

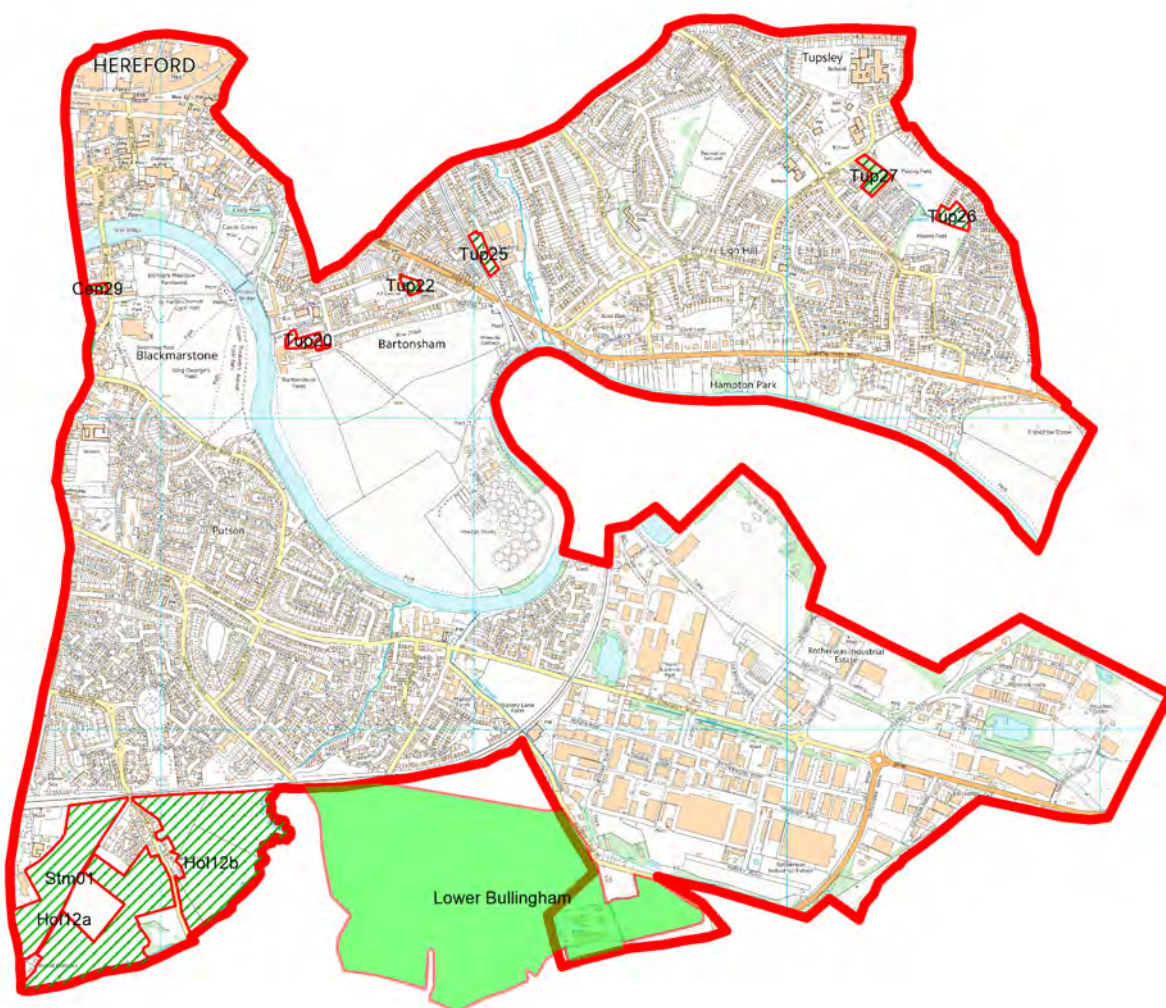
Herefordshire Local Plan

Hereford Area Plan

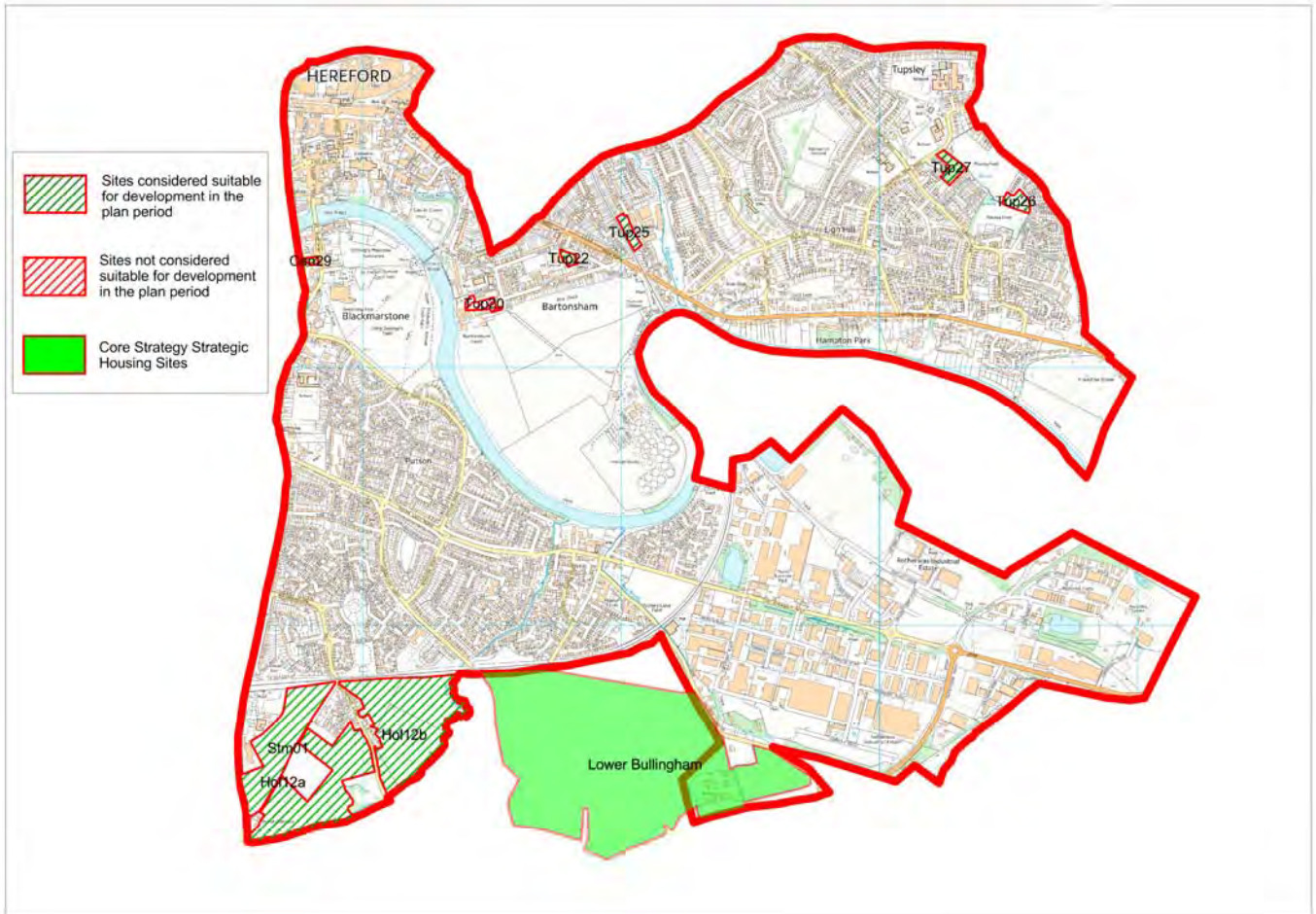
Housing and Employment Site Options Consultation

Site Summary Assessments - South East Hereford

August 2018



