

Herefordshire Local Plan

Hereford Area Plan

Housing and Employment Site Options

Consultation Statement

December 2018



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Seperate Appendices containing responses

Appendix 1 – Response summaries

Appendix 2 – Redacted online survey entries

Appendix 3a – Redacted original versions of responses A-B received on paper or email

Appendix 3b – Redacted original versions of responses C-K received on paper or email

Appendix 3c – Redacted original versions of responses L-O received on paper or email

Appendix 3d – Redacted original versions of responses P-Z received on paper or email

INTRODUCTION

The Hereford Area Plan Housing and Employment Site Options Consultation was carried out to seek views on the sites that are being considered for housing and employment as part of the preparation of the Hereford Area Plan.

The consultation ran from Monday 20 August 2018 to Monday 8 October 2018. This report presents the responses received to the standard consultation questionnaire.

METHODOLOGY

An exhibition took place at the Courtyard Theatre on the first day of the consultation. Officers were present to answer questions and talk to visitors about the Hereford Area Plan Site Options.

The exhibition boards were then moved to the Hereford library for the duration of the consultation, where hard copies of the documents were available to view.

The questionnaire was published on the Herefordshire Council website and residents, local businesses, specified consultees and other stakeholders were invited to submit a response. A printable version was made available for collection at the exhibition venues and on the website for those who preferred to download, print and complete the questionnaire offline.

The consultation featured in local media, including the Hereford Times and Sunshine Radio and was promoted via the council's website news page and Facebook.

This report presents the results of the combined online and paper responses to the questionnaire. The sample base is the number of respondents to the question and is the base from which percentages are calculated. The sample base used is specified for each question. Percentages are presented rounded to the nearest whole number in the tables; however, the charts are based on unrounded percentages.

Where comments have been provided these are listed in full in appendix 2 & 3, but have been anonymised and corrected for spelling where appropriate.

RESULTS

Comments focussed on a number of the sites.

| Site ref | Number of reps |
|--|----------------|
| Bel08 | 2 |
| Bur09 | 4 |
| Cen21h | 2 |
| Cen27/28/Cen21f&g | 2 |
| Es6 | 2 |
| Hol12a/b | 2 |
| Hol12b | 3 |
| Hol13 | 3 |
| Thr21 | 2 |
| Thr23 | 2 |
| Thr29 | 2 |
| Thr35 | 2 |
| Three Elms | 3 |
| Tup25 | 43 |
| Tup26 | 44 |
| Tup27 | 22 |
| Other sites mentioned specifically include: Ayl01/16; Bel14/15; Bur23/32; Cen08/12/22/29/30/31; Cre25; Es1/3/4/5; Stm01/05/17; Stn05/21; Hol14; Thr19/22/26a/32/34/37; Tup22 | |

The following sites did not receive any responses:

| Site ref | |
|----------|-------|
| Ayl14 | Bur31 |
| Ayl15 | Cen23 |
| Bel13 | Cen32 |
| Bur10 | Thr24 |
| Bur12 | Thr28 |
| Bur17 | Thr30 |
| Bur18 | Tup01 |
| Bur21 | Tup20 |
| Bur29 | Tup28 |
| Bur30 | |

There were a number of recurring themes across many of the responses:

- The benefits of greenspace to health and wellbeing of residents
- Prioritisation of development of brownfield over greenfield
- Danger to wildlife by building on habitats including flood zones
- Increase of traffic congestion, especially where this is already proving to be an issue
- Increased flood risk to areas currently protected by flood zones potentially being built on
- Local amenities becoming over subscribed

More specifically:

- Questioning why the racecourse wouldn't be developed
- The fact that TUP25 was previously a landfill site and therefore concerns over adequate assessment
- Details of a covenant on TUP26

Eight new sites were submitted to be assessed for suitability.

