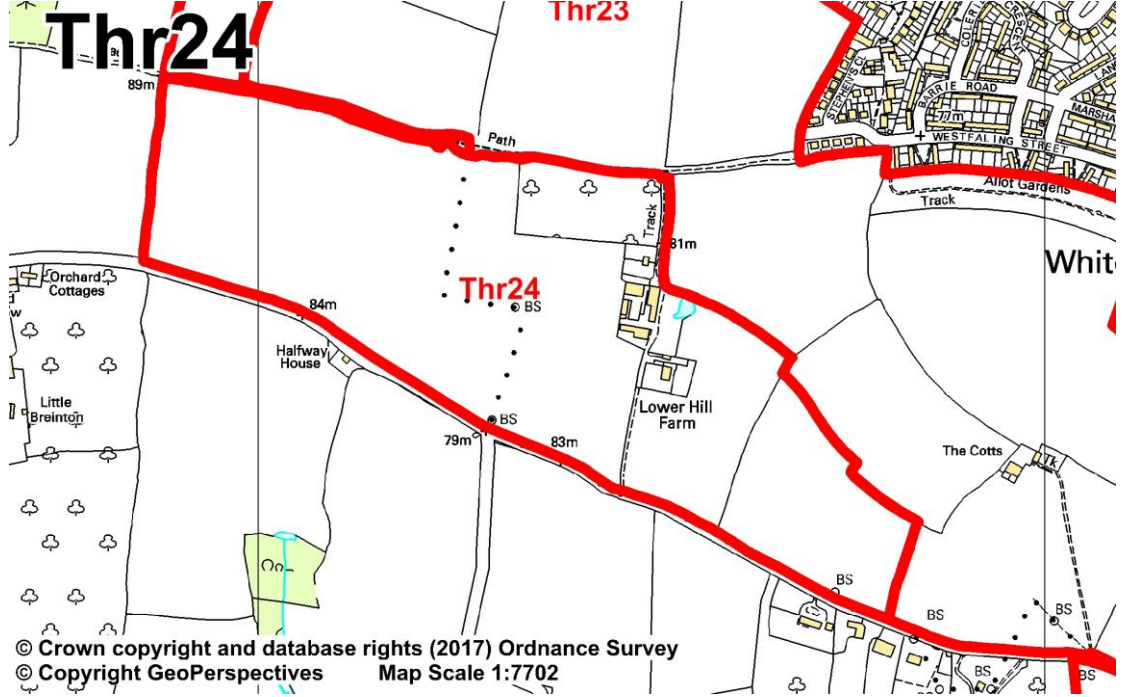
Thr21. Land to west of Huntingdon Lane  
 Thr22. Land to east of Huntingdon Lane



Thr23. Land to the north east of Lower Hill Farm, Whitecross



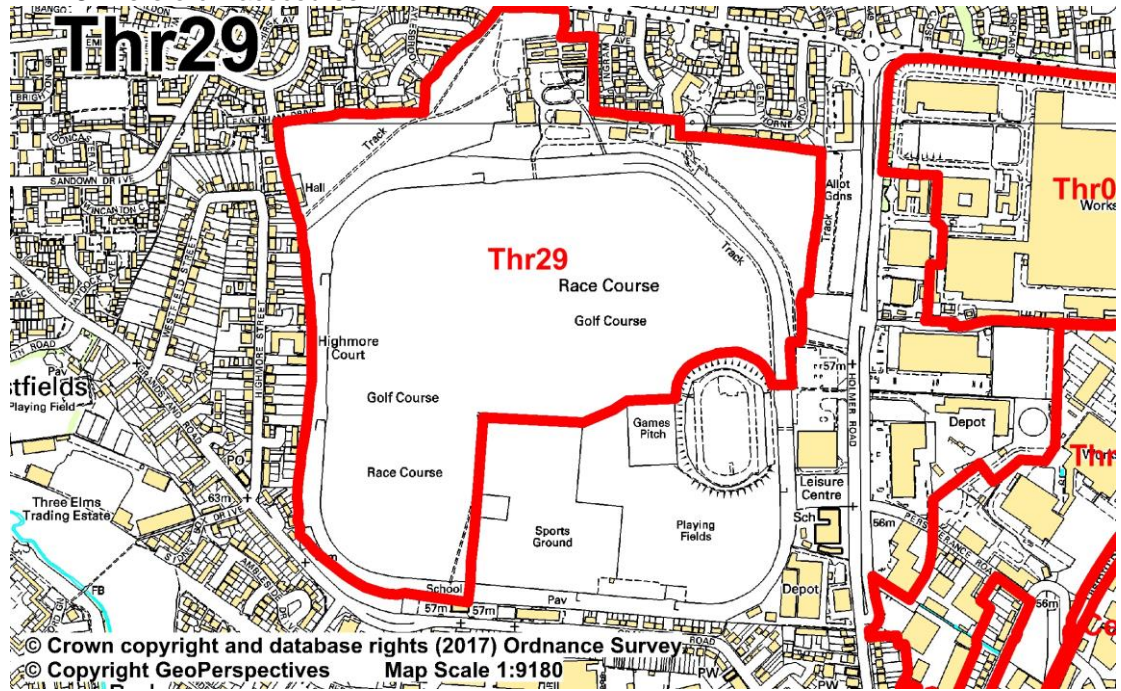
Thr24. Land to south west of Lower Hill Farm, Whitecross