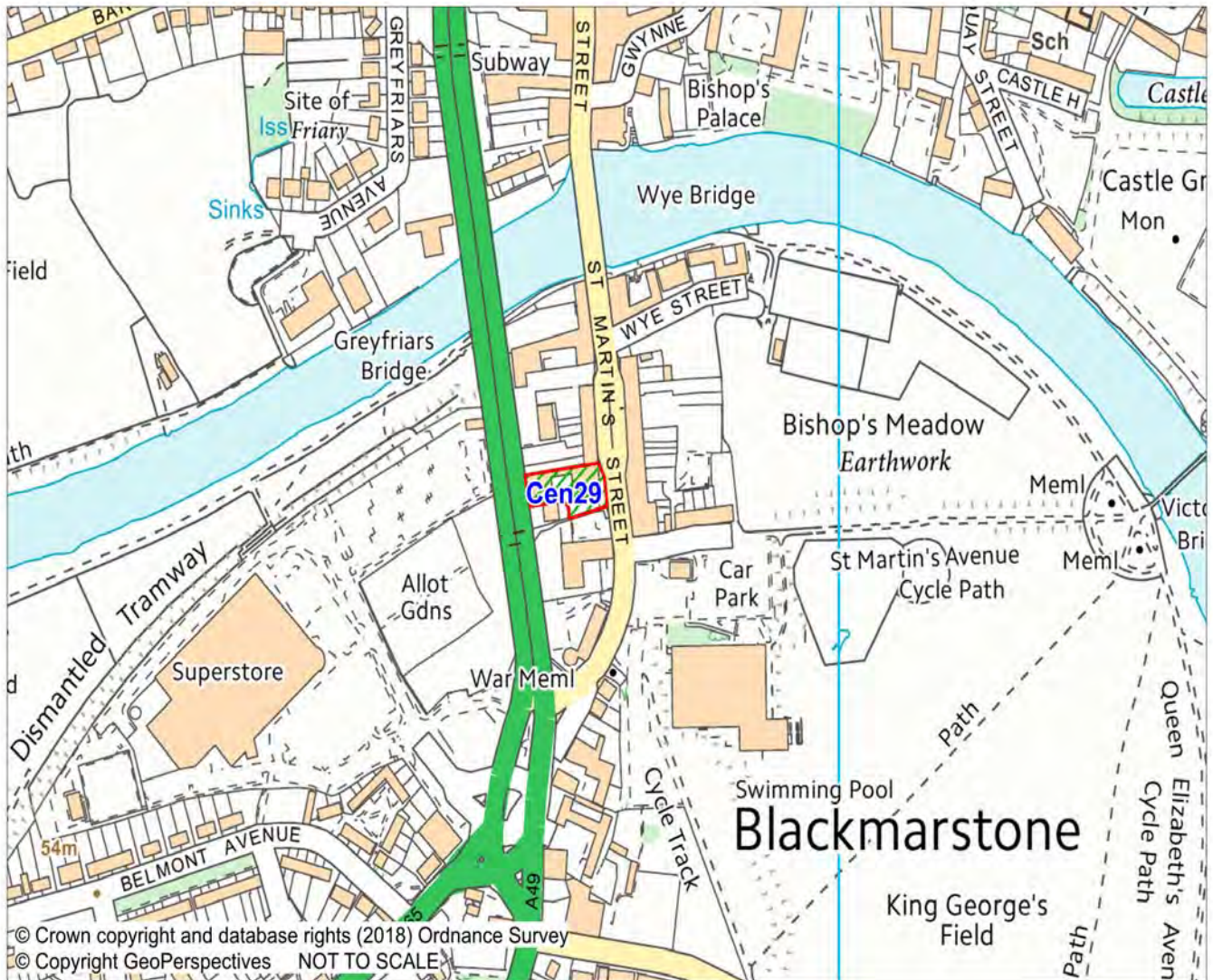
SE area sites



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Cen29



Site ID	Cen29	Site Address	Wye Bridge Motors, 36-38 St Martins Street, Hereford, HR2 7RE		
Ward	Hinton & Hunderton	Site Area ha	0.14	Potential Capacity	10

