

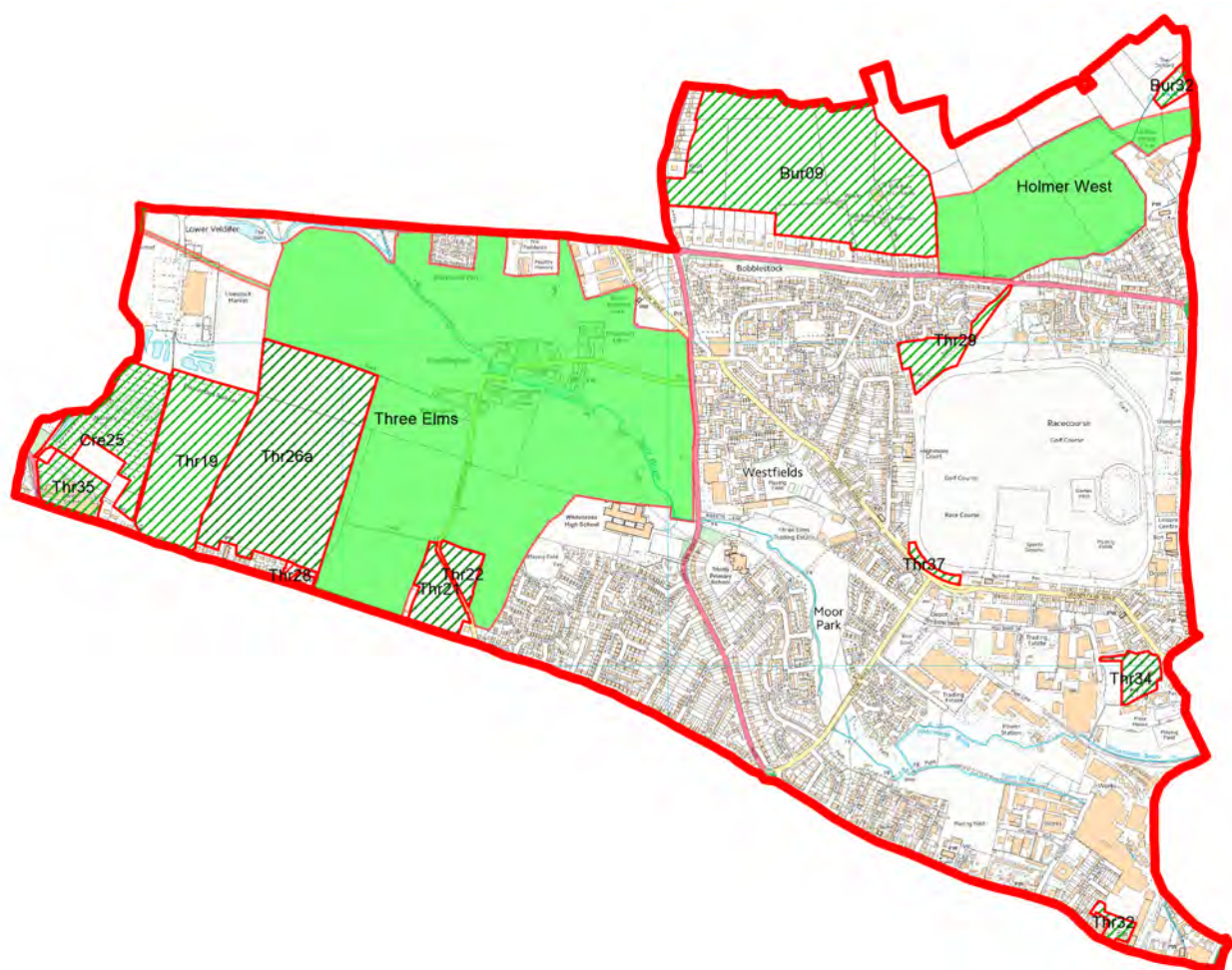
Herefordshire Local Plan

Hereford Area Plan

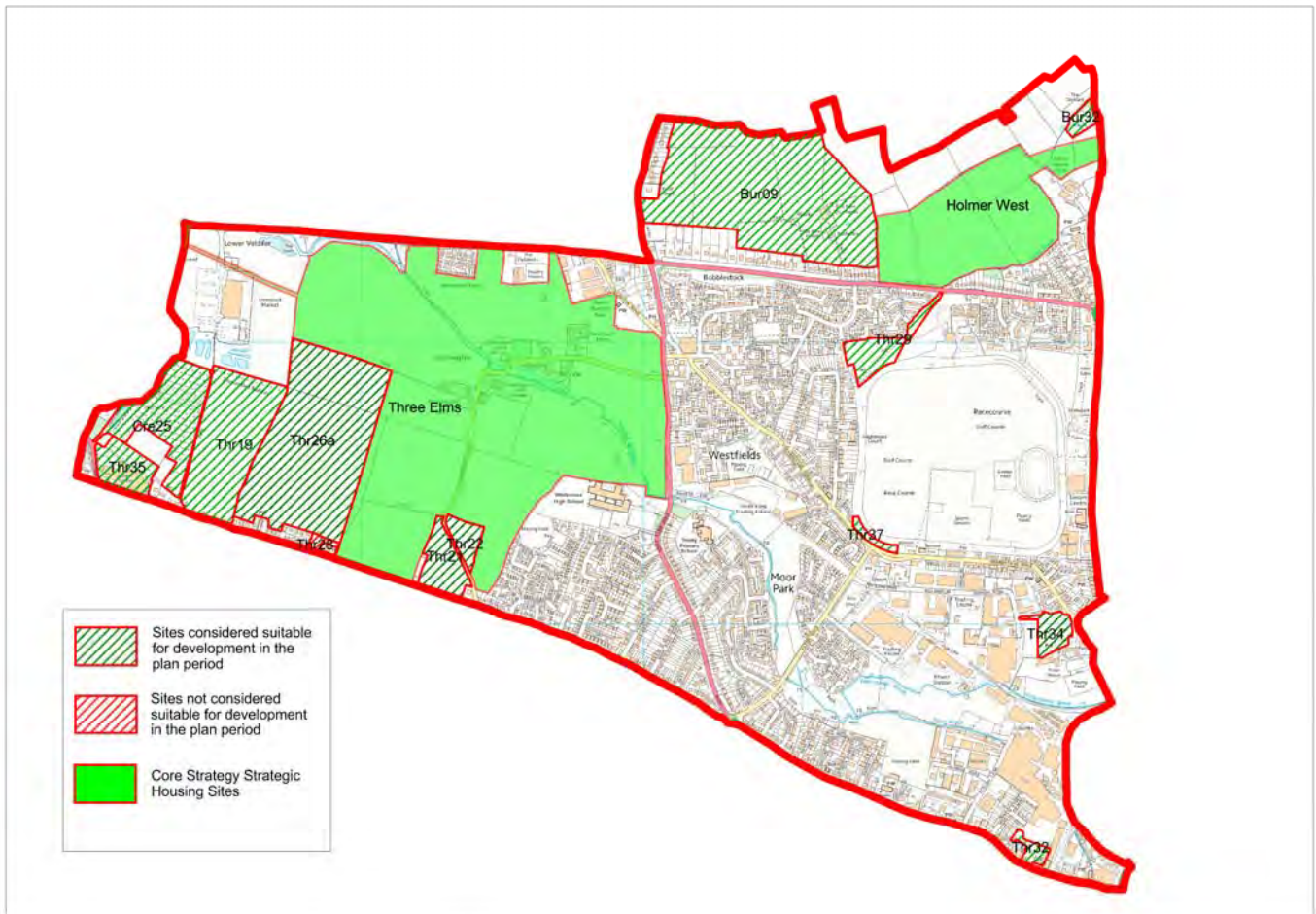
Housing and Employment Site Options Consultation