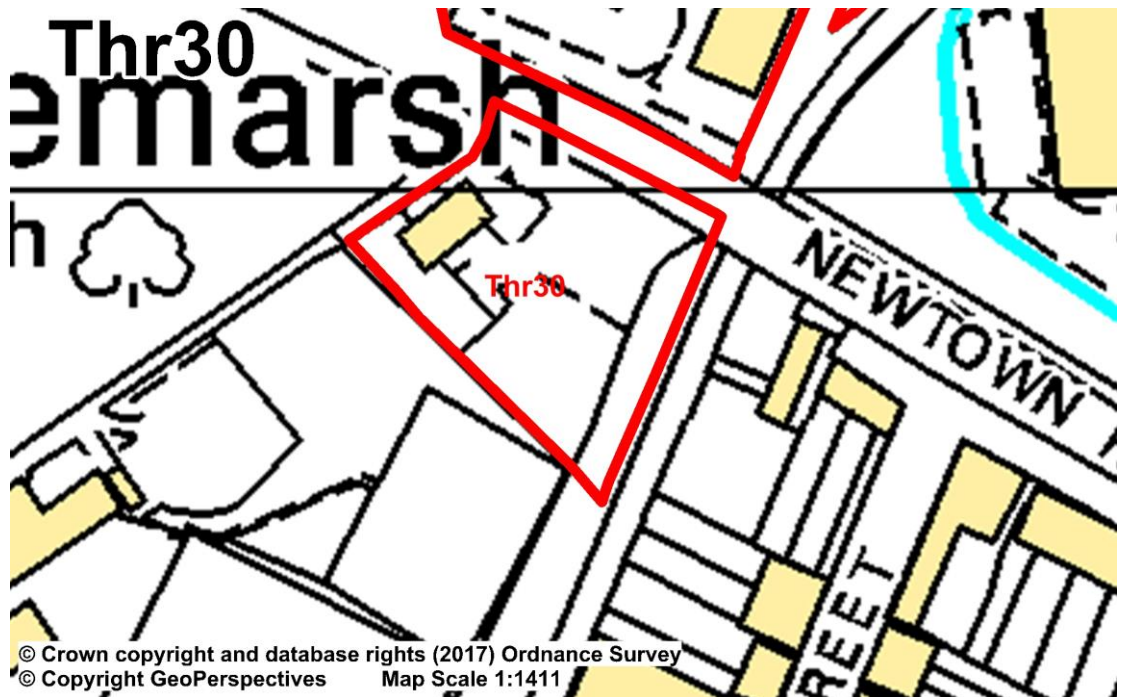
Thr28. Bay Horse Motors



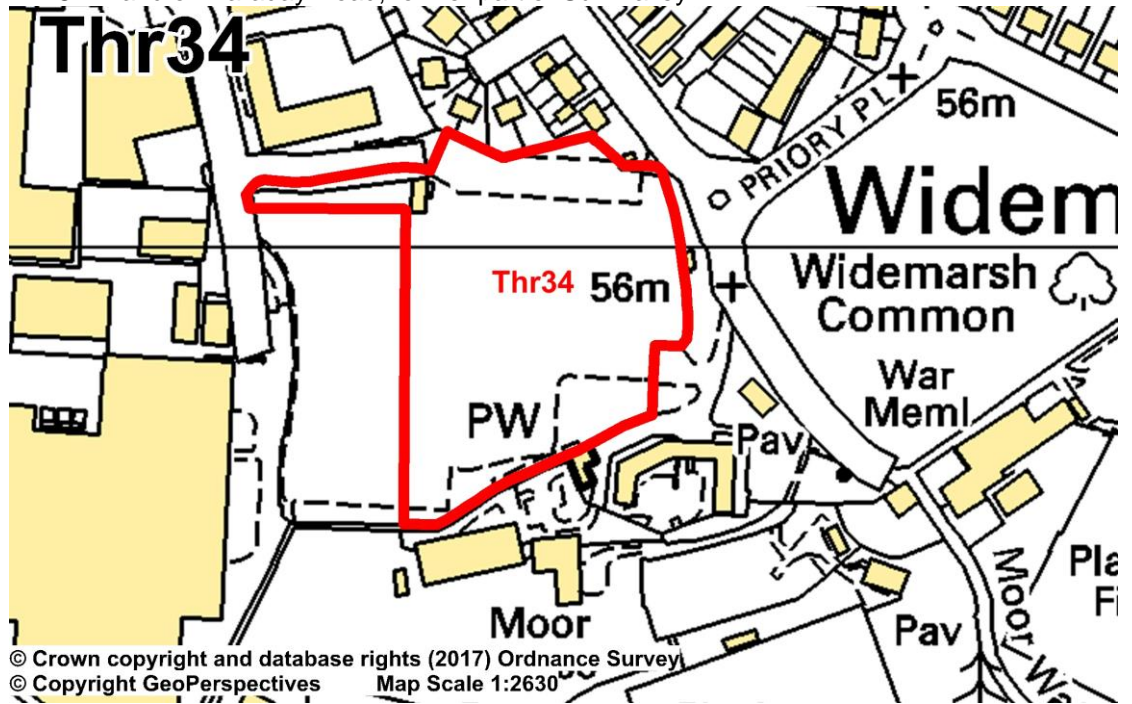
Thr29. Hereford Racecourse



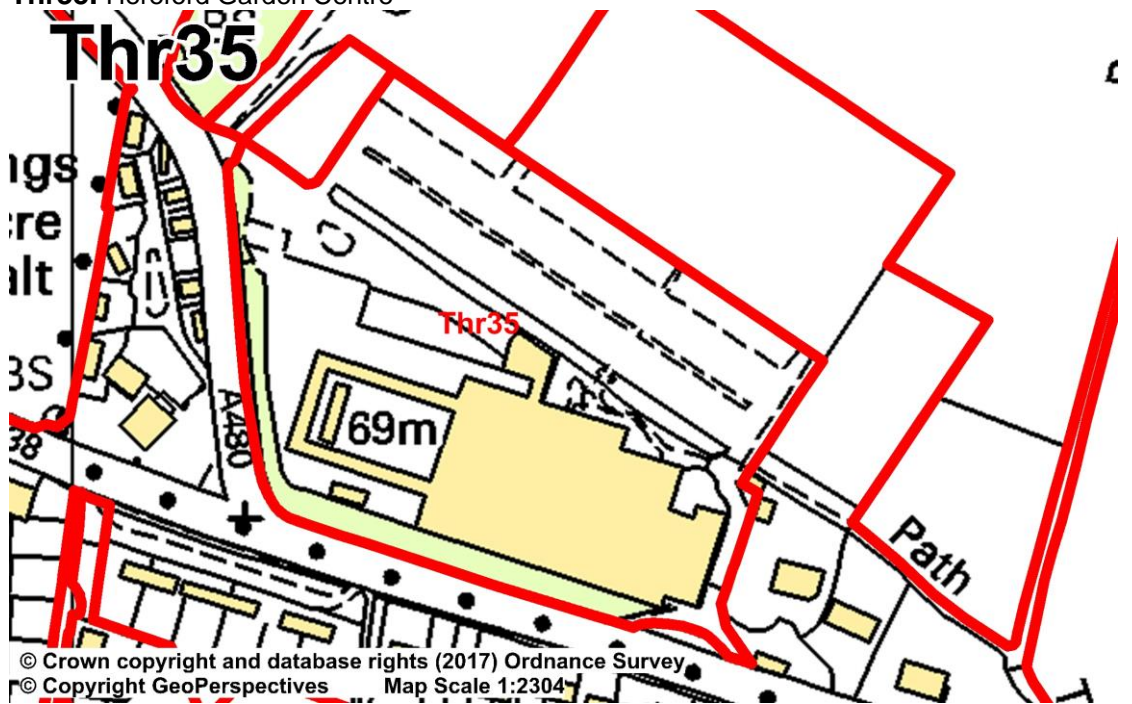
Thr30. Land south east of Widemarsh Common



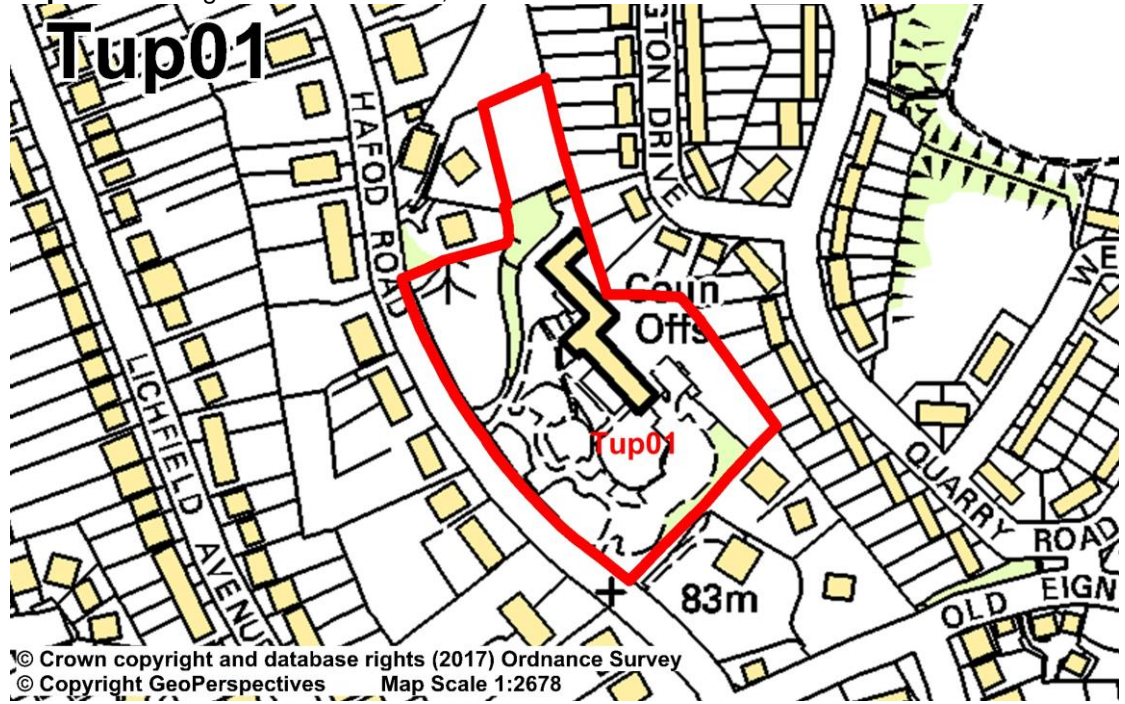
Thr34. Land off Faraday Road, former part of Sun Valley



