

hendeca

Draft MWLP_Annex A Allocated sites and the key development criteria

HEREFORDSHIRE MINERALS AND WASTE LOCAL PLAN
DRAFT PLAN

Contents

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Note

The maps presented in this Annex are indicative only. Whilst all reasonable care has been taken to ensure their accuracy, they are to be relied upon in terms of understanding policy only, and not for any other purposes.

Herefordshire Council Allocated Sites

Black Hill Delve (formerly Coed Major)



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Site Area: 1.38 ha
Easting: 325711
Northing: 237205

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

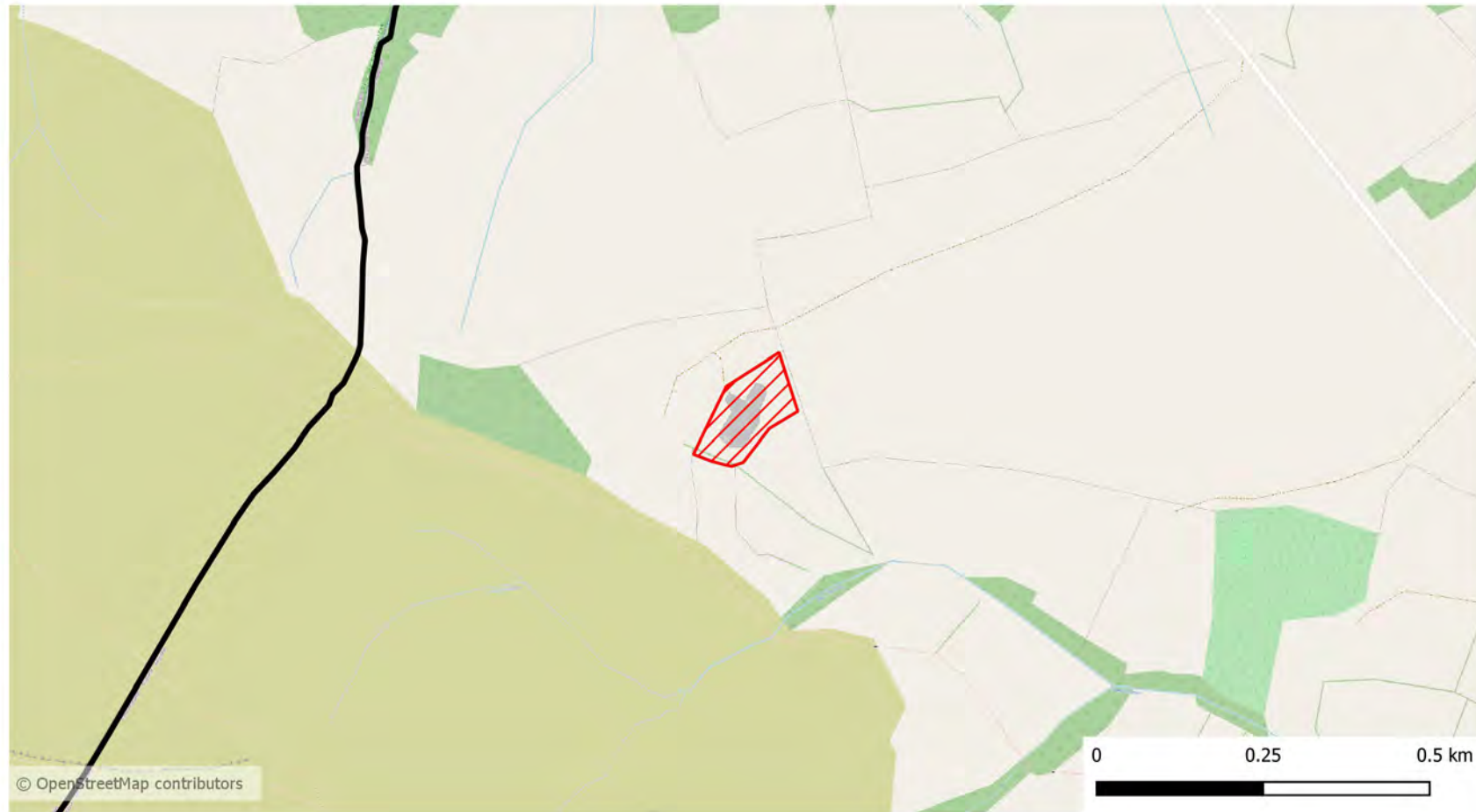
MOD Low Fly Zone: Any planning application is required to demonstrate no unacceptable adverse effect on the MOD Low Fly Zone.

Black Mountains SSSI: Any planning application is required to demonstrate that the development will have no unacceptable adverse effect on the Site of Special Scientific Interest.

Ancient woodland: Any planning application is required to demonstrate an adequate buffer between the site and areas of ancient woodland to ensure no unacceptable adverse effect on the woodland.

River Monnow: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Monnow.

Green infrastructure: Reclamation Schemes should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 8.