Site Summary Assessments - North West Hereford

August 2018



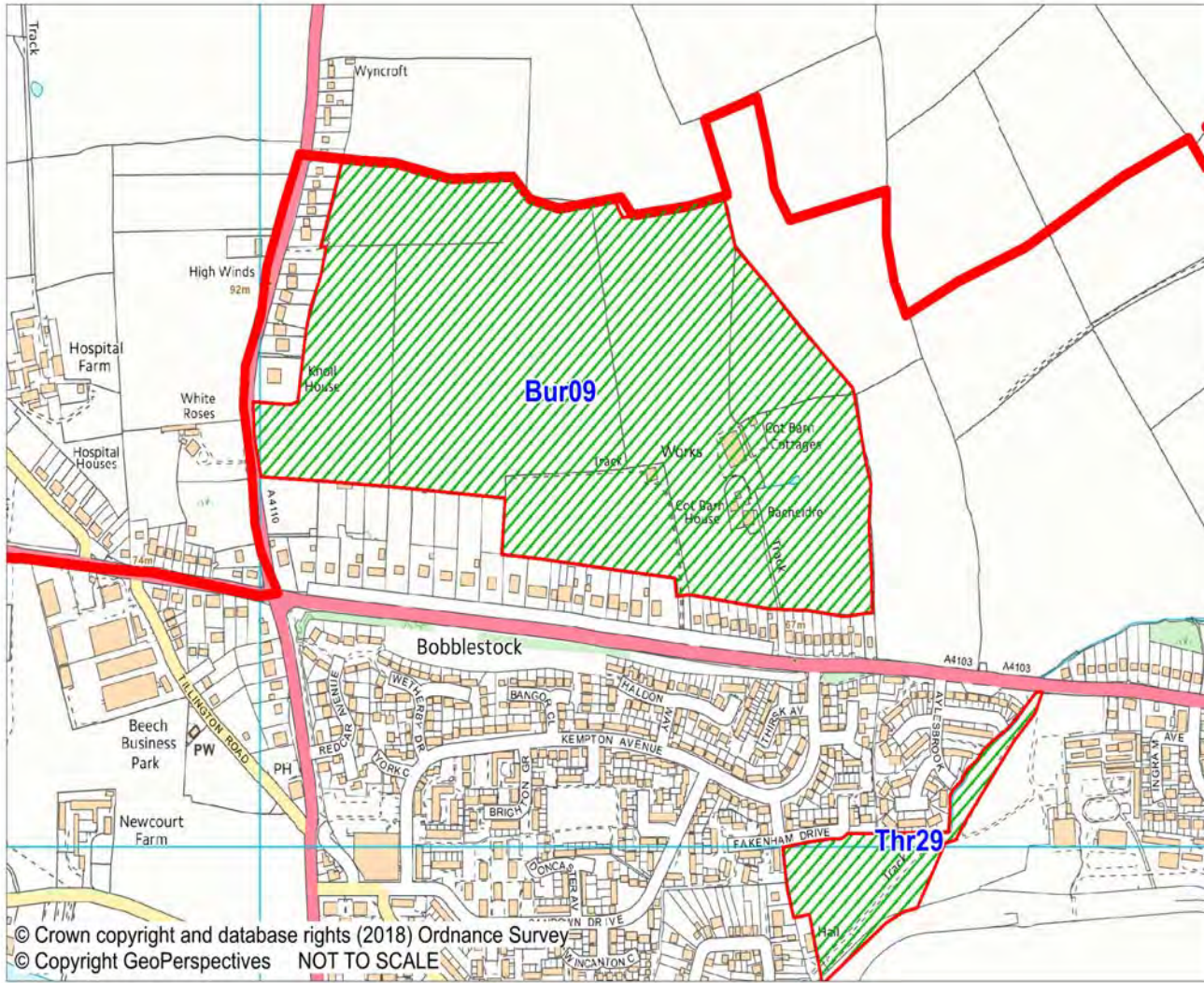
NW area sites



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Bur09



Site ID	Bur09	Site Address	Land at Cot Barn Farm, Roman Road, Bobblestock, HR4 9QR		
Ward	Holmer	Site Area ha	29.15	Potential Capacity	435

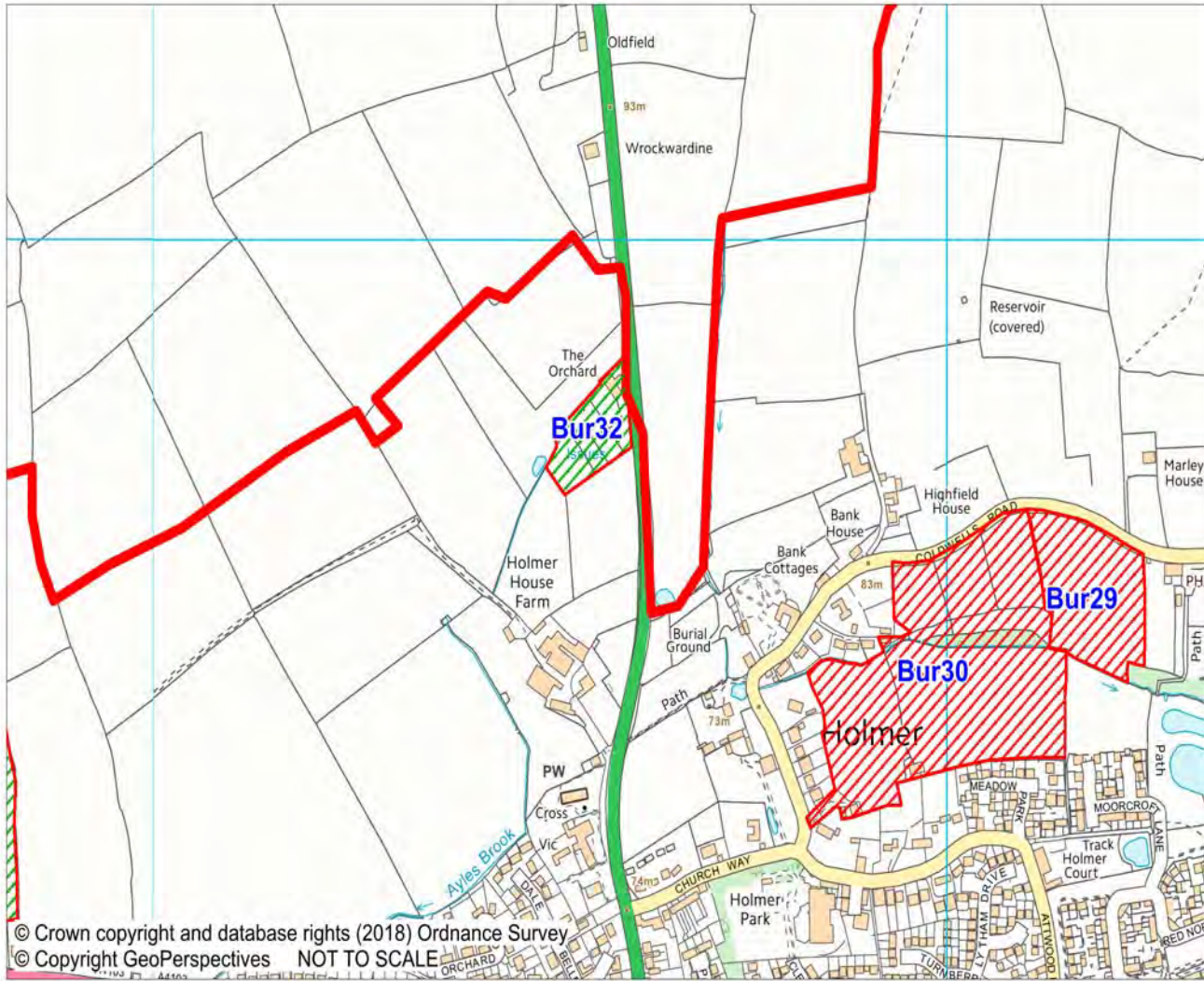
This is a large site, bounded to the south by the *Roman Road* corridor and adjacent to areas of recorded medieval and prehistoric finds. Whilst there are no known heritage assets of particular importance within the site area, there may be potential for finds therefore a desk based assessment and field evaluation would be required here, to better understand the sensitivities.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

In landscape terms, the majority of the west side of the site has significant capacity for new development but east side ridge is very sensitive and important so must be kept undeveloped. Views to the Cathedral from the approach to the city should be retained. It is likely that the whole site would need to be accessed from A4103 Roman Road. The whole site should be brought forward as one with a single point of access onto Roman Road. Network capacity of junctions of A4110/A4103 and A49/A4103 are a major issue, and on that basis rat running through Kempton Avenue to avoid these junctions would be of great concern. A Transport Assessment would be required to assess the impact of the development on the network, and as with all HAP sites the scope and developments to be

considered will need to be confirmed. If all of the above issues can be addressed the site could have capacity for 435-500 dwellings.