Thr35. Hereford Garden Centre



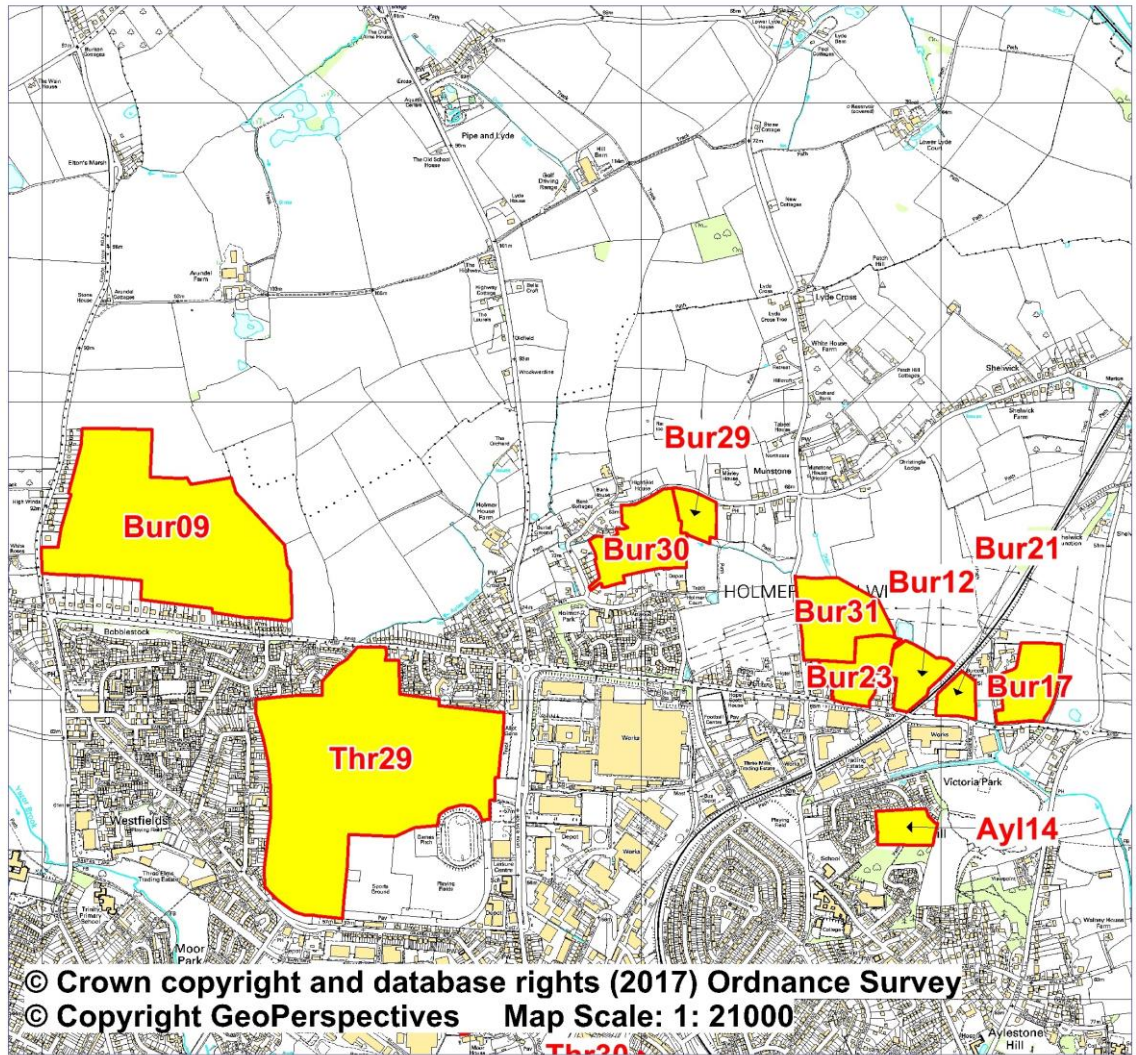
Tup01. Brockington Council Offices, Hafod Road