Herefordshire Council Allocated Sites

City Spares MRS Site

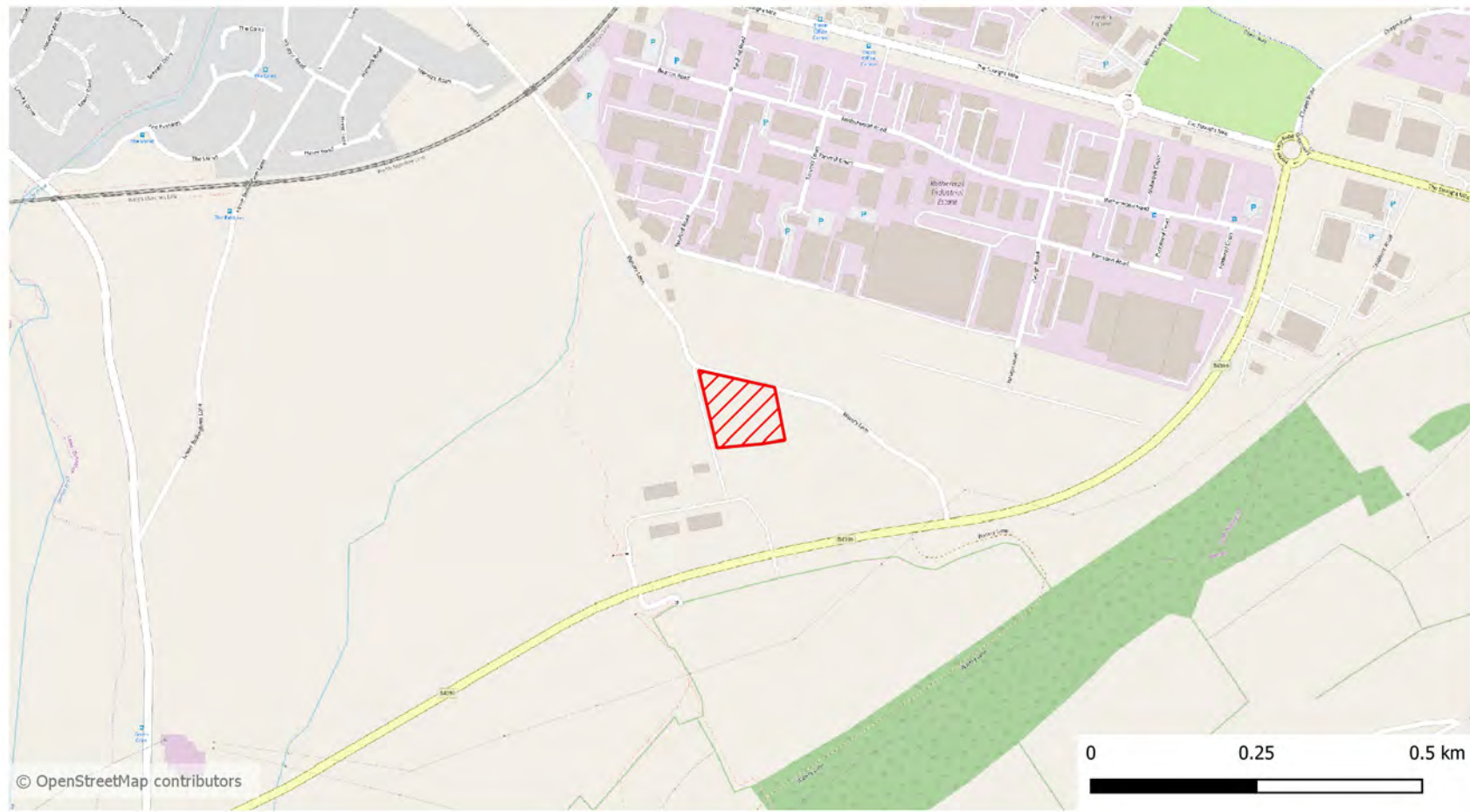


Site Area: 1.06 ha
Easting: 352464
Northing: 237510

Key Development Criteria:

Contaminated land: Recognising the former use of the site as a car breaker, there is a high potential for contaminated land. Any planning application is required to demonstrate how any contamination will be identified and remediated.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.



Herefordshire Council Allocated Sites

Former Lugg Bridge Quarry



© OpenStreetMap contributors

Site Area: 3.13 ha
Easting: 353701
Northing: 242600



© OpenStreetMap contributors

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

River Lugg SSSI: Any planning application is required to demonstrate that the development will have no unacceptable adverse effect on the Site of Special Scientific Interest.

Little Lugg River: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the Little Lugg River.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.

Site reclamation: Due to the site having a mineral working history and rural location it is required to be reclaimed at the earliest opportunity should the current operations cease.

Green infrastructure: Reclamation Schemes should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 2, District Enhancement Zone 1 and Hereford Fringe Zone 1.