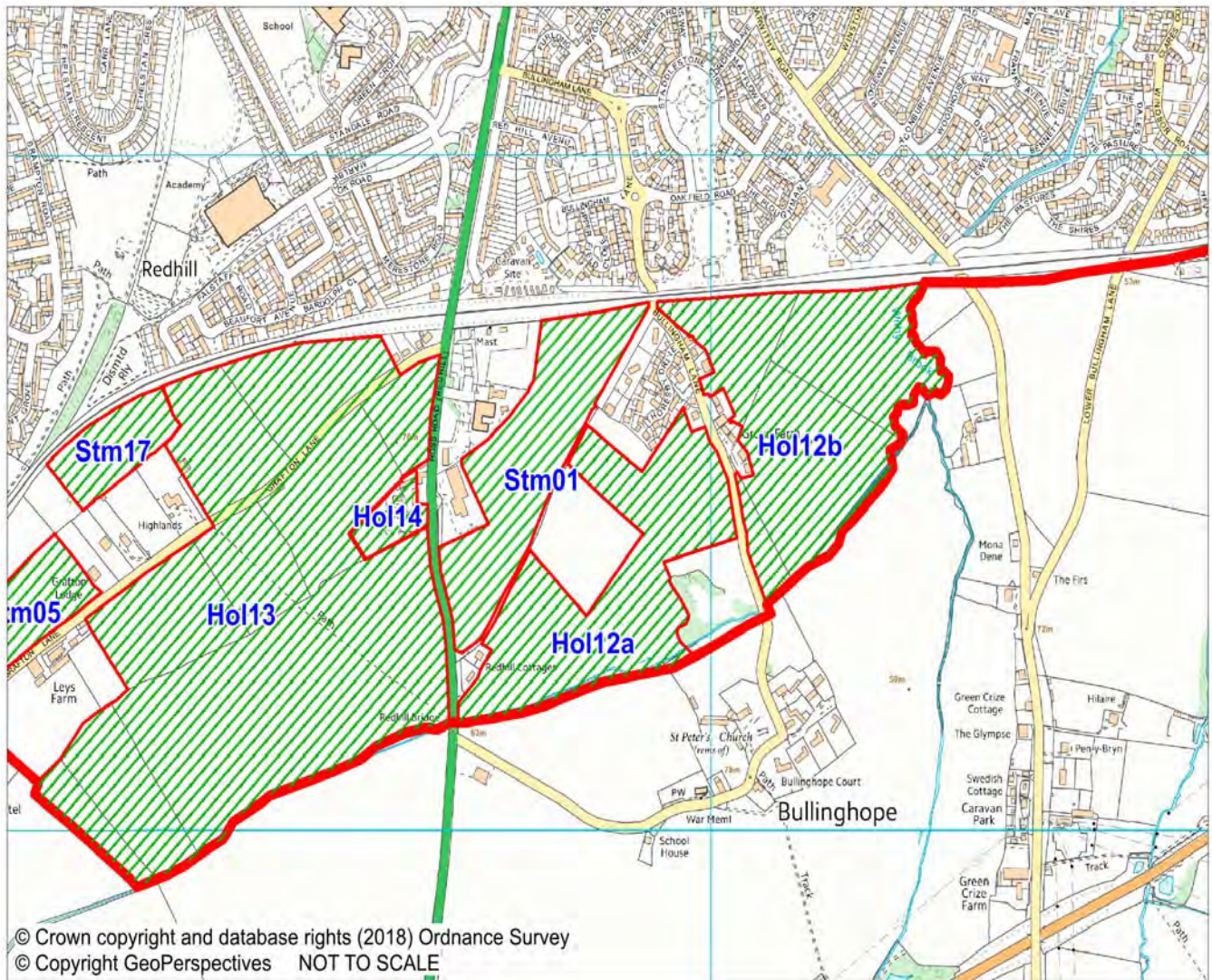
This is the site of a garage currently in use within a mainly residential street. At a rate of 70dph the site could accommodate approximately 10 dwellings. The A49 dual carriageway runs along the rear of the site. Access to the site is achievable. The site lies in an area at severe risk of flooding (flood zone 3). A detailed Flood study is being carried out to assess the flood risk for all sites within Hereford and this will assist in guiding the location of new development.

The location of the site in the Conservation Area means that any development should preserve or enhance the character of the Conservation area. The site is situated close to listed buildings and therefore a scheme which does not have an impact on these buildings would be sought after.

This site is within the designated Area of Archaeological Importance and it might have potential for below ground remains of interest. It is noted that the former defensive line of early medieval Hereford passes through the western part of the site, and this may add to the challenge of mitigation here.

If issues of flooding and archaeological sensitivities can be overcome then this could be a suitable site to take forward. Nevertheless these are considered to be major constraints for the site.

Hol12a



Site ID	Hol12a	Site Address	Land East of Ross Road, Redhill, Hereford, HR2 8EA		
Ward	Saxon Gate/Red Hill	Site Area ha	9.47	Potential Capacity	70

This is very large site comprising of one large field. Surrounding land use is residential to the north at Bullingham Lane and Thoresby Drive. There are open fields to the remaining boundaries. Significant wildlife/ ecological value. (SINC) nearby along railway line to the north and Withy Brook to the south. The northern area is flat but middle and southern section sloping significantly to the south with increasing visibility and openness. The site is grade 2 agricultural land which is very good. The recommended access is via the A49 but this is dependent on Highways England and the remaining access options in the area are more limited.