Correspondence received from Agent/Landowner for the following sites:

| | | |
|-------|---|--|
| Ayl16 | Further analysis required in light of open space use | Land north of St Francis Xaviers School |
| Bel08 | Confirmed available | Former Belmont Golf Course, Ruckhall Ln, Belmont, Hereford, HR2 9SA |
| Bel13 | Confirmed available | Land at Merryhill Farm, Belmont, Hereford, HR2 9RT |
| Bel14 | Further analysis required in light of open space use | Argyll Rise |
| Bel15 | Confirmed available | Land at Home Farm, Belmont, Ruckhall Lane, Hereford, HR2 9RX |
| Bur09 | Confirmed available | Land at Cot Barn Farm, Roman Road, Bobblestock, HR4 9QR |
| Bur23 | Confirmed available | Land adjacent to the Willows, Roman Road, Hereford, HR1 1JP |
| Bur29 | Confirmed available | Land adjacent to the Rose Gardens, Holmer, Hereford, HR1 1LH |
| Bur30 | Confirmed available | Land at Attwood Lane, Moonstone and adjoining south of Coldwells Lane, HR1 1LH |
| Bur32 | Confirmed available | The Orchard, Lyde, Hereford, HR4 8AA |
| Cen08 | Not available at this time | Gaol Street car park |
| Cen21 | (21f&g) Objection confirmed as land originally allocated for use as emergency hub | Edgar Street Grid area, HR4 9JU |
| Cen22 | Not available at this time | Hereford bus station/car park |
| Cen27 | Development supported in principle | West Mercia Police Station , Bath Street, Hereford, HR1 2HT |
| Cen28 | Confirmed available | Fire Station, 101-107 St Owen's St, Hereford, HR1 2JW |

| | | |
|----------|--|---|
| Cen29 | Not available at this time | Wyebridge Motors |
| Cen30 | Not available at this time | Venn Street car park |
| Cen31 | Not available at this time | Union Walk car park |
| Cre25 | Confirmed available | Wyevale Nurseries, Wyevale Garden Centre Offices, Wyevale Way, Stretton Sugwas, Hereford, HR4 7AY |
| Hol12a/b | Not available at this time | Land at Bullingham Lane/Lower Bullingham |
| Hol13 | Confirmed available | Land at Grafton Lane, Grafton Lane, Grafton, Hereford, HR2 8BL |
| Hol14 | Confirmed available | Land at Grafton Haulage, Redhill, Ross Road, Hereford, HR2 8BH |
| Stm01 | Confirmed available | Land north of Redhill Cottages, Ross Road, Hereford, HR2 8EA |
| Stm05 | Confirmed available | Land opposite Leys Farm, Grafton Lane, Grafton, Hereford, HR2 8BL |
| Stm17 | Confirmed available | Land to rear of Grafton House, Grafton Lane, Grafton, Hereford, HR2 8BL |
| Stn05 | Confirmed a potential site in principle | Former Health Authority Office |
| Stn21 | Confirmed a potential site in principle | Former bus depot, Friar Street |
| Thr19 | Confirmed available | Land opposite Conifer Walk, Kings Acre Road, Hereford, HR4 0SW |
| Thr21 | Confirmed available | Land west of Huntington Lane, Three Elms Road, Hereford, HR4 0RG |
| Thr23 | Confirmed available | Land north of Lower Hill Farm, Lower Hill Farm, Breinton, Hereford, HR4 7PB |
| Thr24 | Confirmed available | Lower Hill Farm, Breinton, Hereford, HR4 7PB |
| Thr26a | Confirmed available | Land at Huntington, Kings Acre Road, Hereford, HR4 0SD |
| Thr29 | Further analysis required in light of open space use | Hereford Racecourse |

| | | |
|-------|--|--|
| Thr32 | Not available at this time | Land adjacent to Nelson Building, Whitecross Road |
| Thr34 | Confirmed as sold to Sun Valley | Land at Faraday Road, Hereford, , HR4 9QG |
| Thr35 | Confirmed available | Wyevale Hereford Garden Centre, Kings Acre Road, Hereford, HR4 0SE |
| Thr37 | Further analysis required in light of open space use | Land at Grandstand Road (north) |
| Tup22 | Confirmed a potential site in principle | TA site |
| Tup25 | Further analysis required in light of open space use | Land adjacent to Foley Trading Estate |
| Tup26 | Further analysis required in light of open space use | Land off Queenswood Drive |
| Tup27 | Further analysis required in light of open space use | Land at the Paddock, Hampton Dene Road |