Herefordshire Council Allocated Sites

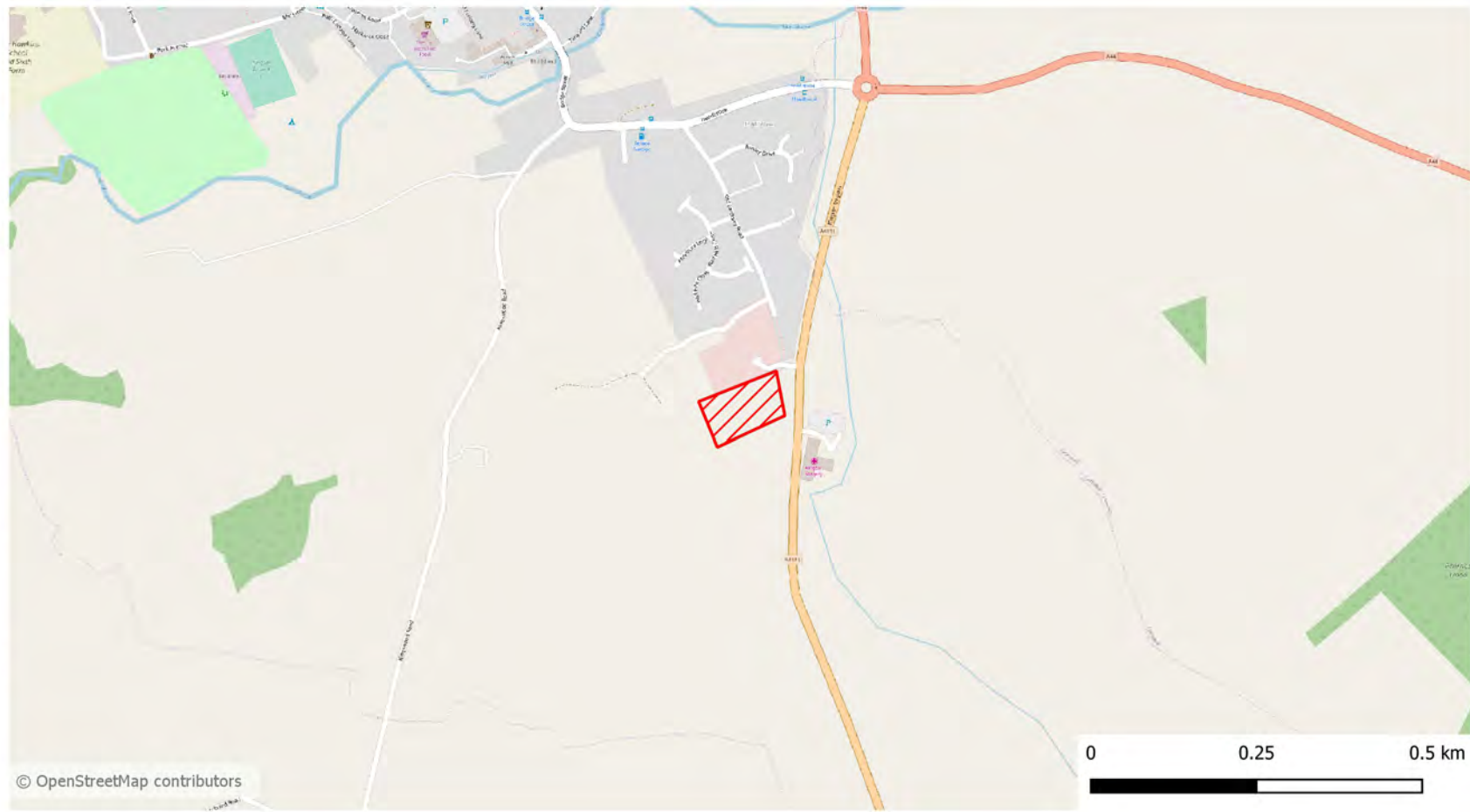
Kington HWRC



Site Area: 0.85 ha
Easting: 330186
Northing: 255934

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate vehicles can continue to access and depart from the site onto the highway safely and to demonstrate no unacceptable adverse impact on the local road network.



Herefordshire Council Allocated Sites

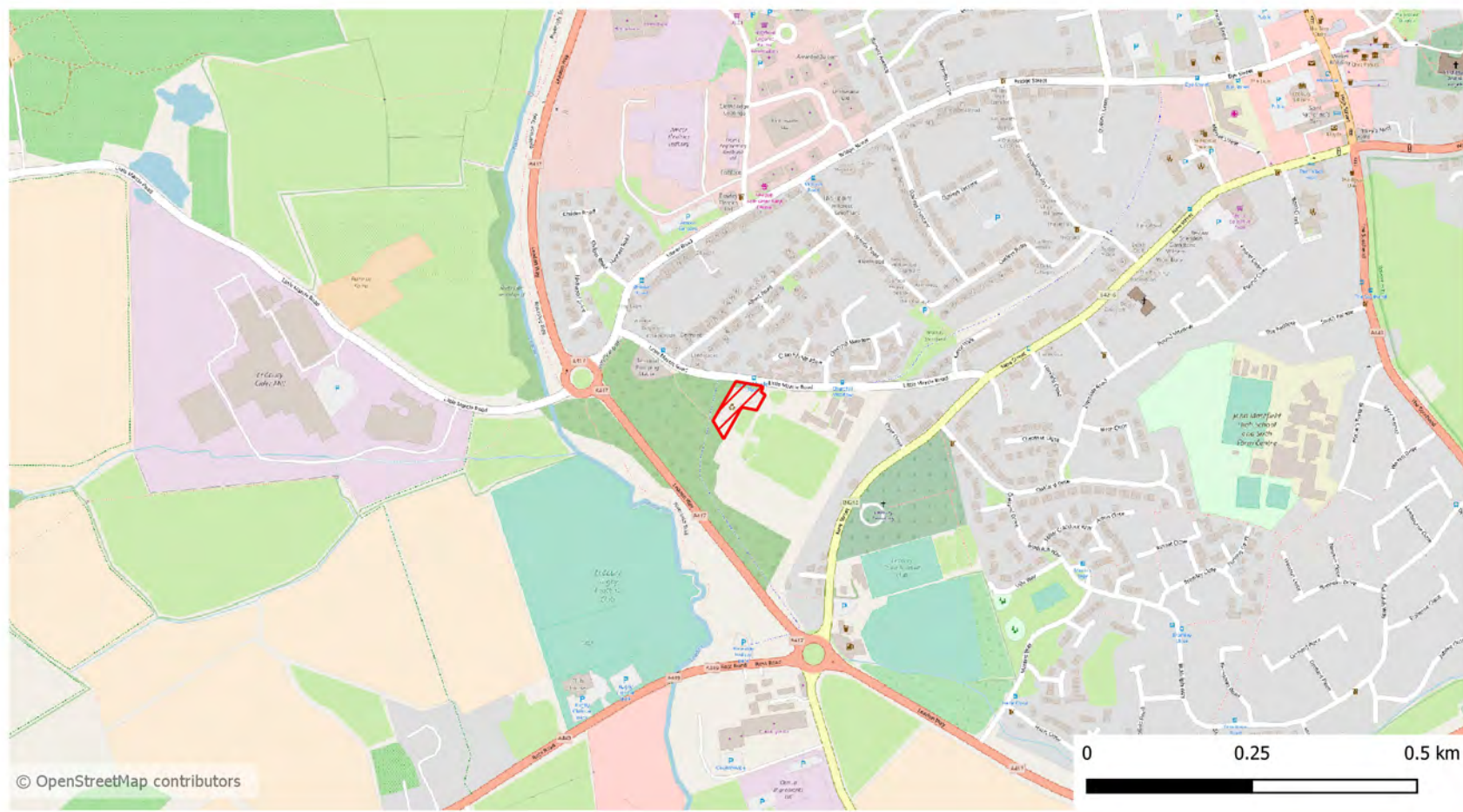
Ledbury HWRC



Site Area: 0.3 ha
Easting: 370192
Northing: 237186

Key Development Criteria:

River Leadon: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Leadon.