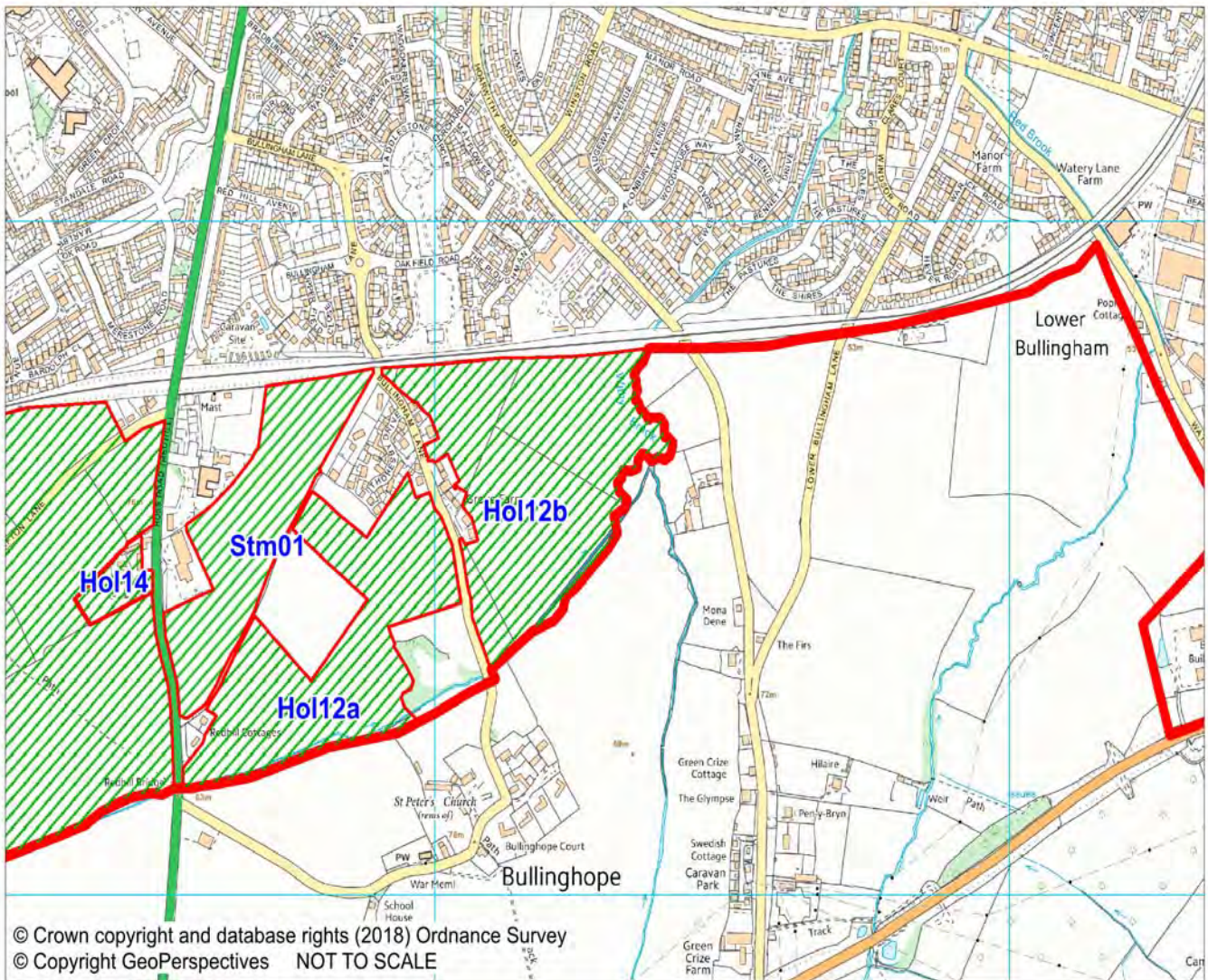
The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves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

The southern part of the plot in particular is very close to the historic village of Bullinghope, which contains a number of important (and designated) heritage assets. The setting of St Peters Church and ruins should be considered in the design of any development proposals. There is a particular risk here of compromising the 'settings' of these assets. To succeed, proposals would need to demonstrate that any harm so caused was justified and within acceptable limits. Also, it is known from studies undertaken on nearby sites that there is high potential for buried prehistoric remains in this broad location. Although not likely to represent an over-riding constraint in respect of the whole, this could have some timetabling and resourcing implications. Assessment and evaluation will be required and mitigation will very likely be needed.

The site is also restricted in terms of landscape capacity. Visibility and ecological value of the southern edge of the site are key issues. There is some scope for housing, but must be located towards the north of the site. Significant screen planting at southern edge of any development important, to create effective buffer.

Altogether the site does have potential but is constrained and the whole site will not be developable. The site could be brought forward in combination with adjacent site Stm01.