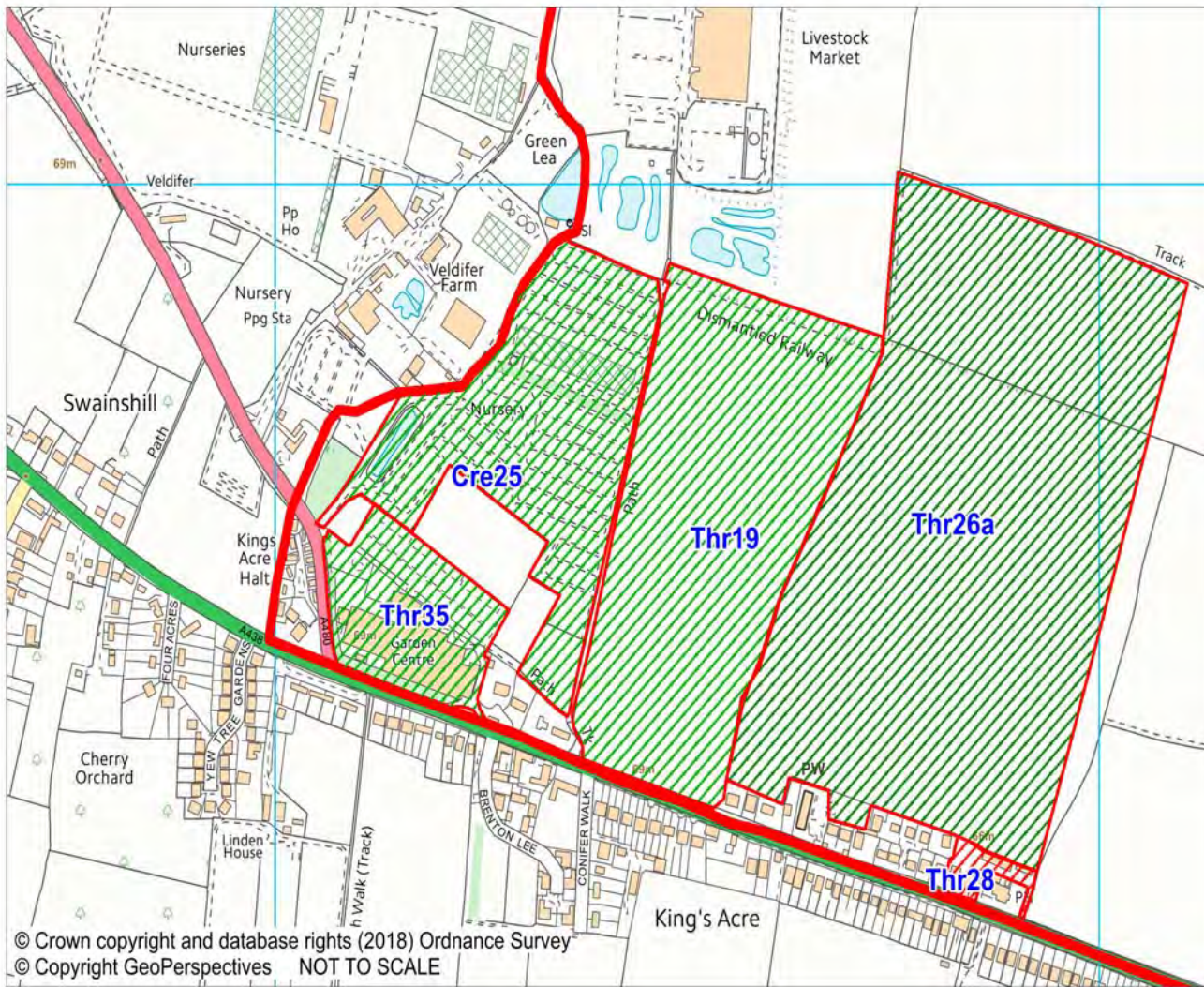
Bur32



Site ID	Bur32	Site Address	The Orchard, Lyde, Hereford, HR4 8AA		
Ward	Holmer	Site Area ha	0.83	Potential Capacity	25

The site lies to the west side of the A49 to the north of Hereford and is formed by land that lies to the rear / west of the dwelling known as The Orchard within the parish of Holmer and Shelwick and is currently isolated from the residential and other built form in the locality and considered to be in an open countryside location.

Currently the site is in isolation from the built form of Hereford. However just to the south of the site the strategic urban extension SUE at Holmer West commenced development in summer 2017. Although this site does not directly abut the SUE, there could be some scope for connecting the two. If a scheme could demonstrate that it relates well to the proposed strategic development in terms of access, land use and connectivity then there may be scope for future development on this site. This is reliant on landowner agreements.



Site ID	Cre25	Site Address	Wyevale Nurseries, Wyevale Garden Centre Offices, Wyevale Way, Stretton Sugwas, Hereford, Herefordshire, HR4 7AY		
Ward	Kings Acre	Site Area ha	7.61	Potential Capacity	200

This site comprises Wyevale Nursery land, which is an extensive nursery business in operation and this land is mainly used as growing areas. Site Thr35 below southern boundary is the retail premises for Wyevale. There is open countryside to the east, the livestock market to the north, Wyevale Business Park lies opposite on the western boundary and the remaining land is generally open countryside .

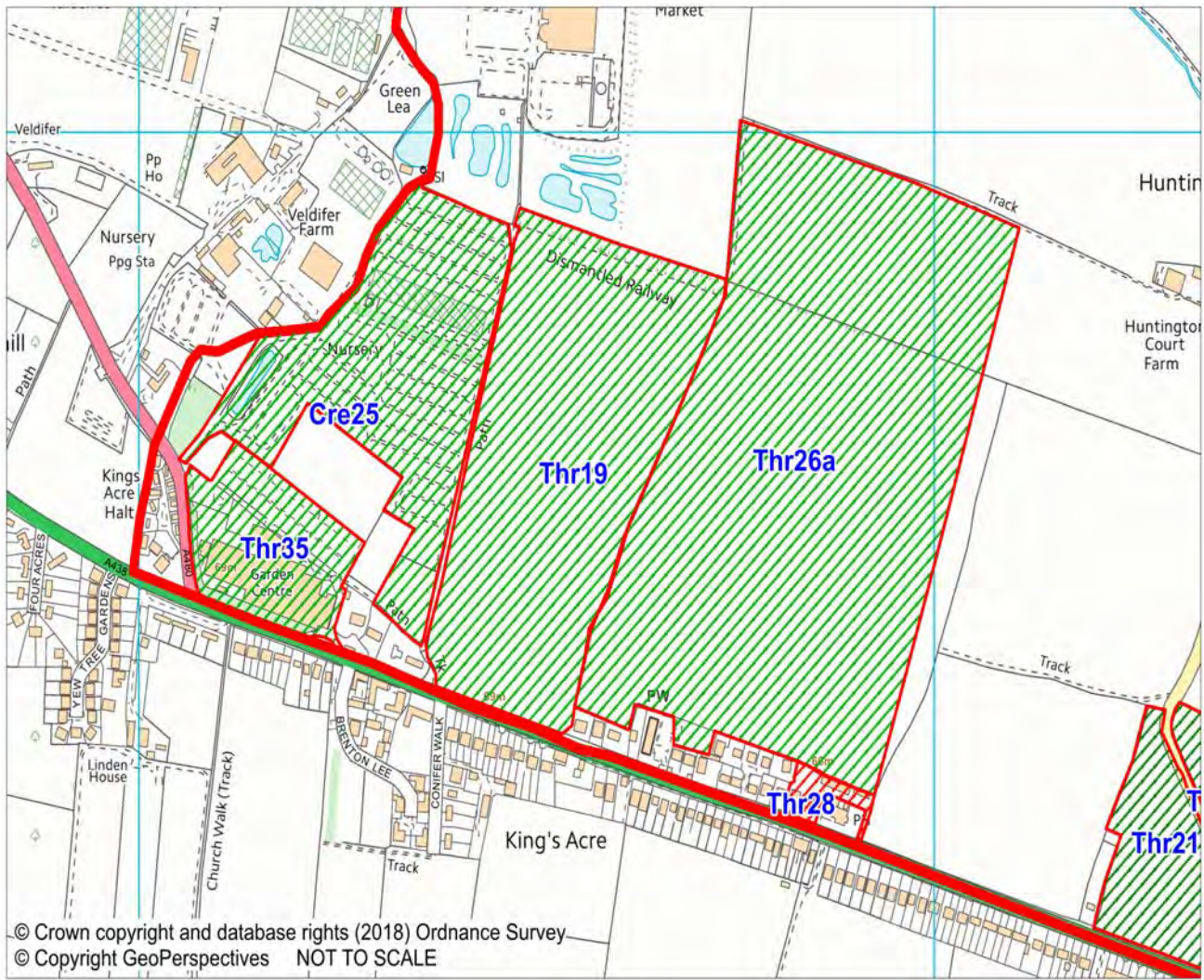
Mineral reserves are identified on site by the BGS GeoIndex Onshore mapping system. However due to its location close to the Hereford City, extraction would not be sought here. The land is classed as grade 2 agricultural land which is very good quality. There are no significant constraints from a landscape perspective . Retention of the existing perimeter vegetation is the key for this site.

The site does not abut the highway so it is unclear where access would be gained. Access could potentially be gained though adjacent site Thr19, subject to delivery of that site. A further possibility is to combine with a modified business park access from A480 and provide a suitable junction at A480 to serve both existing and proposed developments, which would be in the same ownership. Improvement of A480/A438 junction should also be considered.