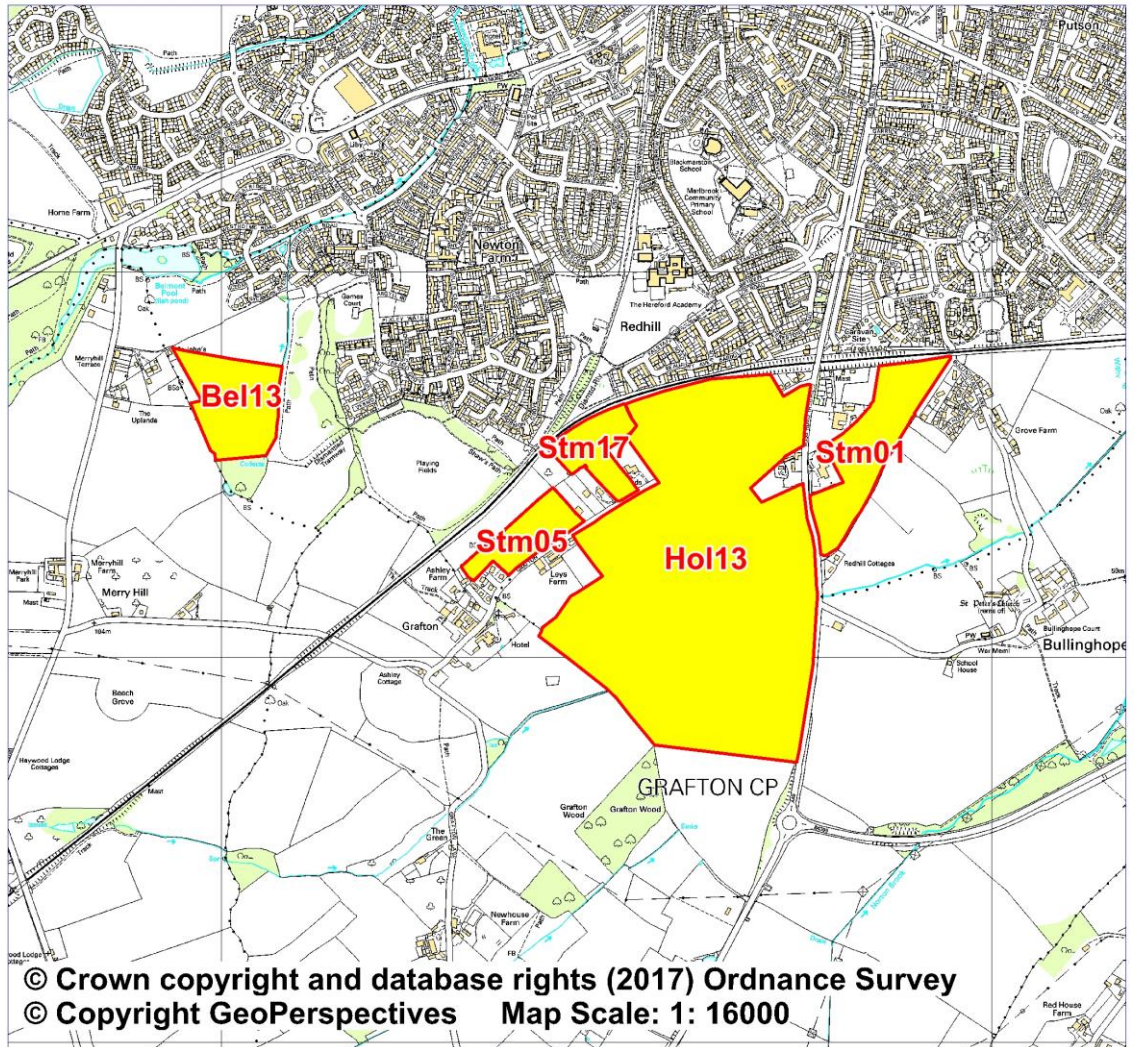
### Appendix 3

Larger Scale maps of Hereford showing sites with further potential for assessment