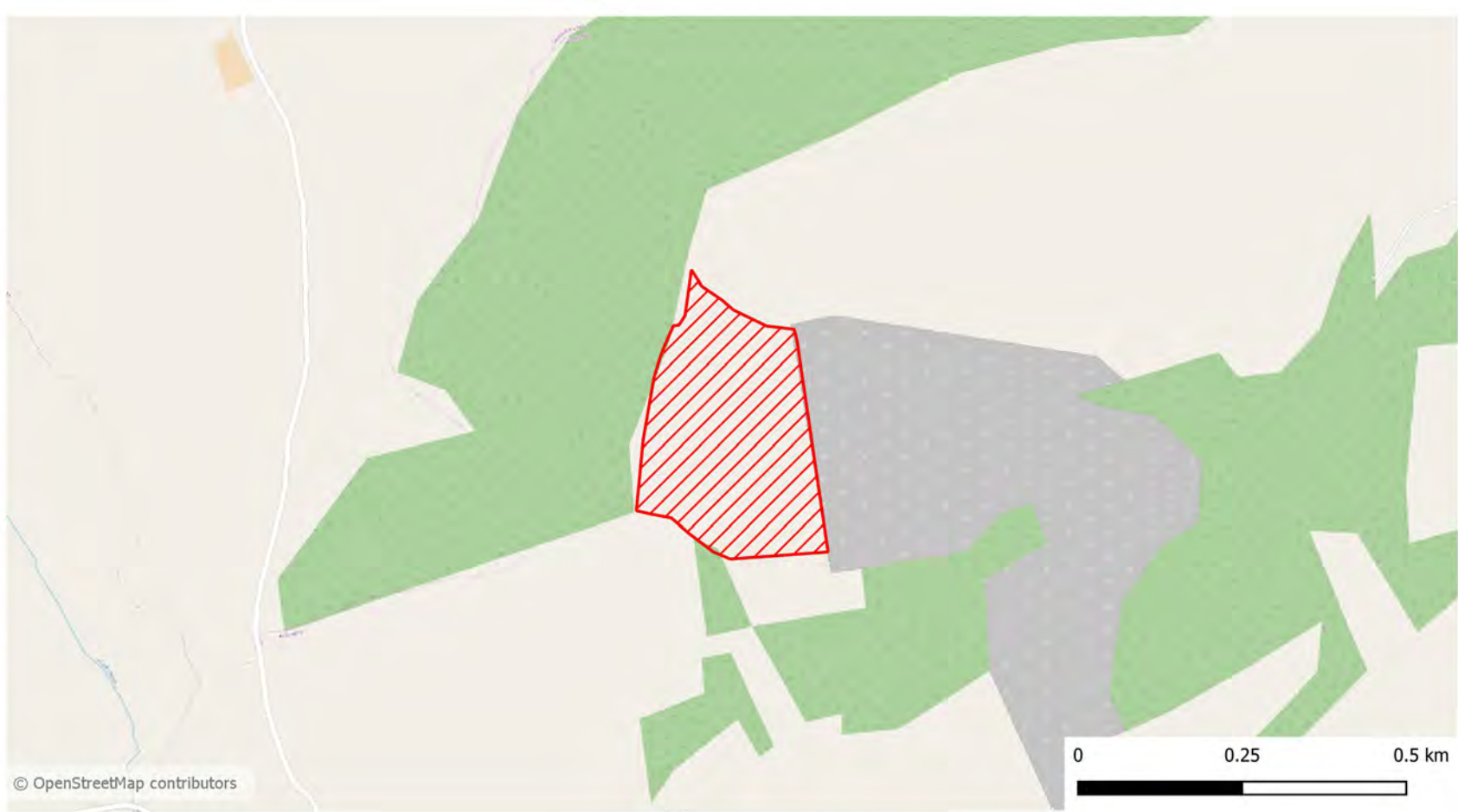
Herefordshire Council Allocated Sites

Land west of Leinthall Quarry



© OpenStreetMap contributors

Site Area: 8.69 ha
Easting: 343739
Northing: 268515



© OpenStreetMap contributors

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.

Groundwater: Located within the hard rock limestone of the Silurian Aymestry Limestone Formation which has been classified as a secondary aquifer. A Hydrological Impact Assessment is required to demonstrate the potential risks for the water environment from quarrying activities.

Downton Gorge SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Ancient woodland: Any planning application will be required to demonstrate an adequate buffer between the site and areas of ancient woodland to ensure no unacceptable adverse effect on the woodland.

Phased working: A proliferation of ancillary infrastructure will not be permitted. Any planning application will be required to demonstrate: the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 9.