The site is within the road corridor but it is not directly affected by the preferred red route alignment. Capacity issues on the network have been identified during the transport assessment work for the Three Elms strategic site, and have resulted in a proposed cap on that development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the strategic site, would breach this cap. The network impact would need to be covered in a Transport Assessment and as with all HAP sites the scope and developments to be considered will need to be confirmed.

Although the site is situated to the outer west side of the preferred road alignment, there is already an urban form to this area of the city and the site should be considered as a suitable option site.

Thr19



Site ID	Thr19	Site Address	Land opposite Conifer Walk, Kings Acre Road, Hereford, HR4 0SW		
Ward	Kings Acre	Site Area ha	11.75	Potential Capacity	260

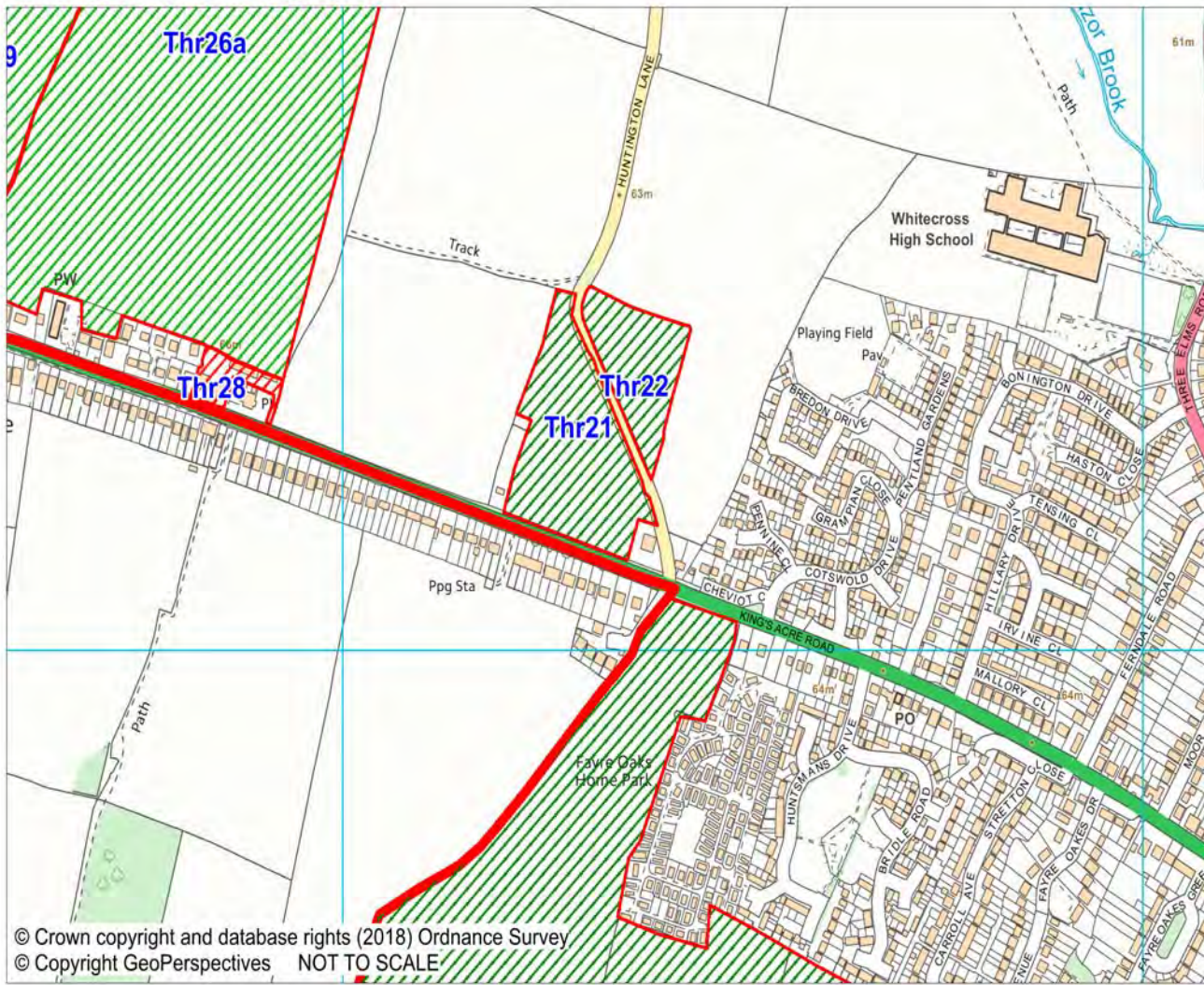
Open flat countryside site to the immediate north of the A438. Ribbon development to the roadside / south to the site. Derelict railway line to the immediate north of the site and extensive Wyevale Nursery site to the immediate west. It is Grade 2 agricultural land which is of very good quality. There may be some remains of archaeological interest in the northern sector and full assessment and field evaluation is necessary. From a landscape perspective development of this site in isolation would be unacceptable. However due to the nearby strategic planned site and planned road in the area, the natural environment will be altered and the site needs to be considered in that context.

The site is within the road corridor with the black route option running through the site and is therefore not directly affected by the preferred route. The site has large frontage to A438 Kings Acre Road and it is presumed this would be the point of access. Junction format will dictate whether third party land is required. Access location is within the relief road corridor and junction spacing may potentially be an issue.

Capacity issues on the network have been identified during the transport assessment work for the Three Elms strategic site, and have resulted in a proposed cap on that development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the strategic site, would breach this cap. The network impact would need to be

covered in a Transport Assessment and as with all HAP sites the scope and developments to be considered will need to be confirmed. The site does have potential and is considered a suitable Option Site.

Thr21



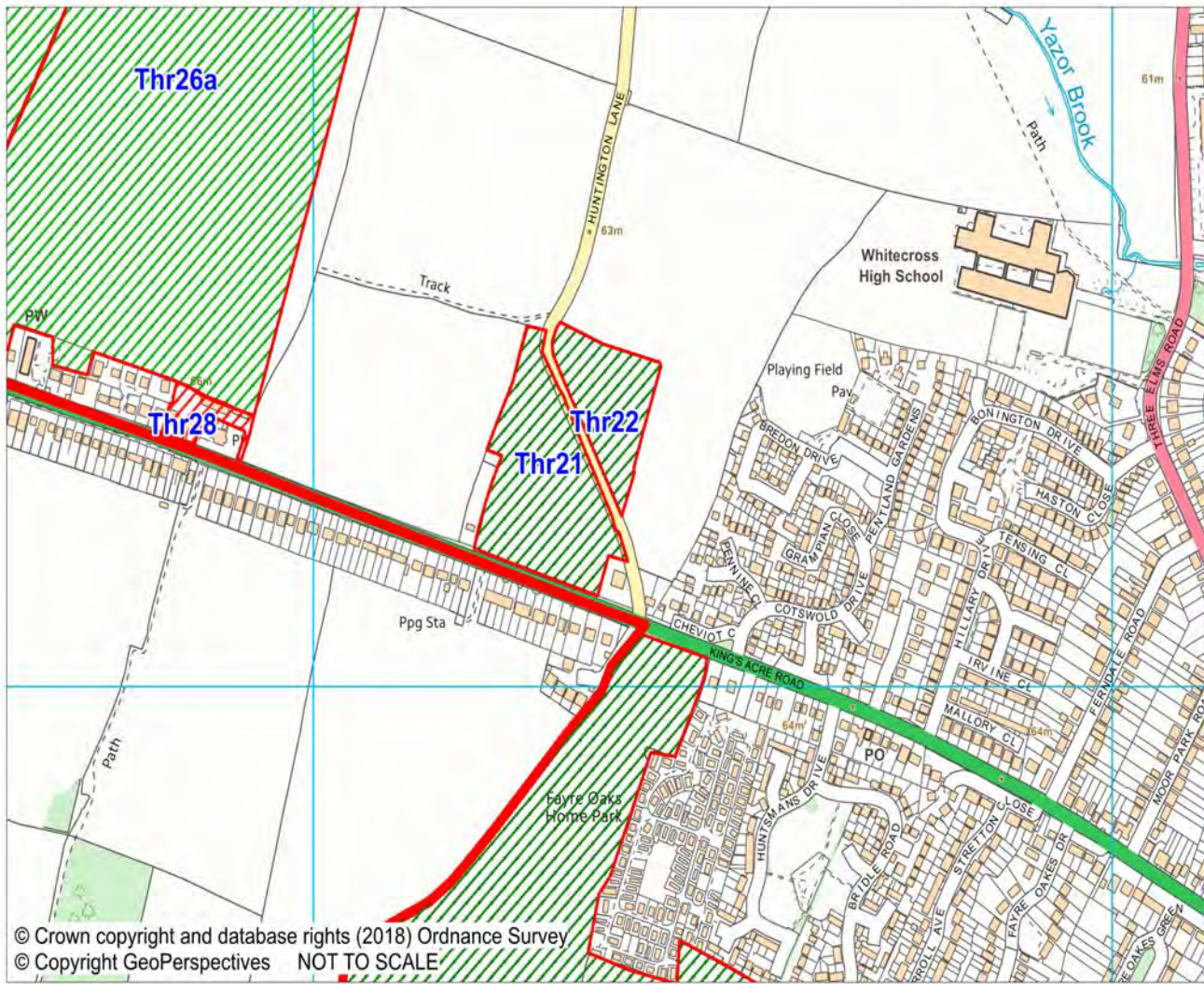
Site ID	Thr21	Site Address	Land west of Huntington Lane, Three Elms Road, Hereford, HR4 ORG		
Ward	Kings Acre	Site Area ha	2.86	Potential Capacity	75

This is a relatively small, flat site sitting to immediate west of Huntingdon Lane and to the north of the tree lined A438. Some nearby houses visible but has character of open countryside. The site is situated to the south and west of the strategic urban extension housing site at Three Elms. It is situated within the road corridor and adjacent to the orange and yellow road options and roundabout junction. It is not directly affected by the preferred red route.