## Hereford Area Plan- Land with housing potential- North

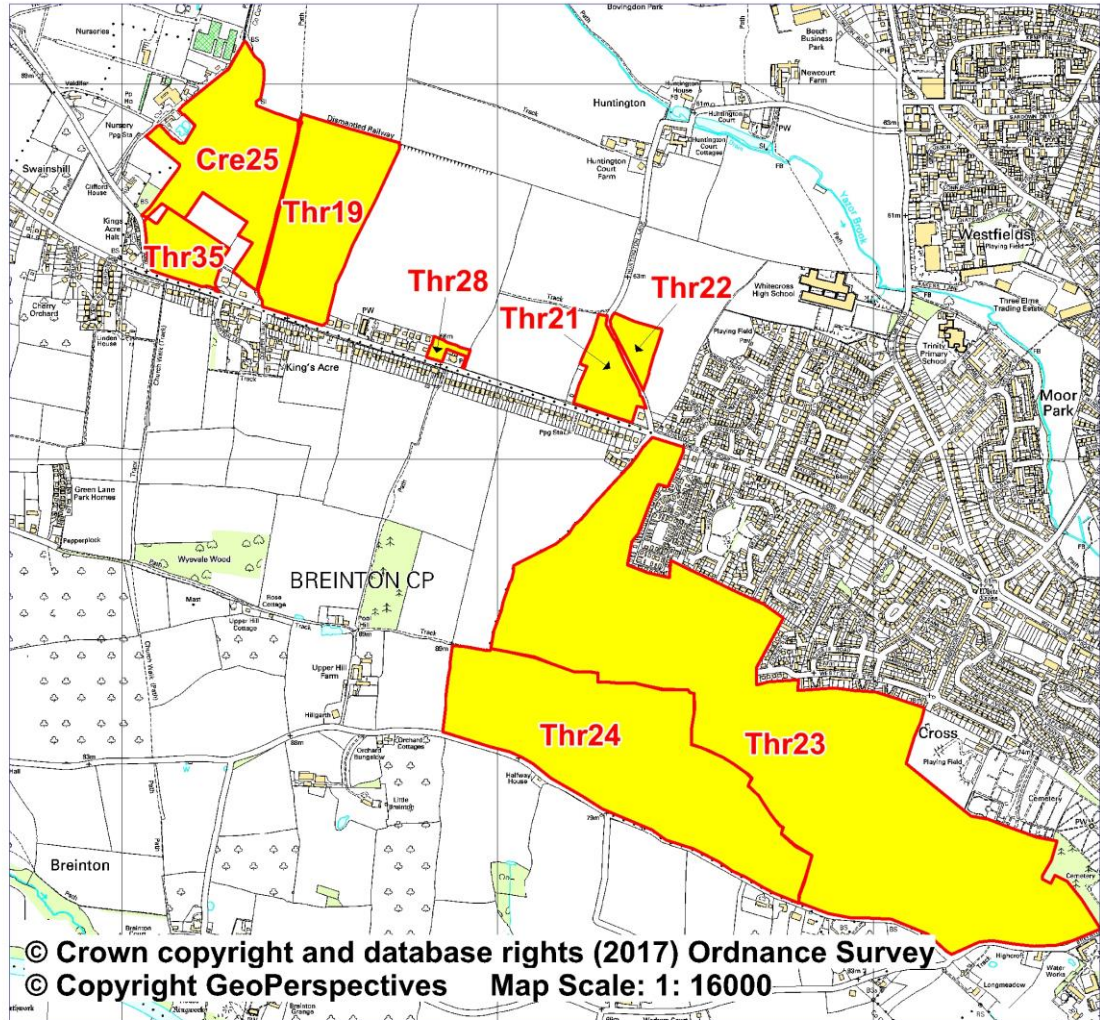


## Hereford Area Plan- Land with housing potential- South

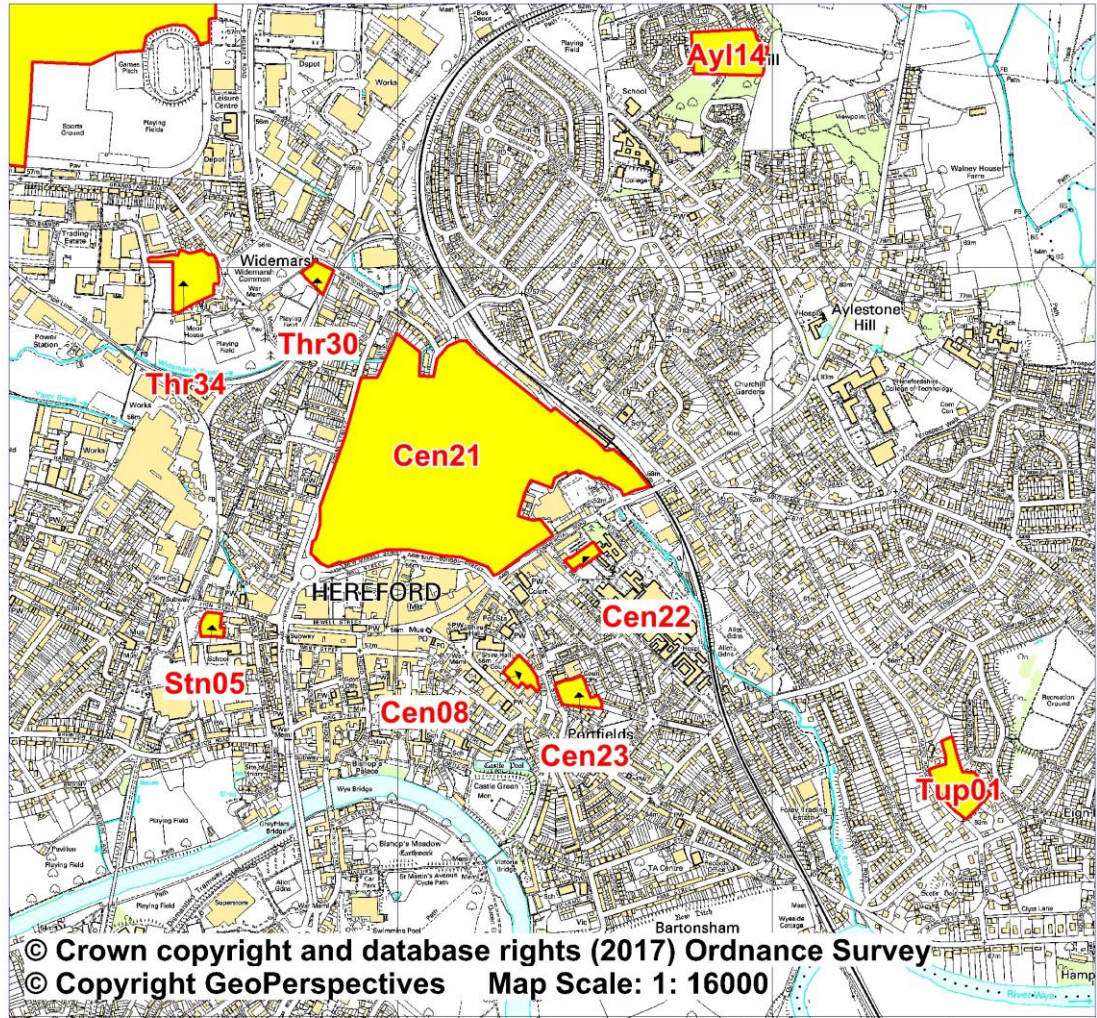




## Hereford Area Plan- Land with housing potential- West



## Hereford Area Plan- Land with housing potential- Central area



#### Appendix 4 Sites not included in the next stage assessment

2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
ELR/10	Ayl01	11	Land at Rockfield	1.4	Protected employment land, availability unknown
ELR/11	Ayl02	4	Holmer Trading Estate	7.7	Site has a resolution to grant planning permission for 120 dwellings (150659)
H/E4/9	Ayl06	4	Part of garden of nursing home, East side of Aylestone Hill	0.3	Availability unknown
HLAA/317/001	Ayl12	4	Land to rear of Oak Willows, Roman Road	1	Canal route runs adjacent to site. Planning permission achieved in northern section of site.
O/Her/029	Ayl13	4	Land opposite the Swan, Aylestone Hill	8.1	Availability unknown. Relief road corridor and environmental issues.
HLAA/283/001	Ayl15	4	Land at Walney House Farm	7	Unsuitable site. Appeal dismissed (140963)
FRP6	Bac02	12	Land to the north of Highfield, Holywell Gutter Lane, Tupsley	2.7	Outside Hereford area boundary
HLAA/058/001	Bac03	8	Land opposite Tupsley Court	1.1	Outside Hereford area boundary
HLAA/058/002	Bac04	8	Land adjacent to Cock of Tupsley Public House	0.4	Outside Hereford area boundary
	Bac07	12	Field adjoining Hampton Dene	4.7	Outside Hereford area boundary
	Bac08	12	Land north of Rugby Club	38.5	Duplicate of Bac36
	Bac09	12	Land to the east of Hampton Park Road	5.5	Outside Hereford area boundary