Correspondence has yet to be received confirming availability of the following sites:

| | |
|-------|--|
| Ayl01 | Land At Rockfield Road, Hereford, HR1 2UA |
| Ayl14 | Aylestone Park, Field Grove View, Hereford, HR1 1AW |
| Ayl15 | Land at Walney House Farm, Walney Lane, Hereford, HR1 1JD |
| Bur10 | Land to the rear of Meadow Bank, Coldwells Rd, Holmer, Hereford, HR1 1LH |
| Bur12 | Land West of Burcott Farm,, Holmer Hereford, HR1 1JL |
| Bur17 | Land at Burcott Farm, Roman Road, HR1 1JL |
| Bur18 | Land adjacent to Rose Gardens PH, Coldwells Road, Hereford, HR1 1LH |

| | |
|-------|---|
| Bur21 | Land opposite Staniers Way, Roman Road, HR1 1JT |
| Bur31 | Part of Burcott Farm, Munstone, Hereford, HR1 3AJ |
| Cen32 | Land between Bath St and Gaol St, Hereford, HR1 2HT |
| Thr22 | Land east of Huntington Lane, Kings Acre Road, Hereford, HR4 0RG |
| Thr28 | Bay Horse Motors, 238-240 Kings Acre Road, Hereford, Herefordshire, HR4 0SD |
| Thr30 | Land at Former Sportsman Pub, Widemarsh Common, HR4 9NA |
| Tup20 | Bartonsham Farm Dairy, Green Street, Hereford, HR1 2QW |
| Tup28 | Broadlands Lane Paddock, Watermeadow Close, Hereford, HR1 1JG |
| ES1 | Land adjacent to Livestock Market |
| ES3 | Land at Grafton Lane, Hereford |
| ES4 | Land at East of Ross Road, Hereford |
| ES5 | Land North of Roman Road, Holmer |
| ES6 | Land at Rotherwas Enterprise Zone |

HOUSING

Q1. Do you agree that the sites identified as having potential are the most suitable sites to consider for future housing development?

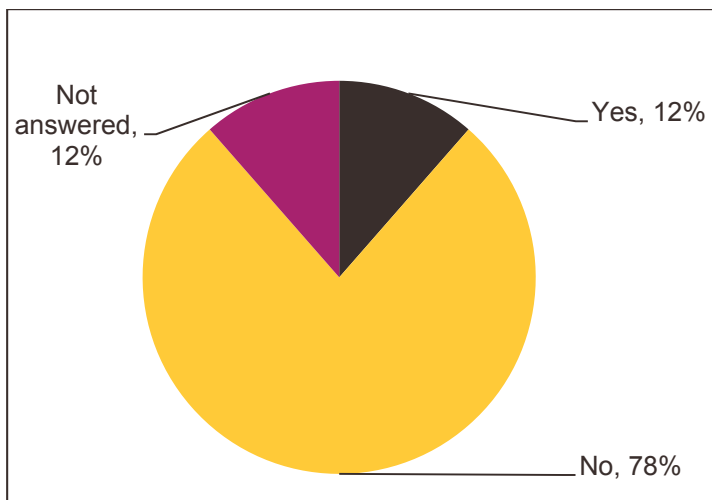
| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 19 | 12% |
| No | 128 | 78% |
| Not answered | 19 | 12% |
| Total respondents | 147 | 89% |
| Total survey respondents | 165 | 100% |