The site has a similar agricultural grading to the majority of the land around Hereford which is grade 2. It is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location. There is a conservation area to the north at Huntington which will need consideration. Some archaeological finds were made on the nearby strategic site therefore there may be a need for some archaeological mitigation here. The source protection zone will also require investigation and is pending the outcome of survey work.

Capacity issues on the network have been identified during the transport assessment work for the Three Elms SUE, and have resulted in a proposed cap on development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the SUE, would breach this cap. Once the Bypass route is known; access provided direct from Three

Elms' spine road as opposed to directly from Kings Acre Road, then the site could be suitable for residential development. The site does have potential and is considered a suitable Option Site.



Site ID	Thr22	Site Address	Land east of Huntington Lane, Kings Acre Road, Huntington Lane, Hereford, HR4 ORG		
Ward	Kings Acre	Site Area ha	1.36	Potential Capacity	35

This is a small, triangular and flat site sitting to immediate east of Huntingdon Lane and to the north of the tree lined A438. It is agricultural grade 2 land. Some nearby houses visible but has character of open countryside. Access from lane would involve removal of significant amount of perimeter vegetation which would be very harmful to the character of the lane. The site is situated to the south of the strategic urban extension housing sites at Three Elms.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

There is also the unresolved issue relating to the Source Protection Zone which is pending the outcome of survey work. It would be necessary to consider the matter in relation to this site before it could reasonably be allocated. Both Cargill and Bulmers draw water from the Yazor Gravels and impacts in relation to this need to be assessed and understood.

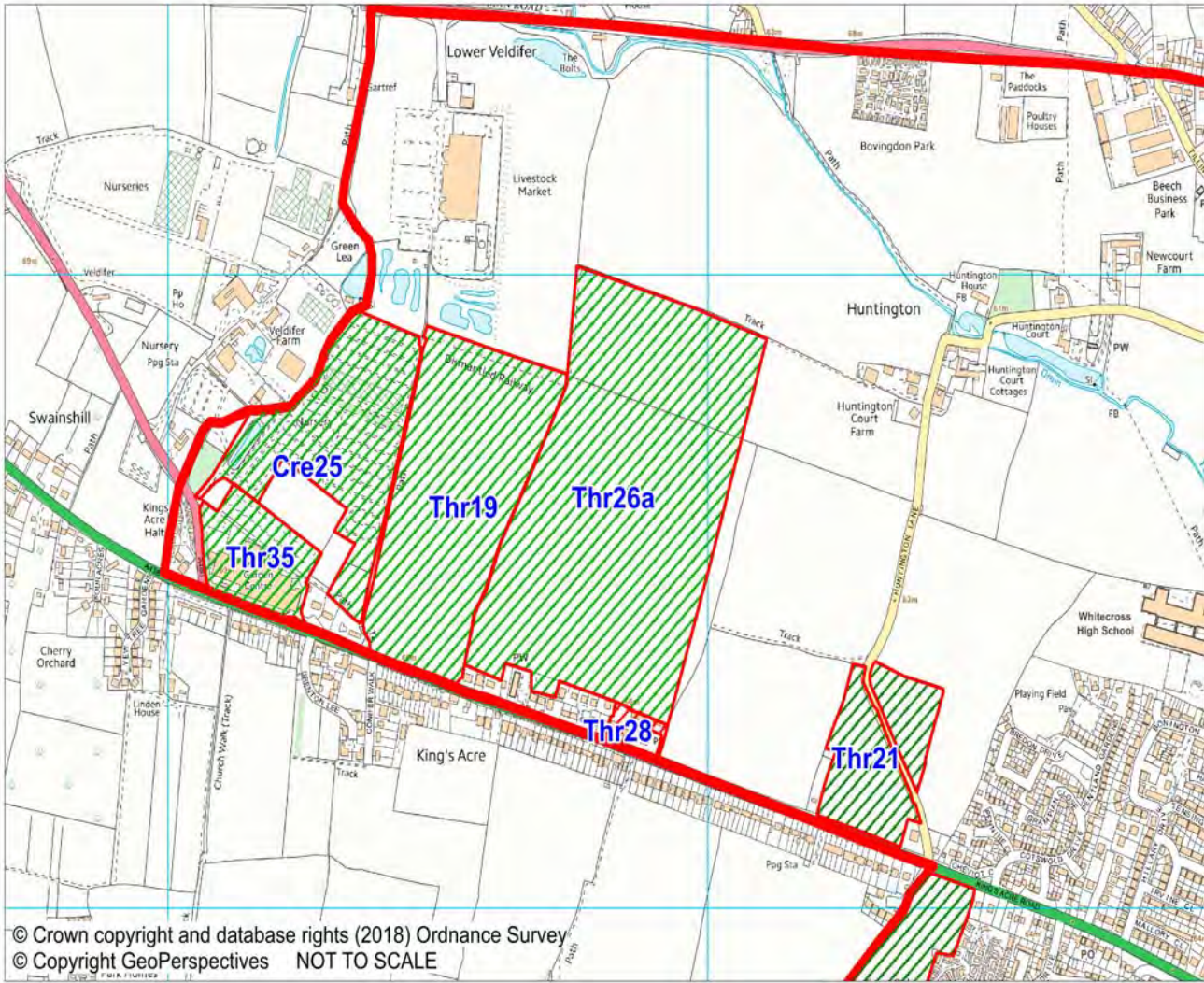
The site is situated in the road corridor close to the orange and yellow road alignment options and roundabout junction. It is not directly affected by the preferred red route. Once the Bypass route is known; access provided

direct from Three Elms' spine road as opposed to directly from Kings Acre Road and the SPZ issues resolved, then the site could be suitable for residential development. Any impact on the Huntington Conservation Area would also need to be considered. Some mitigation will be necessary for archaeological reasons due to finds made nearby.

A Transport Assessment would be required to assess the impact of the development on the network, and as with all HAP sites the scope and developments to be considered will need to be confirmed.

The site does have potential and is considered a suitable Option Site.

Thr26a



Site ID	Thr26a	Site Address	Land at Huntington, Kings Acre Road, Hereford, HR4 0SD		
Ward	Kings Acre	Site Area ha	23.52	Potential Capacity	520

The site is a flat open agricultural field north of Kings Acre Road. There is a row of housing along the southern boundary but the remainder is open countryside but a planned strategic site will be located to the east and north of the site. This will change the natural environment and require a revisit to assess the landscape implications. The land is Grade 2 agricultural land which is very good quality. The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