HLAA/304/001	Bac11	12	Land around Highfield, Holywell Gutter Lane	1.4	Outside Hereford area boundary
	Bac27	n/a	Land adjoining Hampton Park	282.6	Outside Hereford area boundary

2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
	Bac28	8	Aylestone Hill (Land off A438)	13.4	Outside Hereford area boundary
	Bac33	12	Land off Queenswood Drive	4.3	Outside Hereford area boundary
	Bac34	12	Land at Hampton Bishop (1)	12.6	Outside Hereford area boundary
	Bac35	12	Land at Hampton Bishop (2)	7.4	Outside Hereford area boundary
H/LAA/134/003a	Bac36	12	Rugby Club development	45.9	Outside Hereford area boundary. P152404/Reserved Matters for 190 dwellings to be decided 2017
H/LAA/134/003b	SHLAA 2012 site, not in HELAA		Land opposite Green Gables, Hampton Park Road	0.3	Outside Hereford area boundary. Site under construction. P152232/F- 4 no dwellings.
H/A2/4	Bel02	18	Home Farm, Belmont	1.3	Availability of site unknown
H/LAA/310/001a	Bel04	18	Land adjacent to Home Farm, Ruckhall Lane	5.2	Previous appeal, dismissed over unsuitability
H/LAA/310/001b	Bel05	18	Land adjacent to Home Farm, Ruckhall Lane	5	Previous appeal dismissed over unsuitability
O/Her/014	Bel06	18	Land at Belmont Golf Course, Ruckall Lane	17.4	Availability unknown. Relief road corridor. Also a community asset in use. Adjacent site Bel06 dismissed on appeal
O/Her/015	Bel07	18	Land at Belmont Abbey	13.8	Outside Hereford Area boundary. Availability unknown
H/A1/4	Bel09	10	Land adjacent to Villa Street	1.3	No evidence of availability. Flood zone 3
H/LAA/337/001	Bel12	10	Land at Barwood House	2.4	Flood zone 3. Unviable and resistance to loss of Barwood House
H/LAA/255/001	Bur01	2	Land between Tillington Road and Roman Road	6.8	Outside Hereford area boundary.