Hol12b



Site ID	Hol12b	Site Address	Land East of Bullingham Lane, Hereford, HR2 7RZ		
Ward	Saxon Gate	Site Area ha	12.31	Potential Capacity	190

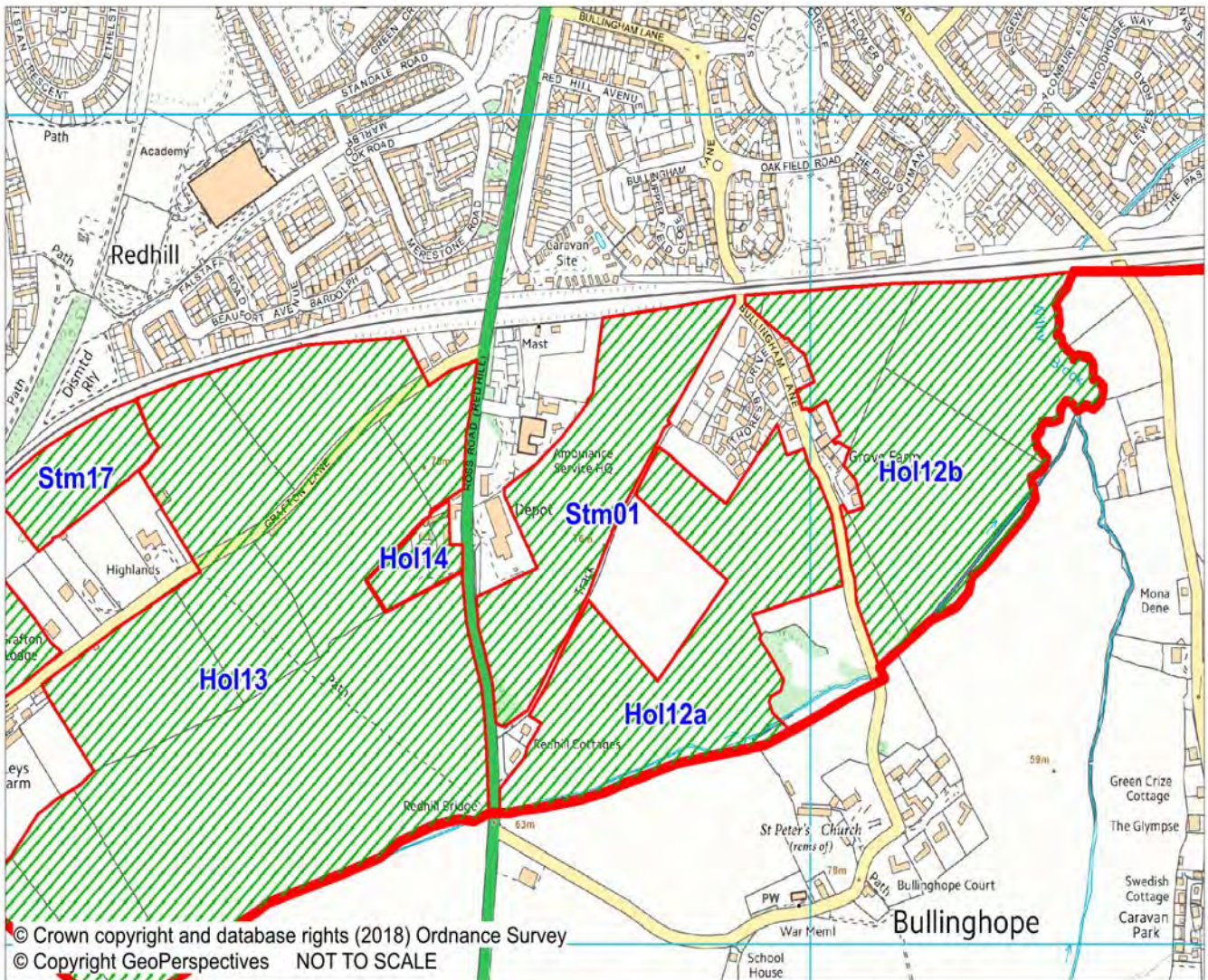
This is an open agriculture area with some residential influence to the northern western side. The land is classed as Agricultural grade 2 and is very good quality. Southern side bounding Withy Brook, which poses a potential flood risk along the route, northern side formed by railway. Landform important as it sits generally below existing housing on Bullingham Lane.

Visibility and ecological value of the southern edge of the site are key issues. There is some scope for housing, but must be located towards the north of the site. The setting of St Peters Church, Bullinghope should be considered as part of any development proposals also. The site does have some archaeological constraints and will require an update to a previous assessment as well as potential mitigation.

This site did form part of the previous Unitary Development Plan (although this site is slightly smaller) but was successfully challenged in the high court by Dinedor Hill Action Association and the allocation was quashed. An undetermined planning application which formed part of the legal challenge was submitted by Bloors in 2008. Under the 2008 application, principal access was proposed onto Bullingham Lane via a signalised junction incorporating the railway bridge. Due to the passage of time; the Transport Assessment would need to be updated. The principal means of access to the site via Bullingham Lane would also need to be revisited and capacity at A49 junction re-assessed. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out to assess the cumulative impact and at which stage of the HTP those developments can be brought forward.

The site is deemed to be a suitable Options site but is dependent on availability.

Stm01



Site ID	Stm01	Site Address	Land north of Redhill Cottages, Ross Road, Hereford, HR2 8EA		
Ward	Redhill	Site Area ha	6.42	Potential Capacity	125

The site is mainly a large open field with existing commercial uses to the immediate west, railway to the north and some residential to north east corner (Thornesby Drive). Generally flat except for south west corner / edge where it becomes more open and vulnerable.

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.

Definite capacity to the northern side end of the site where it is already influenced by commercial / residential but no capacity to the southern end of the site where it is a very open and vulnerable ridge / slope facing receptors coming towards the city. A Landscape assessment is needed to define what the exact limit of development should

be. The Setting of St Peters Church at Bullinghope should be taken into consideration in the design, layout and extent of any development proposed. An Archaeological assessment would also be required. Footways along Ross Road but not continuous over railway bridge on east side and require crossing of A49. Lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Access being onto A49 Trunk Road would be at the discretion of Highways England, but proximity to other junctions and existing road geometry may restrict access options, particularly with the very narrow frontage to A49. Should a new signalised junction be introduced on the A49, this may also have implications. May be better combined with Hol 12a if that comes forward to a single point of access, or possibly using Romany Way junction if a route is achievable and the proposed signalised junction for Hol13 is installed.