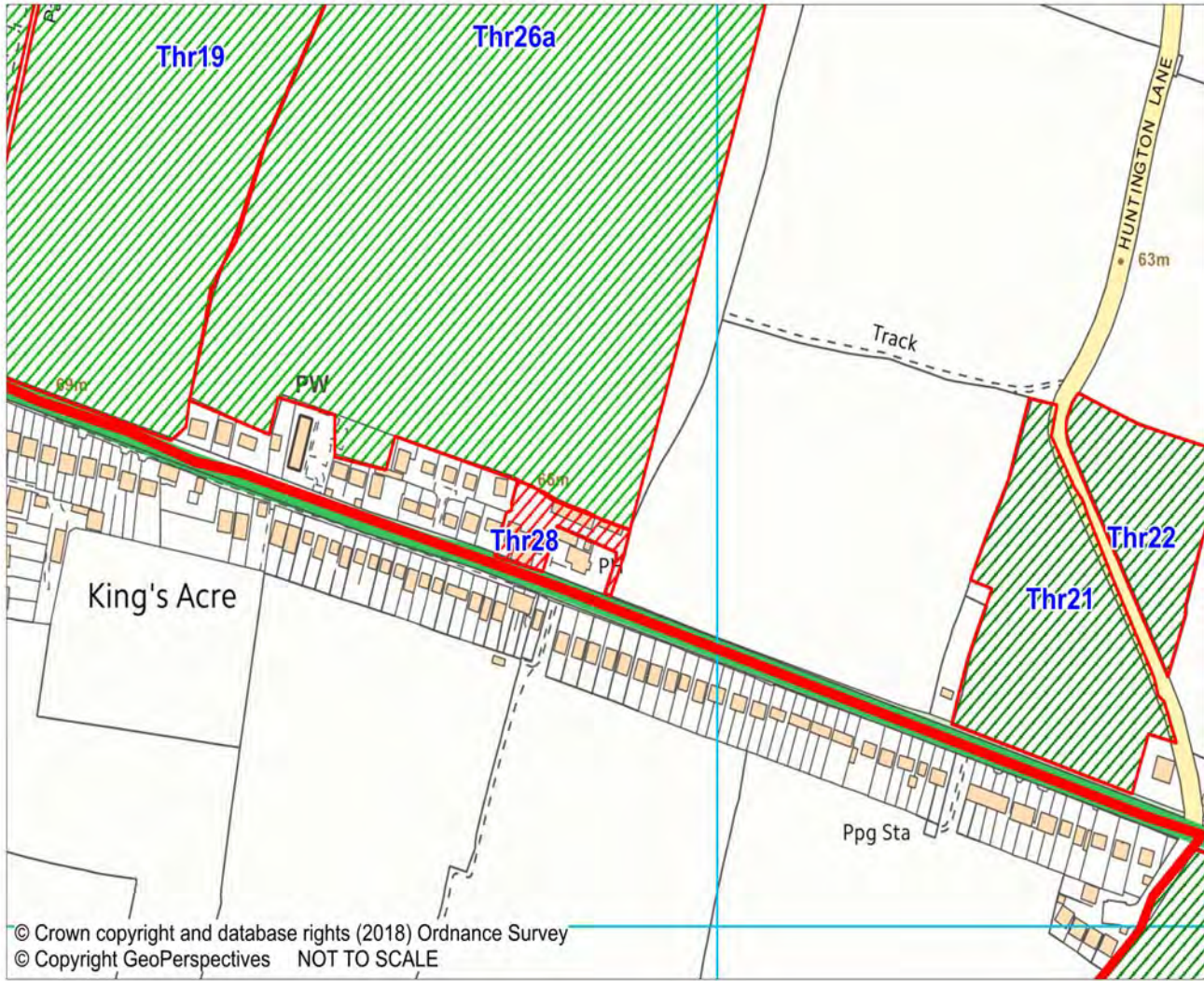
There may have been some loss of archaeological potential as a result of invasive agriculture, there is however a strong likelihood that buried remains of significance may in part be present here. During the construction of the new livestock market to the north, important prehistoric features were indicated, that are likely to carry over [into this site]. The historic Brecon railway adds interest to this area. The site requires assessment/evaluation to determine archaeological value. Additionally, the setting of the Huntington Conservation Area 250m to the E and the group of listed buildings in Huntington are all constraints which should be considered during the design of any development proposals

The site is situated in the relief road corridor directly west of the Three Elms strategic site. The cyan route option cuts right through this site. The preferred red route runs close to the site's eastern boundary therefore housing yield could be reduced on this site to facilitate the development of the road. The yellow and orange routes also run close to the site's north east boundary which could also have an impact on housing yield.

It does not abut the highway so it is unclear where access would be gained. Access could potentially be gained through adjacent site Thr19, subject to delivery of that site. A further possibility is through the small site Thr28, although that would be unlikely to accommodate a junction of sufficient size to serve this development. Thr28 could however provide a corridor for pedestrian and cycle connectivity to Kings Acre Road or indeed a bus gate for a bus route through a bigger combined site. However this has yet to be considered as Thr28 is adjacent to the Red route proposed junction which may require land for its development.

Capacity issues on the network have been identified during the transport assessment work for the Three Elms SUE, and have resulted in a proposed cap on that development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the SUE, would breach this cap.

Thr28



Site ID	Thr28	Site Address	Bay Horse Motors, 238-240 Kings Acre Road, Hereford, Herefordshire, HR4 0SD		
Ward	Kings Acre	Site Area ha	0.37	Potential Capacity	0

This site comprises of a car sales indoor and outdoor area. There is a combination of residential, adjacent and opposite as well as the Bay Horse Public House. The rear of the site is currently open countryside with the planned Three Elms strategic site very close by.

The site sits within the relief road corridor and is be directly affected by the red and cyan route options as there is a planned junction where this route site intersects the A438 Kings Acre Road. As this is the red route is the preferred route option then the site is unlikely to have housing potential as land take for junction creation may mean all of this land is required.

Thr29



Site ID	Thr29	Site Address	Hereford Racecourse, Fakenham Drive, Hereford, HR4 9UG		
Ward	Bobblestock	Site Area ha	2.70	Potential Capacity	70

The site is part of Hereford Racecourse and on busier race days this area is used as an overflow car park. The site is bounded by residential and a scout hut on two sides. The remaining sides open out on to racecourse. The remainder of the racecourse is not being considered at this time and will be for open space protection later in the Plan process.

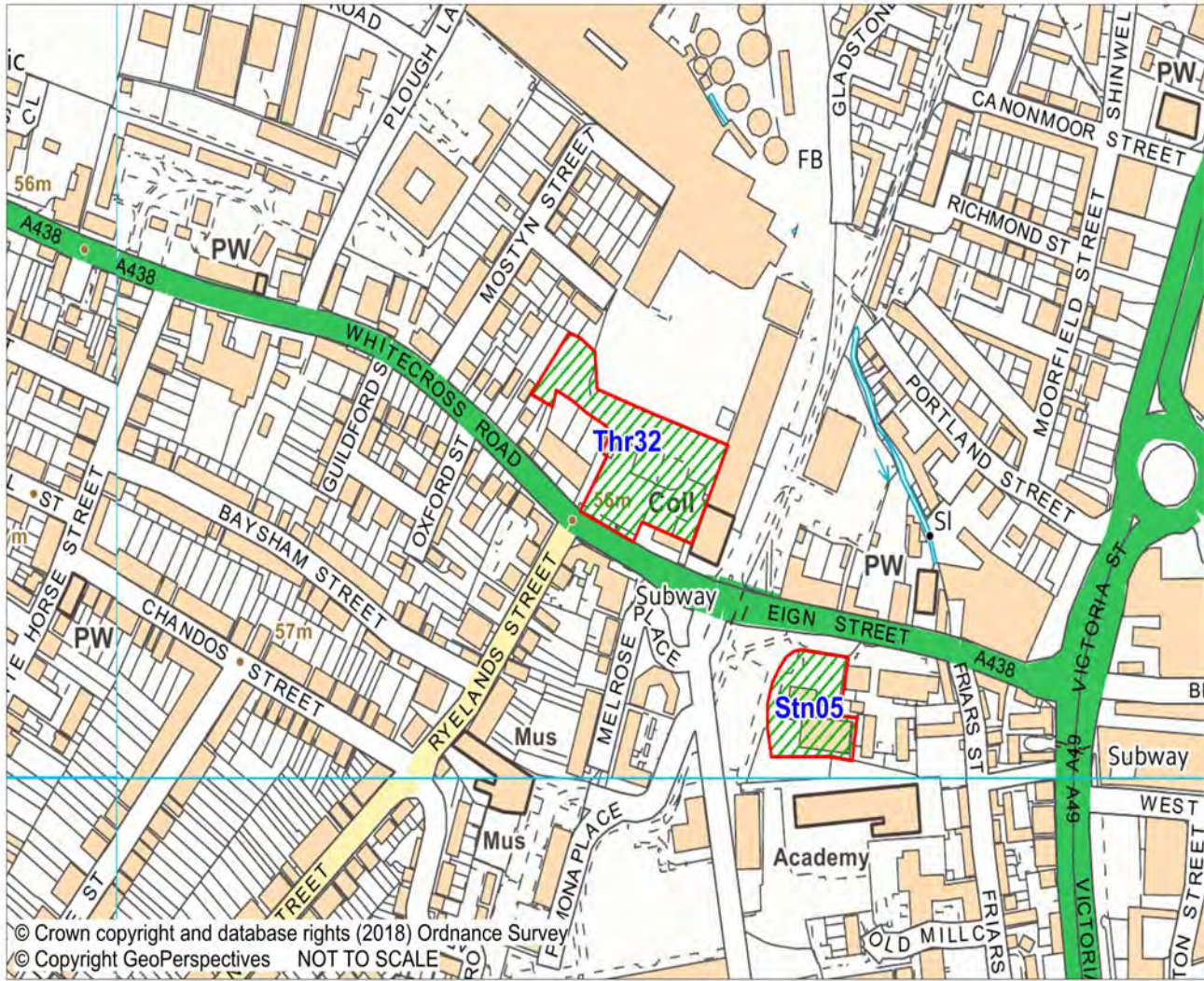
The site is existing amenity greenspace which includes a PROW. It primarily serves the residents of Bobblestock for informal recreation. In Hereford, evidence indicates that open space is surplus to requirement. Future development would need to protect and enhance the PROW which crosses through the site. It is the largest accessible open space in the existing residential area and as such considered the most usable for informal recreation and although adjacent to the race track, municipal golf course and outdoor sports pitches, provides the only green space in this location whose primary purpose is for informal recreation.