2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
O/Her/002	Bur04	2	Land to the rear of Hospital Cottages	8.9	Outside Hereford area boundary
HLAA/011/001	Bur05	3	Land opposite St. Bartholomew's Church	2	Outside Hereford area Boundary. Pending reserved matters decision for 41 dwellings
HLAA/053/001	Bur07	3	Land at Church Way	0.6	Outside Hereford area Boundary. Planning permission on site for 10 dwellings.
HLAA/174/001	Bur13	3	Land to the south of Rose Gardens Public House	1.8	Appeal allowed (112612) for 29 dwellings on site
O/Her/030	Adj Bur17, SHLAA 2012 site, not in HELAA	n/a	Land to West of Road to Sutton	3.78	Suitability issues. Availability unknown
o/Her/032	Bur22	3	Land to the East of Holmer Court	0.5	Availability unknown
O/Her/034	Bur27	4	Land rear of the Hopbine Hotel, Roman Road	0.4	Availability unknown
HLAA/187/001	Bur28	3	Land at Holmer House Farm	29.4	Strategic site. Holmer West (150478) Resolution to grant permission for 460 dwellings Aug 16
ELR08	Cen01	7	Burcott Road	3.5	Flood zone 3. Canal route within site. No evidence on availability
O/Her/046	Cen26	11	St Martins Car park	0.4	Flood zone 3
H/D/25	Cre04 but part of Cre12	1	Redevelopment of Business South of Kings Acre Road	0.4	Duplicate
HLAA/048/003	Cre05	1	Land near Cherry Orchard, Swainshill	1.2	Outside Hereford area boundary
HLAA/048/004	Cre06	1	Land adjacent to Kings Acre Halt	3.2	Outside Hereford area boundary. Planning refusal for 73 dwellings (142985). Determination declined also on 161418. Safeguarded route for relief road.

2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
HLAA/048/005	Cre07	1	Wyevale Nurseries, Veldifer Lane	16.2	Outside Hereford area boundary
HLAA/050/001	Cre08	1	Land at Kings Acre	0.8	Outside Hereford area boundary. 123592 allowed on appeal for 15 dwellings.
HLAA/075/001	Cre09	1	Land to rear of Conifer Walk	9.8	Outside Hereford area boundary. 123592 allowed on appeal for 15 dwellings.
HLAA/103/001	Cre10	1	Land at Cherry Orchard, Hala Carr Nursery	1.3	Outside Hereford area boundary. P151641/O- 9 dwellings approved. P161329/O- 8 dwellings on southern section approved.
HLAA/110/001	Cre11	1	Land at Hala Carr	0.8	Outside Hereford area boundary. P152388/O- 5 dwellings approved Nov 2015
HLAA/116/001	Cre12	1	Land adjoining Pomona Cottage	1.4	Outside Hereford area boundary
HLAA/298/001	Cre13	5	Field off Kings Acre Road	2.4	Outside Hereford area boundary
O/Her/006	Cre15	1	Land opposite Veldifer	3.2	Outside Hereford area boundary
	Cre16	5_6	Land west of Caravan Park, Kings Acre Road	20.6	Outside Hereford area boundary
	Cre18	1	Land South East of Blenheim House	1.7	Outside Hereford area boundary
	Cre22	1	Land to the north of Stretton Sugwas	1.6	Outside Hereford area boundary
	Cre23	1	Land to the south of Stretton Sugwas	1.8	Outside Hereford area boundary
	Cre24	5	Land south of Cherry Orchard and east of Breinton Lane	17.3	Outside Hereford area boundary
HLAA/048/002	Cre26	5	Land opposite Bay Horse Public House	7.4	Outside Hereford area boundary
O/Her/026	Hol01	16	Land at Church Farm Cottage, Chapel Road	0.8	Flood zone 3

2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
O/Her/026	Hol02	15_16	Land north of Rotherwas, Chapel Road	13.9	Flood zone 3, Scheduled Ancient Monument on site
HLAA/052/001 (part)	Hol03 (duplicate of Hol13)	20	Land west of A49 part Bullinghope	36.2	Duplicate of Hol13
HLAA/308/001	Hol04	20	Grafton Lane	10.9	Duplicate of Hol13.
HLAA/248/001	Hol05	18	Land at Merry hill Farm, Belmont	39.2	Outside Hereford area boundary
O/Her/025	Hol07	15	Land south of river wye and north of Rotherwas	39.7	Flood zone 3. Outside Hereford area boundary
HLAA/112/001	Hol08	15	Land south of Straight Mile	0.7	Flood zone 3.
H/E1/3	Hol11	19	Graftonbury Garden Hotel	0.9	Outside Hereford area boundary
O/Her/024	Hol12 (part of)	14_20	Land West of Bullinghope Village	145.2	Lower Bullingham strategic site
H/C/16	SHLAA 2012 site, not in HELAA		Green Dragon Hotel Car Park	0.17	Availability unknown. Site less than 0.25ha
H/C/18	SHLAA 2012 site, not in HELAA		Workshop at Portland Street	0.25	Suitable but no evidence of availability
H/C/36	SHLAA 2012 site, not in HELAA		Land off Symonds Street	0.16	Availability unknown. Site less than 0.25ha
H/C/38	SHLAA 2012 site, not in HELAA		Rear of Surgery, St Owen Street	0.16	Availability unknown. Site less than 0.25ha
H/C/40	SHLAA 2012 site, not in HELAA		Gaol Street Car Park	0.2	Availability unknown. Site less than 0.25ha
H/C/47	SHLAA 2012 site, not in HELAA		Land adjacent to Pulling Mews	0.14	Availability unknown. Site less than 0.25ha