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

Top20



Site ID	Top20	Site Address	Bartonsham Farm Dairy, Green Street, Hereford, HR1 2QW		
Ward	Central	Site Area ha	0.53	Potential Capacity	0

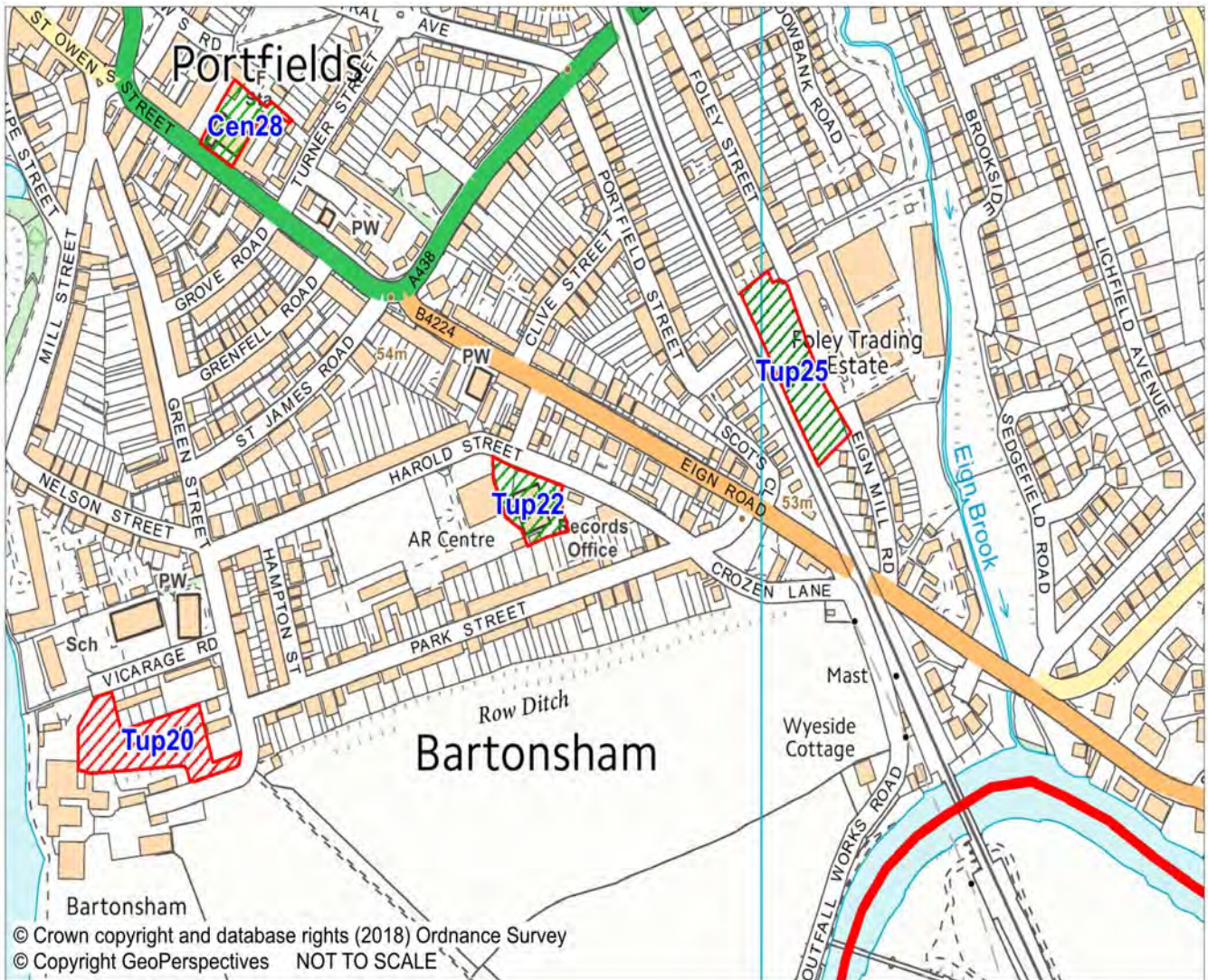
Based on the above, the following major constraints have been identified with regard to this site:-

- Location within the Central Conservation Area;
- Presence of the Bartonsham Row Ditch and potential extension of this feature in the southern extents of the site;
- Presence of Bartonsham Farm Dairy, with the implications of noise and nuisance. Overlooking from the farmhouse, which has an open aspect over the site;
- Traffic and the apparent limitation on access to the site;

For the reasons listed above, opportunity for residential development on this site is severely limited. This is primarily in relation to the archaeological constraints. There is a need for specialist reports to assess the above issues as well as considering whether they can be addressed through mitigation.

Based on the current information, the site is not considered to have potential in the Site Options