Please note that the following proportion of responses to this question related to three specific sites:

Top25 – 26%

Top26 – 27%

Top27 – 13%

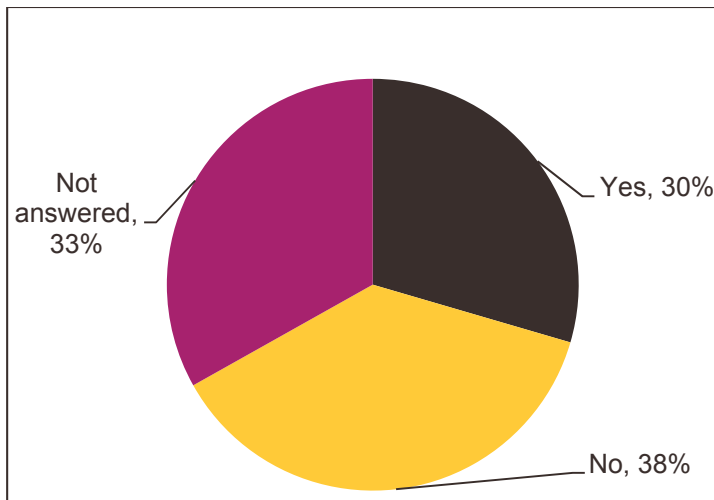


Q1a. If no, please explain:

There were 139 comments made, see appendix for full list.

Q2. Do you think there are other more suitable sites not shown on the plan that could be considered as future housing allocations?

| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 49 | 30% |
| No | 62 | 38% |
| Not answered | 55 | 33% |
| Total respondents | 111 | 67% |
| Total survey respondents | 165 | 100% |

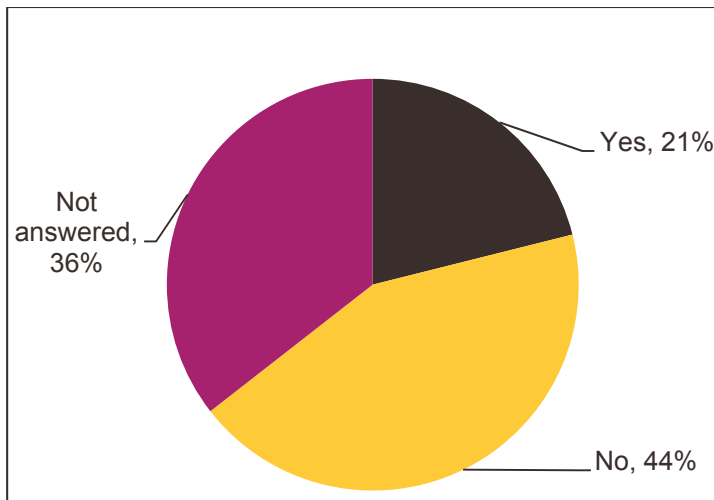


Q2a If yes, please supply site details to identify the site:

There were 56 comments made, see appendix for full list.

Q3. Do you think any particular sites should be developed in the short, medium or long term?

| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 35 | 21% |
| No | 72 | 44% |
| Not answered | 59 | 36% |
| Total respondents | 107 | 65% |
| Total survey respondents | 165 | 100% |