Access to Roman Road would not be acceptable due to conflict with racecourse entrance and proximity to new A4103/A49N link road junction to the west. Access therefore would need to be via Fakenham Drive which is likely to require widening for the number of dwellings on the site. Kempston Avenue is likely to be of sufficient width. All traffic would need to route through the residential estate to access the main distributor roads. Highway limits do not extend to the edge of the site, with the limit being existing southern kerb line, so a ransom strip may be involved to gain access to the site. The network impact would need to be covered in a Transport Assessment/Statement comparing vehicle movements and as with all HAP sites the scope and developments to be considered will need to be confirmed.

The site's location as part of the racecourse will be the determining factor as to whether it should proceed any further in the allocation process. The loss of the overflow parking serving the racecourse and amenity space will need to be weighted against the potential to deliver approximately 70 dwellings at a density of 30 dwellings per hectare.

There is the potential for some archaeological interest and this would require assessment and possible evaluation.

The site is considered to suitable to be put forward as part of the Site Options consultation.



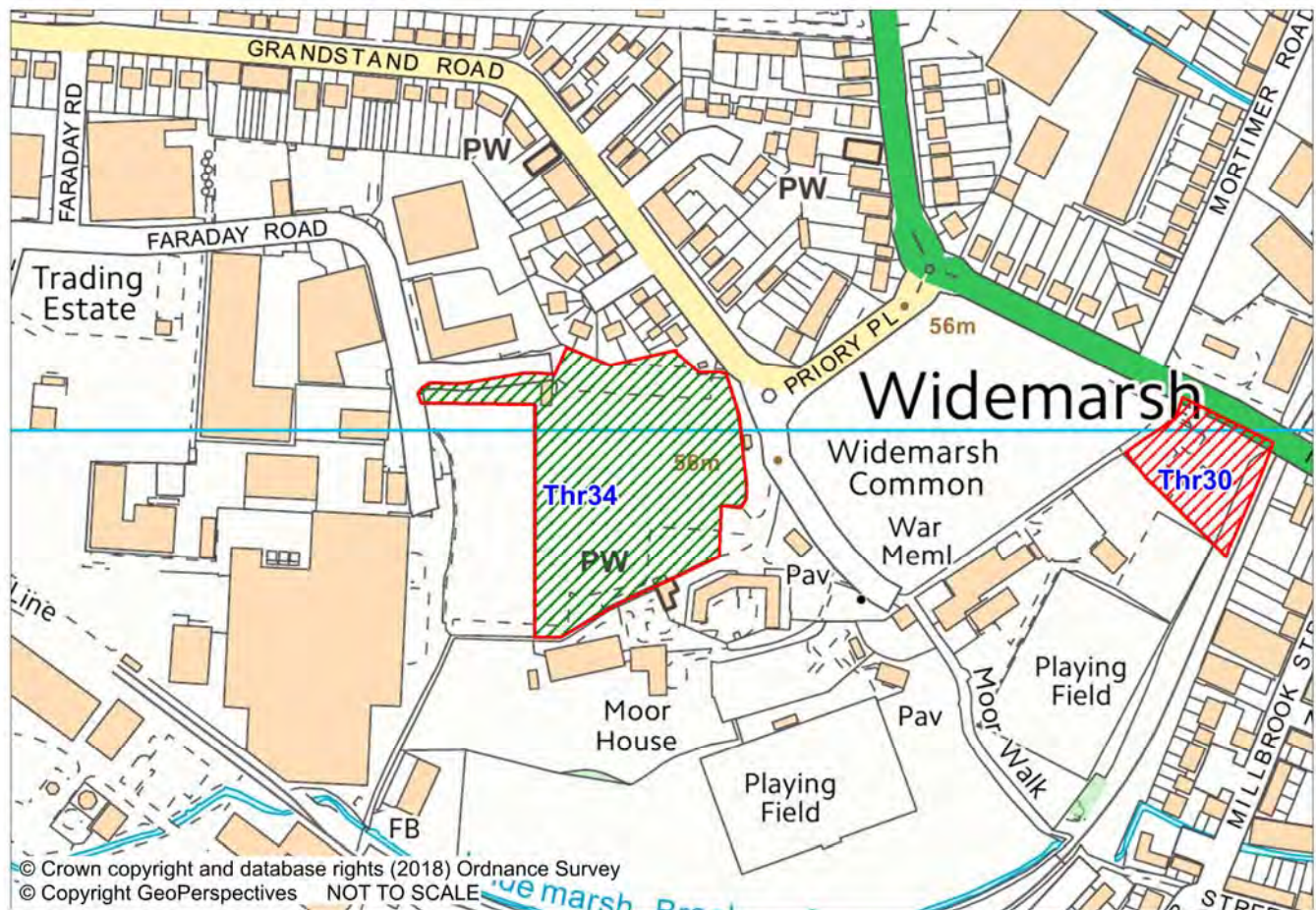
Site ID	Thr32	Site Address	Land adjacent to Nelson Building, Whitecross Rd, Hereford, HR4 0DG		
Ward	Widemarsh	Site Area ha	0.75	Potential Capacity	35

The site has been cleared of larger buildings in recent years and is now a flat site comprised mainly of car parking for Heineken. It is within good walking distance of the city centre.

The site in principle is acceptable to be taken forward as a housing site. Any potential contamination issues will need to be understood. The site has been available for assessment in the past but no recent up to date information on the site’s availability has come forward.

The site is a suitable Option site but if availability information is lacking then the site will not be taken forward.

Thr34



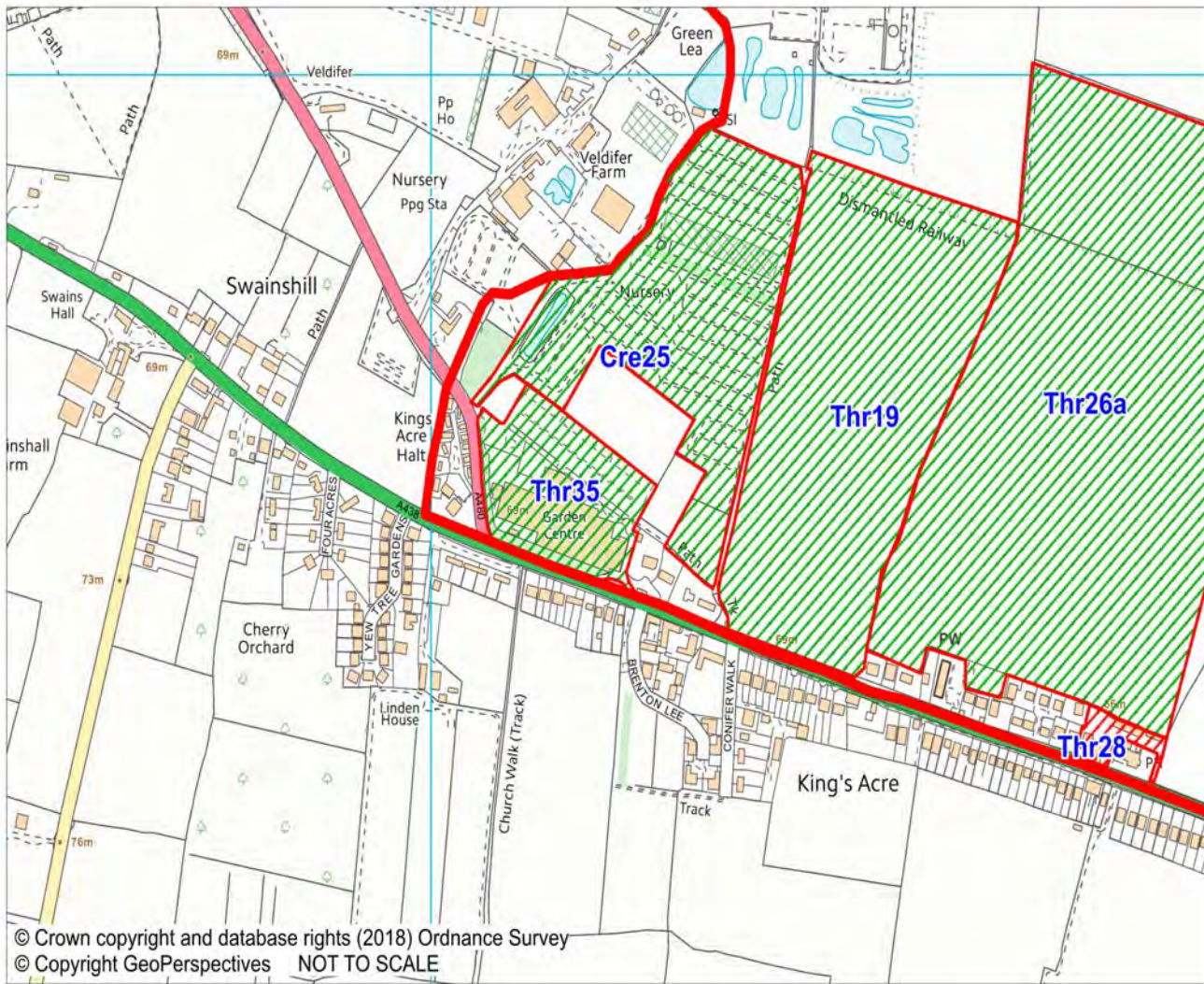
Site ID	Thr34	Site Address	Land at Faraday Road, Hereford, , HR4 9QG		
Ward	Widemarsh	Site Area ha	1.68	Potential Capacity	100