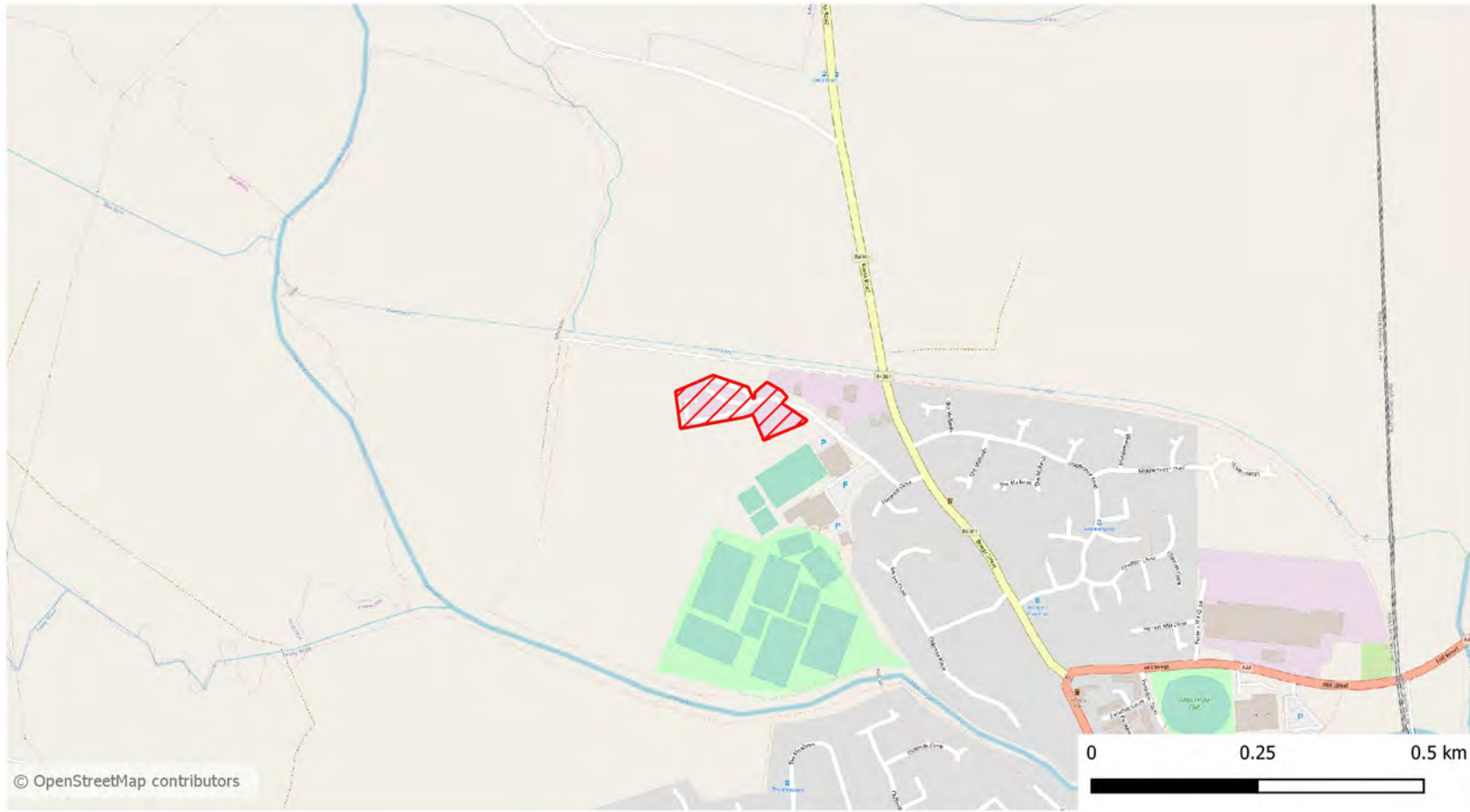
Herefordshire Council Allocated Sites

Leominster Household Waste Site



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Site Area: 1.08 ha
Easting: 349016
Northing: 259912



© OpenStreetMap contributors

Key Development Criteria:

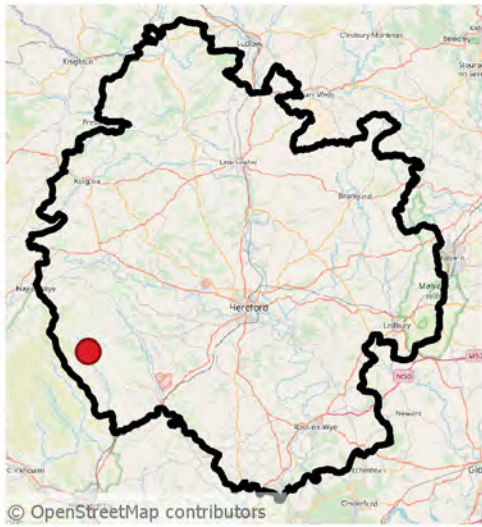
Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Lugg SSSI: Any planning application is required to demonstrate that the development will have no unacceptable adverse effect on the Site of Special Scientific Interest.

River Lugg: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Lugg.

Herefordshire Council Allocated Sites

Llandraw Delve



© OpenStreetMap contributors

Site Area: 0.61 ha
Easting: 329866
Northing: 234053

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

MOD Danger Area and No Fly Zone: Any planning application is required to demonstrate no unacceptable adverse effect on the MOD Danger Area and No Fly Zone.

Groundwater: Located in the secondary aquifer of the St. Maughans sandstone bedrock formation and proximate to the side of the Black Mountains where many springs and watercourses issue off the slopes. A Hydrological Impact Assessment is required to demonstrate the potential risks for the water environment from quarrying activities.

River Monnow: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Monnow.

Green infrastructure: Reclamation Schemes should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 8.