2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
H/D/4	SHLAA 2012 site, not in HELAA		Noah's Ark Nursery and Christian Life Centre, Edgar Street	0.15	Availability unknown. Site less than 0.25ha.
H/D/5	SHLAA 2012 site, not in HELAA.		Redevelopment of commercial buildings, Millbrook Street	0.22	Availability unknown. Site less than 0.25ha.
H/F/8	SHLAA 2012 site, not in HELAA		Land to the East of Coldbrook	0.2	Availability unknown. Site less than 0.25ha.
H/LAA/309/002	Stm06	19	Land East of Grafton Lane	35.5	Duplicate of Hol13
O/Her/039	Stm08	10	Land at Hunderton Primary School	0.6	Site has achieved planning permission for 24 dwellings. 160274
H/B4/1	Stm09	14	Holme Lacy Industrial Estate	0.5	Flood zone 3.
H/LAA/215/001	Stm10	15	Land between Holme Lacy Road and Watery Lane Farm	3.5	Flood zone 3. Scheduled Ancient Monument on site.
H/LAA/215/007	Stm15	14	Watery Lane Farm, Lower Bullingham	0.4	Flood Zone 3
H/LAA/215/008	Stm16	14	The Ricky Yard, Watery Lane Farm, Lower Bullingham	0.5	Flood Zone 3
not a shlaa site	Stn02	10	Former Campiones Restaurant, Greyfriars	0.5	Site developed with 18 units.
H/C/13	Stn04	10	Rear of Bridge St	0.3	Flood zone 3, Scheduled Ancient Monument on site, listed building. No evidence of availability
H/D/26	Stn06	9	Large rear Gardens, Fayre Oakes Green	0.4	Lack of access for more than 2 dwellings.
H/D/40	Stn12	10	Land north of access road to Waterworks Road Museum, Broomy Hill	0.5	Constrained site and no evidence of availability
O/Her/011	Stn19	10	Land to West of Waterworks	16.3	No evidence on site availability



2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
P258	Str20	10	Broomy Hill Waterworks	1.6	No evidence on site availability
not a shlaa site	Sto1	18	Land at junction of A465 & B4349 (near Hereford)	3.2	Outside Hereford area boundary
HLAA/221/001	Sto2	18	Land at Clehonger Court	32.7	Outside Hereford area boundary
ELR/07	Thr02	2	Beech Business Park	2.5	Protected employment land. No evidence on availability
ELR09	Thr03	3	Specials Metals	19.5	Protected employment land. No evidence on availability
HLAA/096/001	Thr20	6	Land at Yazor Road	0.5	Flood zone 3, Biodiversity site
HLAA/197/004	Thr25	2	Land at Newcourt Farm, Huntingdon	7.7	Strategic site. Three Elms (162920) valid planning application.
HLAA/197/004a	Thr26	1_2	Land at Huntingdon	115.1	Strategic site. Three Elms (162920) valid planning application.
HLAA/197/004a	Thr27	6	Land to the west of Pennine Close	2.2	Strategic site. Three Elms (162920) valid planning application.
O/Her/036	Thr31 (duplicate of Thr36)	3_7	Land at Mortimer Road	0.6	Flood zone 3, potential contamination.
P1102 – 7499	Thr32	7	Land at Whitecross Road	0.9	No evidence of availability
P692_P1102	Thr33	7	Land off Yazor Road and north of old Whitecross School	6.1	Flood zone 3.
O/Her/036	Thr36 (part of)	3_7	Land at Mortimer Road	15.5	No evidence of availability
H/C/2	SHLAA 2012 site, not in HELAA		Horse and Groom Public House Car Park	0.19	Site is less than 0.25ha
H/C/15	SHLAA 2012 site, not in HELAA		Berrington Street	0.14	Site is less than 0.25ha

2012 SHLAA Reference	HELAA Reference	HELAA Map Fig.	Address	Area (Ha)	Summary of unsuitability/ undeliverability
ELR/05	Tup02	11	Foley Trading Estate	1.9	Protected employment land. No evidence of availability
H/E1/3	Tup11	12	Litley Court	0.9	Flood zone 3 in part. No evidence of availability
H/E4/5	Tup18	8	Part Garage Court off Whittern Way	0.3	Relocation of existing residential parking an issue. No evidence on site availability
HLAA/197/003	Tup19	11_14	Land at Bartonsham Dairy Farm	41.8	Flood zone 3.
HLAA/197/003a	Tup20	11_14	Bartonsham Farm Dairy	1.8	Flood zone 3 on 1/3 of site. Suitability issues
M9BK	Tup21	12	Bishops School Playing Fields	3.6	Availability unknown. Replacement of site elsewhere unknown.
MKC7	Tup22	11	County Records Office and TA Centre	1.2	Public sector land, availability unknown
O/Her/027	Tup23	12	Land at Franchise Stone, Tupsley	11	Flood zone 3 mainly, availability unknown
O/Her/028	Tup24	8	Land adjacent to Whitten Way, Tupsley	19.8	Sensitive site, availability unknown
H/C/28	SHLAA 2012 site, not in HELAA		Land off Kyrle Street	0.24	Availability unknown