The site is currently a brownfield site which was a former employment land allocation in the previous Unitary Development Plan (UDP). The site was assessed as a ‘good’ employment site in the Council’s Employment Land Study (ELS) 2012. It is also situated within flood zone 2 which would need further assessment. After a dismissed appeal and a further application for a total care facility, permission was granted but this decision has now expired.

The land is in close proximity to the Cargill Meat Factory which is bound by environmental regulations to ensure that odour is prevented or minimised. Due to existing neighbouring uses, the site has merits in retaining its employment land status. The proposal of a future employment use or a mixed use development to retain this ‘good’ employment site status may be the most appropriate solution for this site. Retaining a residential element towards the common and sides would help to provide more of a community aspect to the area. However, taking Highways comments into account, then the site would be limited in the amount of C3 (Use Class) housing that would be considered acceptable on the local road network therefore may have less capacity than 100.

There is also the suggestion that this site may be suitable as a playing pitch but this has yet to be explored. Open space requirements will need to be reviewed to reflect the type of residential development that could come forward. The site does have potential and is considered a suitable Option Site.

Thr35



Site ID	Thr35	Site Address	Wyevale Hereford Garden Centre, Kings Acre Road, Hereford, HR4 0SE		
Ward	Kings Acre	Site Area ha	3.01	Potential Capacity	80

This site is the retail premises for Wyevale Garden Centre and comprises buildings, glasshouses, canopies, plant display area and parking. The growing area for the business lies to the north of the site which is also a housing site option known as Cre25. There are residential properties on opposite side of Kings Acre Road and to west and agricultural land to the east.

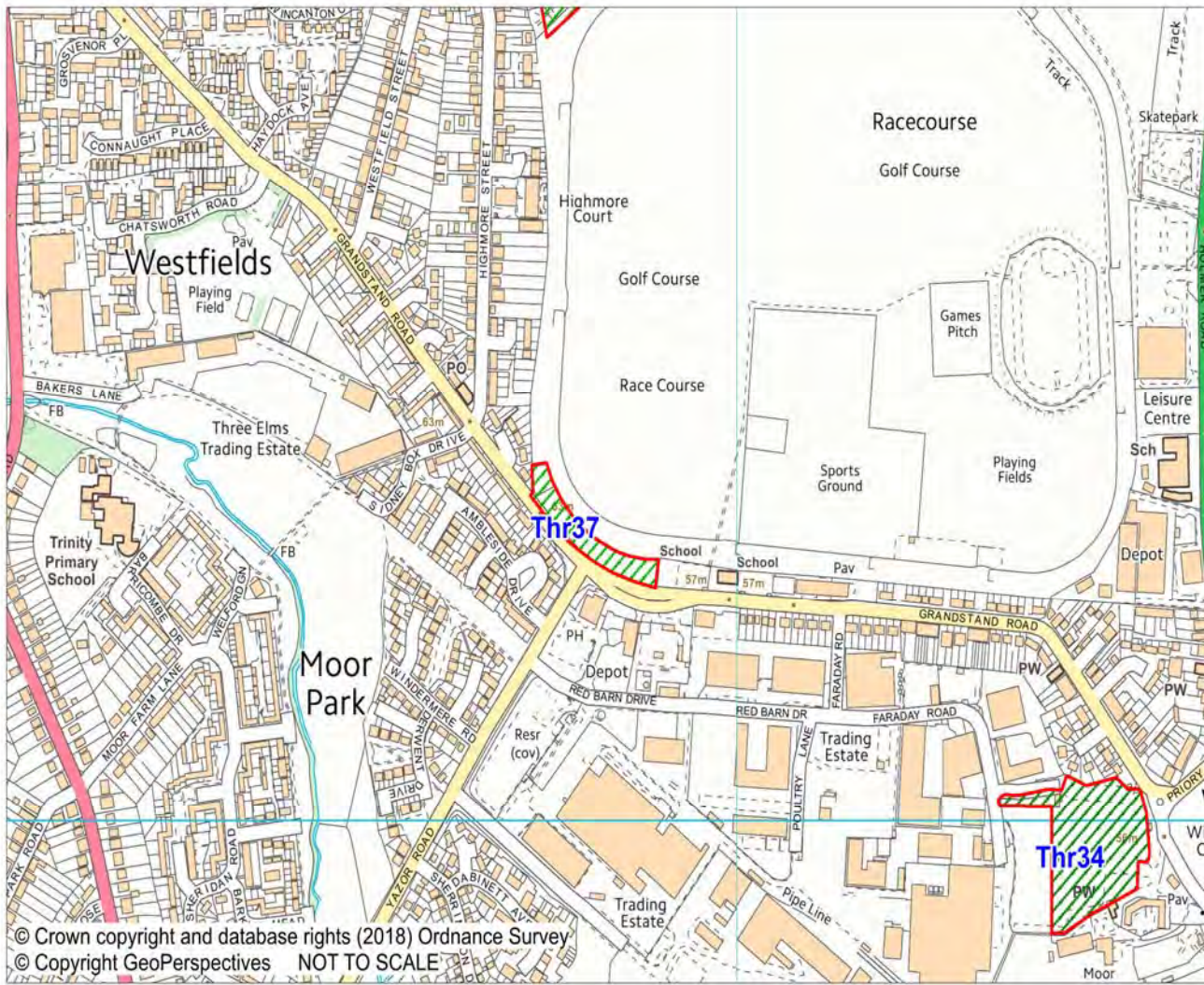
There are no significant constraints in terms of landscape and the green buffer would be an important feature to retain. The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

The site is directly adjoining the junction of A438/A480 therefore suitable access will be unlikely to be achievable unless combined with a neighbouring site. A further possibility is to access via Cre25 and combine with a modified business park access from A480 and provide a suitable junction at A480 to serve both existing and proposed developments, which would be in the same ownership. Improvement of A480/A438 junction should also be considered.

The site is within the road corridor but it is not directly affected by the route alignment options. Capacity issues on the network have been identified during the transport assessment work for the Three Elms strategic site, and have resulted in a proposed cap on that development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the strategic site, would breach this cap. The network impact would need to be covered in a Transport Assessment and as with all HAP sites the scope and developments to be considered will need to be confirmed.

Although the site is situated to the outer west side of the road options, there is already an urban form to this area of the city and the site should be considered as a suitable option site.

Thr37



Site ID	Thr37	Site Address	Land at Grandstand Road (north), Hereford, HR4 9NP		
Ward	Bobblestock	Site Area ha	0.29	Potential Capacity	15

The site is an area of linear green space public open space and small children’s play park (Westfields). Grandstand Road runs along the sites’ southern boundary. To the north of the site is the racecourse land.

Part of Grandstand Road south of mini roundabout has grassed central reserve and therefore access would need to be from the section north of the mini roundabout. Linearity and lack of depth of site would probably not accommodate an access off the mini roundabout itself. Similarly buildings and parking will be challenging. Capacity issues identified at Yazor Road/A438 roundabout and along A49 corridor. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out (once all sites are reviewed and shortlisted) to assess the cumulative impact and at which stage of the HTP those developments can be brought forward. The site offers little in recreation value. Given this evidence its loss would be acceptable and comply with OS3 but consultation with the local community would establish whether it is valued locally. The loss of the play area would need to be compensated for if it is to comply with Core Strategy Policy OS3.

The site is considered a suitable Options Site.