Tup22



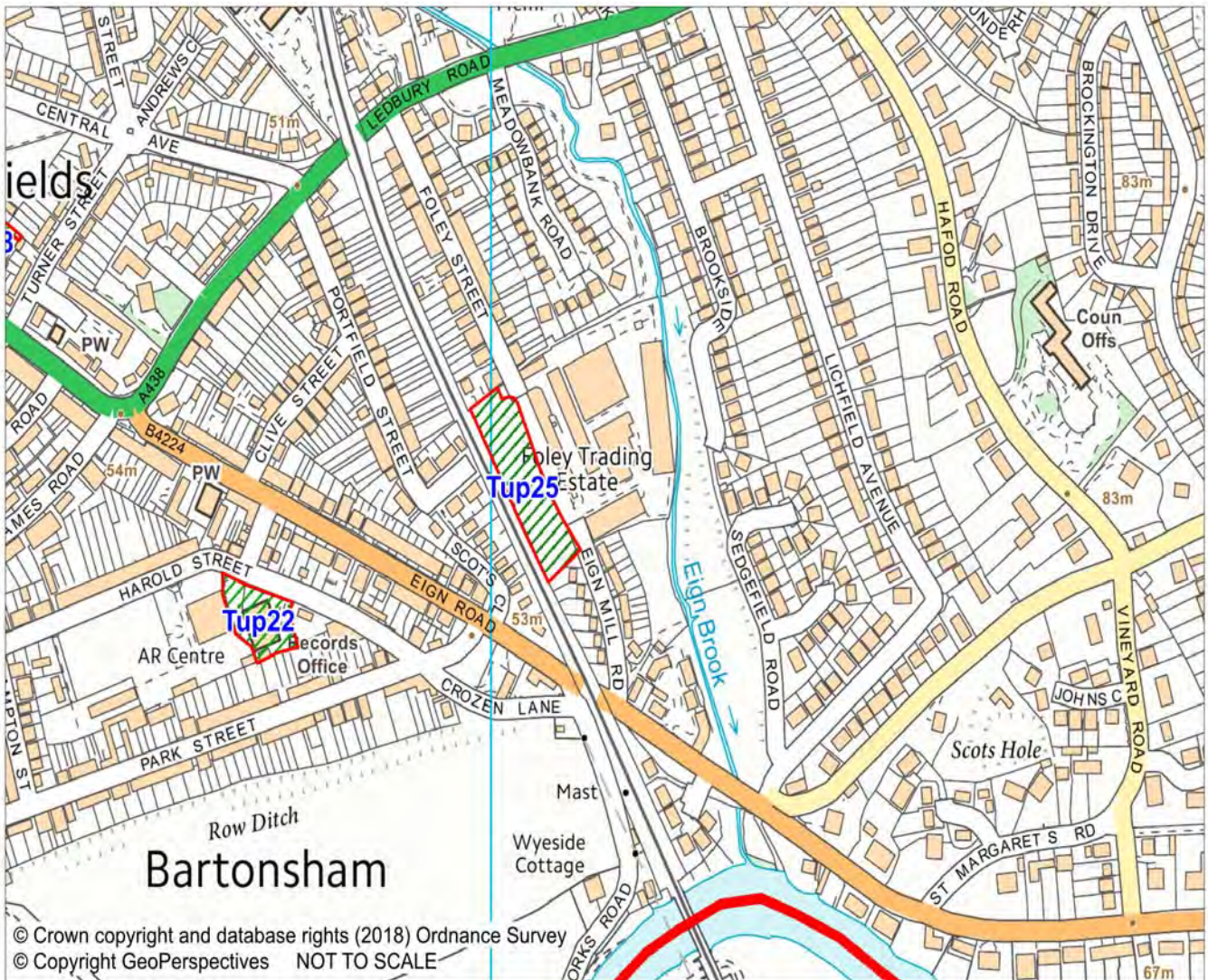
Site ID	Tup22	Site Address	County Records Office, Harold Street, Hereford, HR1 2QX		
Ward	Central	Site Area ha	0.26	Potential Capacity	20

This is the site of an old army barracks within a mainly residential area. The TA Centre is adjacent to the site. Permission to demolish the barracks building was recently refused. It was deemed necessary to retain the building and not demolish it due to the scarcity of such buildings locally and the heritage value they present. The previous proposal could not be deemed to be of such public benefit to justify demolition of the barracks.

Lack of visibility for access to site at present is an issue. A modified access was proposed under application 162283 to provide pedestrian crossing and a similar access is likely to be required.

Therefore any future development would need to incorporate the existing building as it stands. If this is possible then the site does have potential as an Options Site.

Tup25



Site ID	Tup25	Site Address	Land adjacent to Foley Trading Estate, Hereford, HR1 2SF		
Ward	Eign Hill	Site Area ha	0.51	Potential Capacity	10

The site is existing amenity greenspace/play area used as both informal recreation and as a kick-about area. It is situated between Foley Street, Eign Mill Road residential areas and is adjacent to Foley Street Trading Estate and the railway line. It serves the local area including the trading estate.

There is limited open space within this part of Hereford and in particular this provides the only kick-about area suitable for older children in the vicinity and it seems to be well used. Access to other areas for this purpose would involve travel beyond acceptable thresholds and involve negotiating busy roads. Whilst it is used informally for recreation and dog walking, there is access to other areas in the vicinity for this type of activity which are more suitable. There is a worn footpath leading through the site suggesting it is used as a through route. Any loss would therefore need to consider maintaining this access. Compensation for loss of open space would be required. This could be an improvement to the existing open space.

There is potential for part of the site to come forward for development

Vehicular access would need to be from Eign Mill Road as Foley Street is too narrow and suffers from heavy on street parking. It should not be within the trading estate area, this would appear feasible if taken at the southern extreme of the site.

There is reason to believe that some below ground remains linked to a historic mill may still be present on the site, albeit in damaged form. It will be necessary to undertake a prior assessment - and possibly field evaluation - of the area, in order to better understand the degree of preservation of and significance of any remains. This may affect the site's viability. There are historical features such as a Conservation area, a listed building and a Scheduled Ancient Monument (SAM) in the vicinity which needs to be taken into account. The site does have potential as an Options Site but may yield a lower capacity if developed in part.