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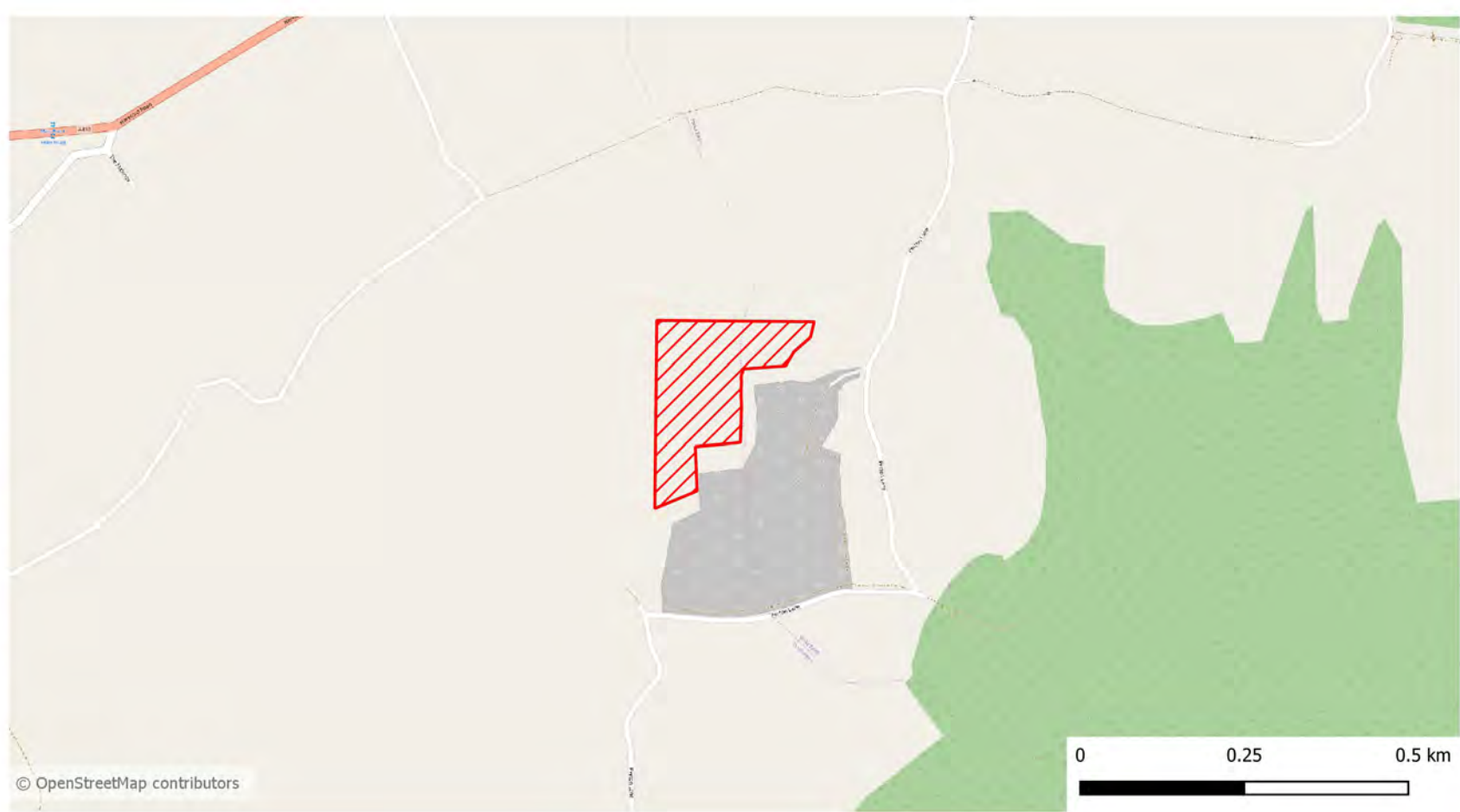
Herefordshire Council Allocated Sites

Land north west of Perton Quarry



© OpenStreetMap contributors

Site Area: 3.62 ha
Easting: 359325
Northing: 239933



© OpenStreetMap contributors

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

Housing: Screening is required between the site and nearby housing. Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties.

Groundwater: Located within the Silurian Limestones and shales of the Woolhope Dome structure, Perton Quarry is within a secondary aquifer. A Hydrological Impact Assessment is required to demonstrate the potential risks for the water environment from quarrying activities.

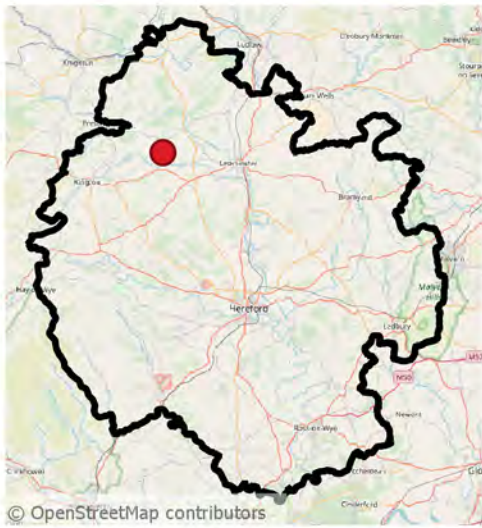
River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Perton Roadside Section and Quarry SSSI: Any planning application will be required to demonstrate how the geological and fossil features for which the SSSI is designated will be preserved throughout working, reclamation and after use.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 3.