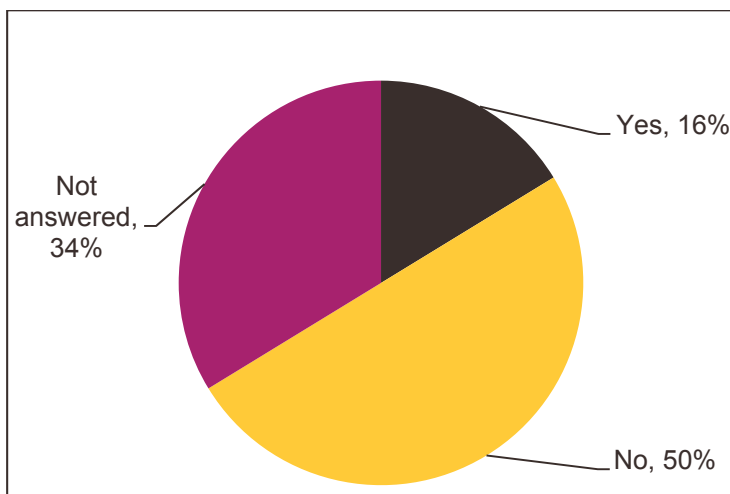
Q3a. Please explain your answer:

There were 73 comments made, see appendix for full list.

EMPLOYMENT

Q4. Do you agree that the sites identified as having potential are the most suitable sites to consider for future employment land development?

| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 27 | 16% |
| No | 83 | 50% |
| Not answered | 56 | 34% |
| Total respondents | 110 | 67% |
| Total survey respondents | 165 | 100% |

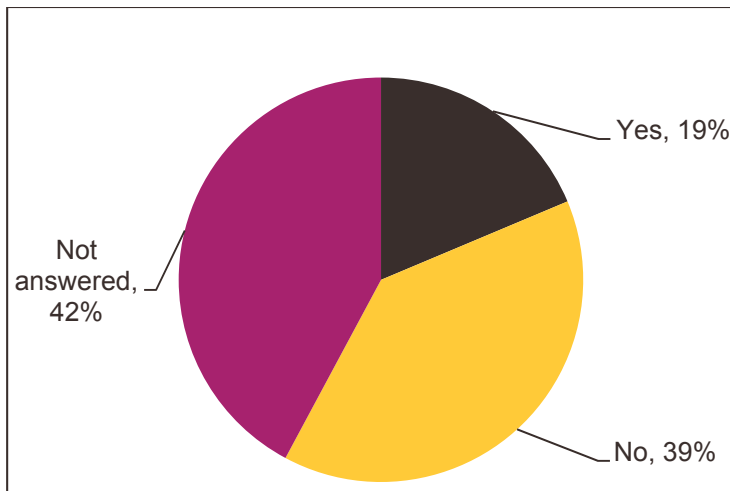


Q4a If no, please explain:

There were 71 comments made, see appendix for full list.

Q5. Do you think there are other more suitable sites not shown on the plan that could be considered as future employment allocations?

| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 31 | 19% |
| No | 65 | 39% |
| Not answered | 70 | 42% |
| Total respondents | 96 | 58% |
| Total survey respondents | 165 | 100% |

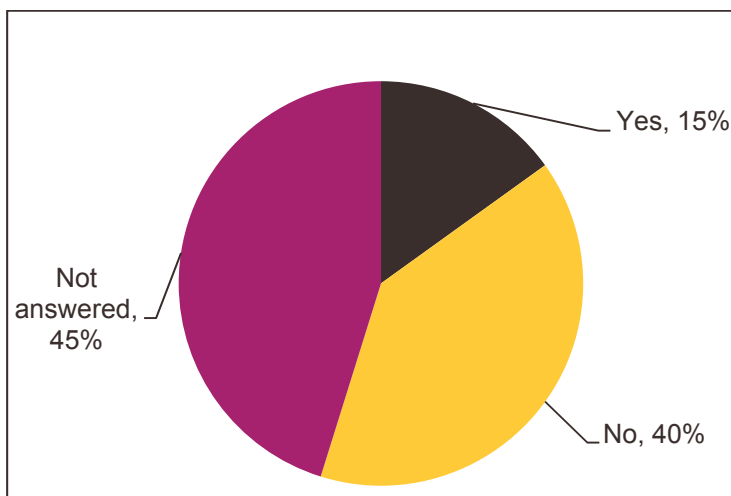


Q5a If yes, please supply site details to identify the site:

There were 48 comments made, see appendix for full list.