Tup26



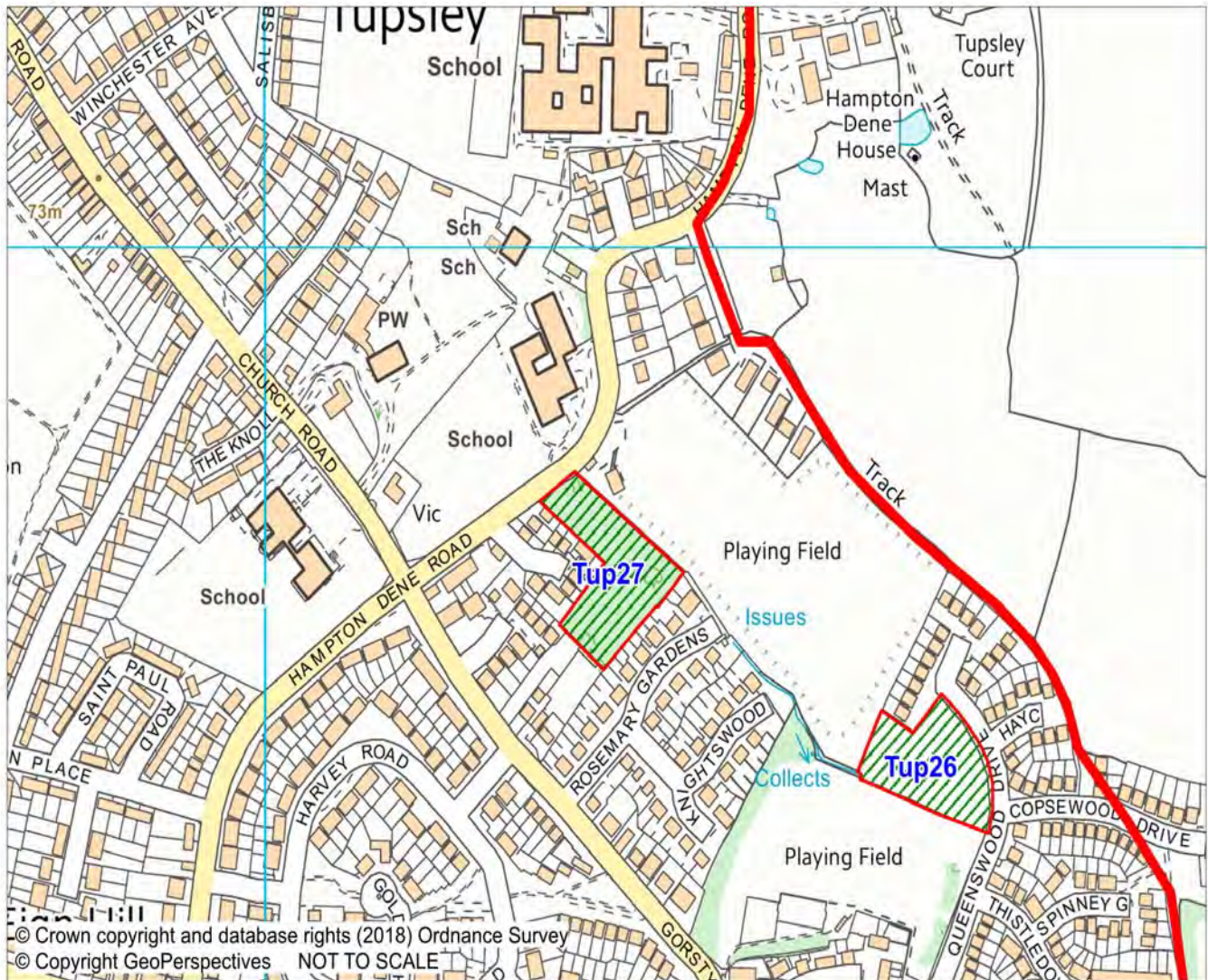
Site ID	Tup26	Site Address	Land north west of Queenswood Drive, Hereford, HR1 1AT		
Ward	Tupsley	Site Area ha	0.60	Potential Capacity	20

The site is existing amenity greenspace which is generally flat land surrounded by residential and additional park land. There are no significant issues with regard to heritage assets. Highways would be supportive of the site coming forward as an allocation but this is dependent upon proposed number of properties, if road network is suitable and capacity is available.

The open space site primarily serves the residents of the local estate. There are additional areas for play and formal recreation in the vicinity but this is the only informal recreational space. Current evidence indicates that there is an oversupply of amenity greenspace in the city; therefore the evidence is supportive of its loss. However, this is dependent on consultation with the local community and its loss would need to be compensated. This could be an improvement to the existing open space.

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

Tup27



Site ID	Tup27	Site Address	Land at the Paddock, Hampton Dene Road, Hampton Dene Road, Herefordshire, HR1 1XH		
Ward	Tupsley	Site Area ha	0.66	Potential Capacity	20

The site is existing amenity greenspace which is generally flat land surrounded by residential, additional park land with St Paul's School opposite. It is a small area, not overlooked as housing backs onto it and the only access is off Hampton Dene Road or through school playing fields therefore its use for informal recreation would potentially be minimal. The area does however have a lot of trees and vegetation providing an oasis for wildlife within the housing areas and this could be of value to both local residents and biodiversity. Ecological survey work may be required.

There are no significant issues in relation to heritage assets which preclude development of the site but there are listed buildings and unregistered parkland in the vicinity which should be considered. Highways have no major concerns with regard to access but this is a considerably busy road at school travel time. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out to assess the cumulative

impacts for the network. As the site is quite overgrown there may be the potential for wildlife and biodiversity, therefore ecological surveys would be necessary to establish its value in this regard.

The evidence for both amenity greenspace and semi-natural green space is still considered to be robust as little has changed. This assessment concluded that there is an over-supply of amenity greenspace but an under-supply of semi-natural greenspace in Hereford North. Although the evidence would support its loss as amenity greenspace, consultation with the local community would establish whether or not they value it either for informal recreation or as a semi natural open space. Its loss would need compensation and this could be an improvement to the existing open space.

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