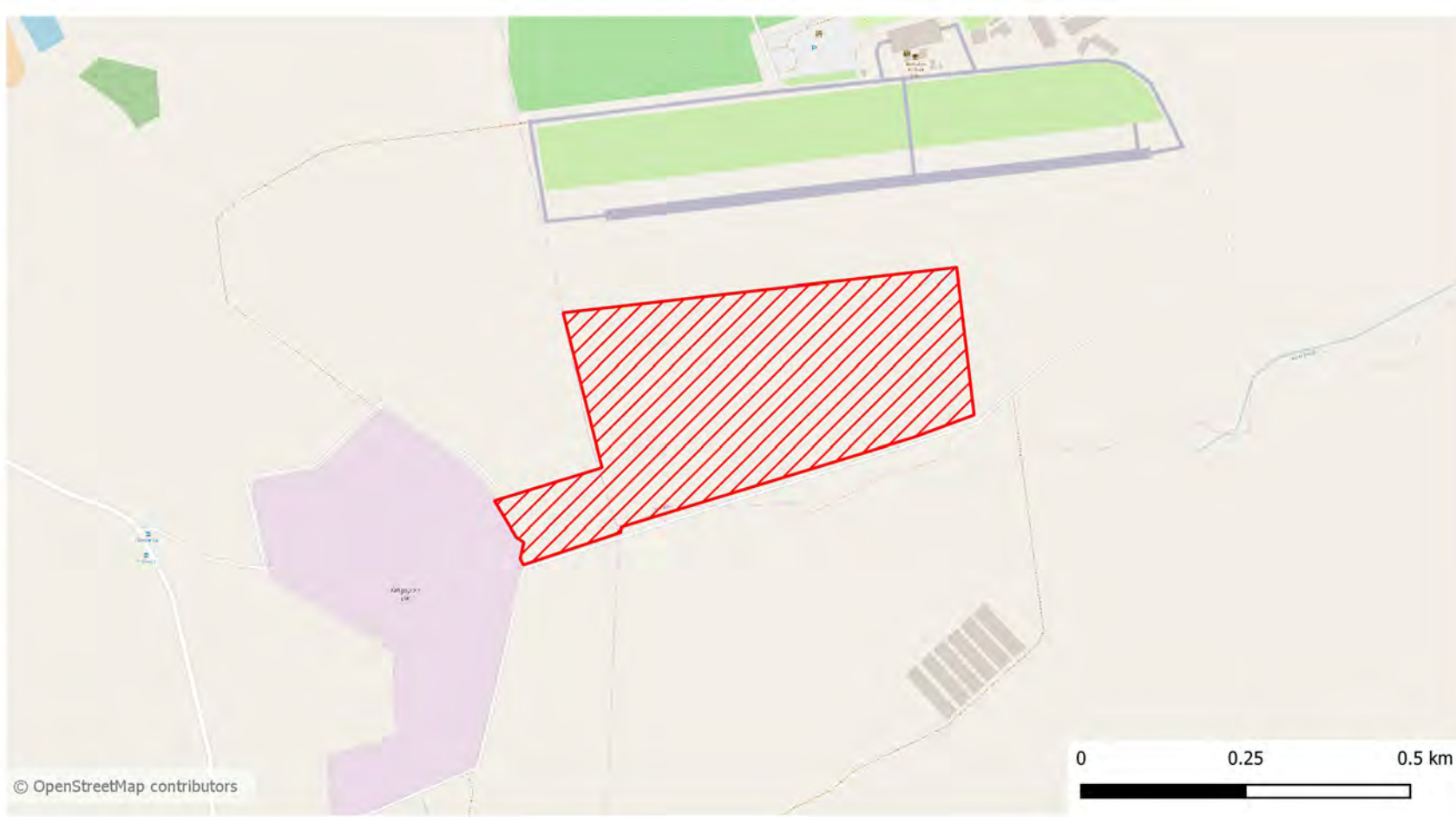
Herefordshire Council Allocated Sites

Shobdon Quarry



© OpenStreetMap contributors

Site Area: 18.13 ha
Easting: 339724
Northing: 260430



Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

Shobdon Airfield: Any planning application is required to demonstrate no unacceptable adverse impact on current or likely future operations at Shobdon Airfield.

Pinsley Brook: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in Pinsley Brook.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.

Phased working: A proliferation of mineral working infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Enhancement Zone 2.

Herefordshire Council Allocated Sites

Upper Lyde Quarry, extension and adjacent areas

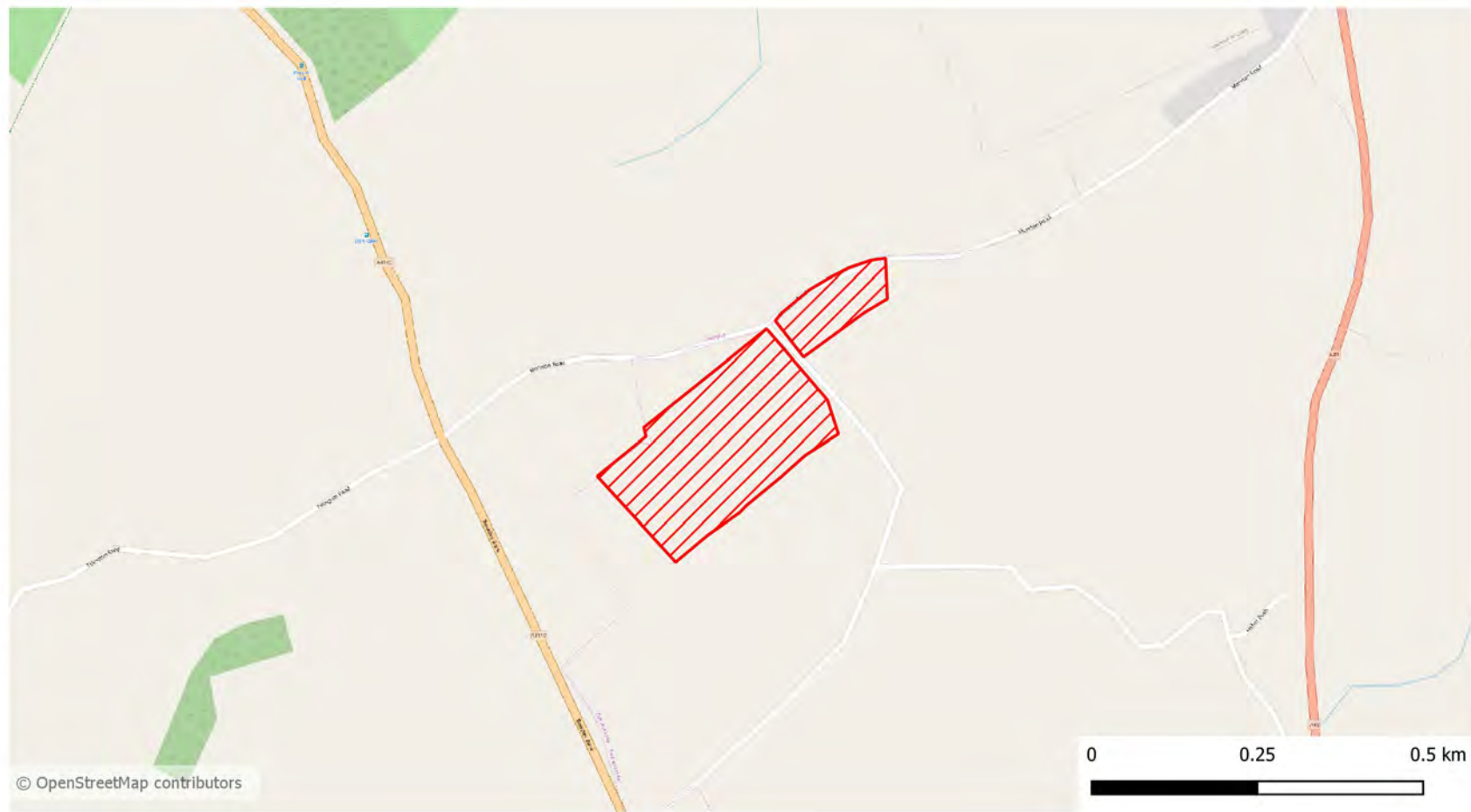


Site Area: 1.38 ha
Easting: 349282
Northing: 244805

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 2 and Hereford Fringe Zone 4.