Q6. Are there any sites being considered in the Site Options that could be suitable for use solely or in part for other uses such as university educational buildings, student accommodation, community and leisure uses or other commercial activities?

| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 25 | 15% |
| No | 66 | 40% |
| Not answered | 75 | 45% |
| Total respondents | 91 | 55% |
| Total survey respondents | 165 | 100% |

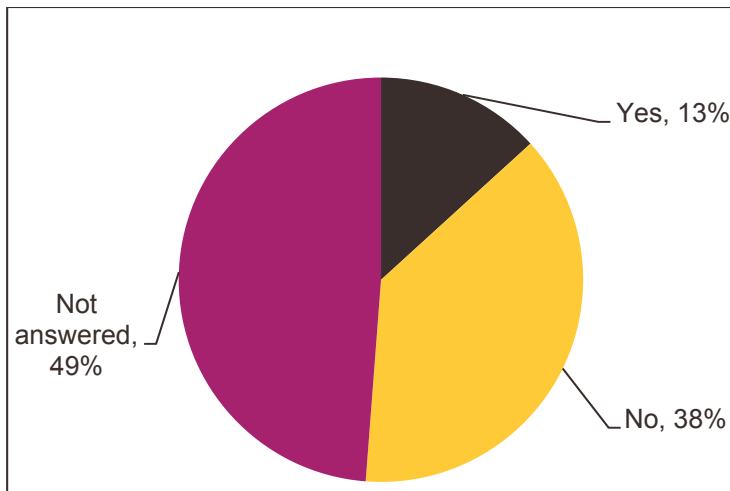


Q6a If yes, please supply site details:

There were 38 comments made, see appendix for full list.

Q7. Do you think there are other more suitable sites not shown on the plan that could be considered for other uses as set out in question 6 above?

| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 22 | 13% |
| No | 63 | 38% |
| Not answered | 81 | 49% |
| Total respondents | 85 | 52% |
| Total survey respondents | 165 | 100% |

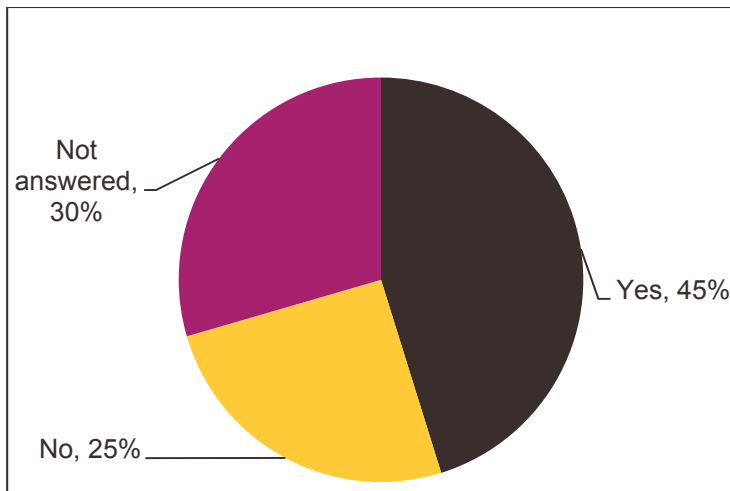


Q7a If yes, please supply site details to identify the site:

There were 30 comments made, see appendix for full list.

Q8 Do you have any comments on the document and the approach used to identify potential sites?

| | Number of respondents | % of respondents |
|--------------------------|-----------------------|------------------|
| Yes | 75 | 45% |
| No | 42 | 25% |
| Not answered | 49 | 30% |
| Total respondents | 117 | 71% |
| Total survey respondents | 165 | 100% |



Q8a If yes, please explain:

There were 78 comments made, see appendix for full list.

About you:

154 respondents provided their contact details.

113 respondents would like to be kept informed of future planning policy consultations.