Herefordshire Council Allocated Sites

Land adjacent Upper Lyde Quarry (east)



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Site Area: 1.97 ha
Easting: 349339
Northing: 244841



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Key Development Criteria:

Site Access: Access to the site should be by the consented route of the existing quarry.

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

Water mains: Water mains which cross the site may require diversion or a non-working buffer to enable the site to be worked.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Phased working: A proliferation of ancillary infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 2 and Hereford Fringe Zone 4.

Herefordshire Council Allocated Sites

Land adjacent Upper Lyde Quarry (west)



Site Area: 1.38 ha
Easting: 349152
Northing: 244689

Key Development Criteria:

Site Access: Access to the site should be by the consented route of the existing quarry.

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

Water mains: Water mains which cross the site may require diversion or a non-working buffer to enable the site to be worked.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Phased working: A proliferation of mineral working infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 2 and Hereford Fringe Zone 4.



Herefordshire Council Allocated Sites

Land north east of Upper Lyde Quarry



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Site Area: 1.25 ha
Easting: 349423
Northing: 244982



Key Development Criteria:

Water mains: Water mains which cross the site may require diversion or a non-working buffer to enable the site to be worked.

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impact on the local road network in the vicinity of the site.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Phased working: A proliferation of ancillary infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 2 and Hereford Fringe Zone 4.

Herefordshire Council Allocated Sites

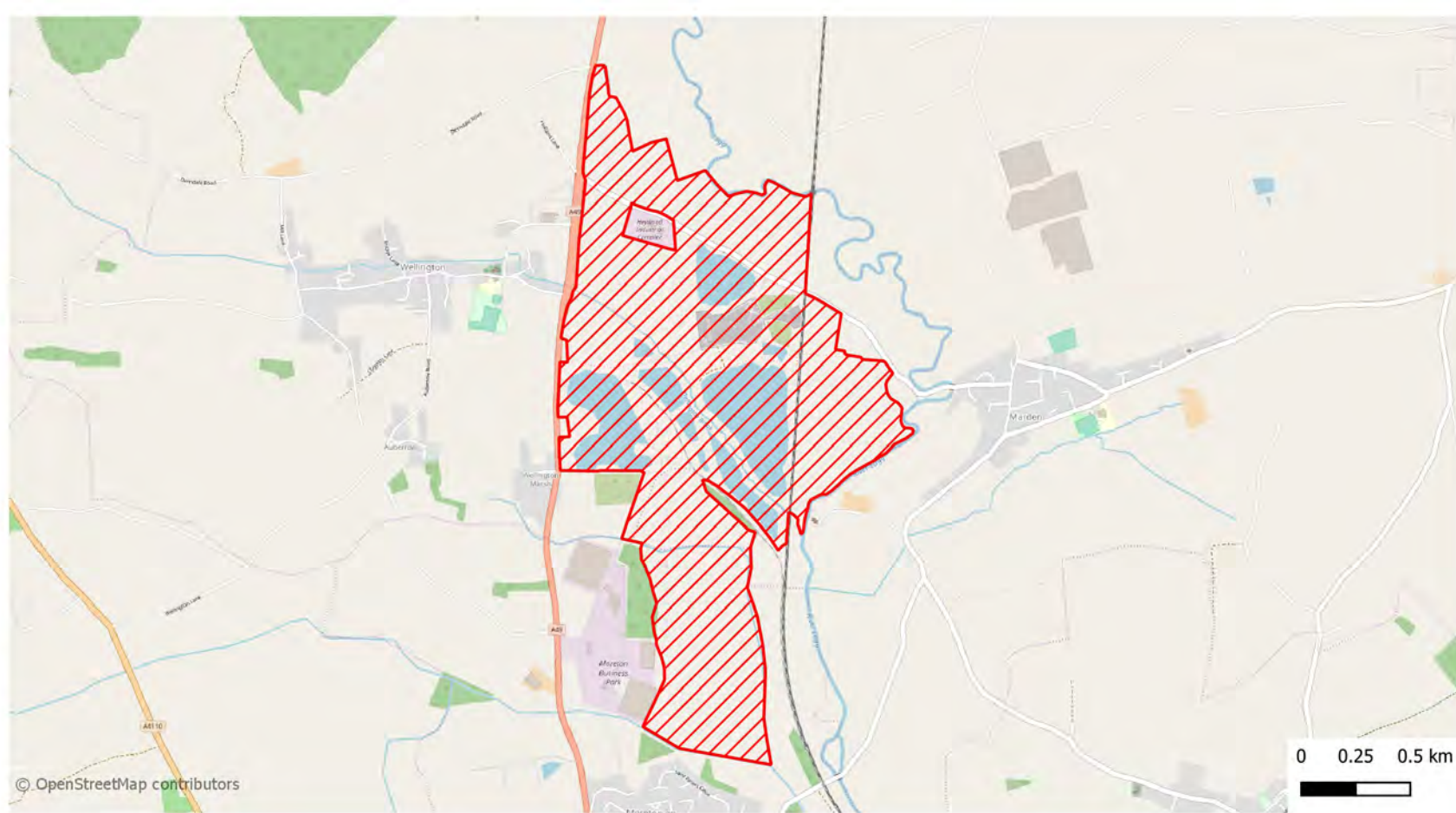
Wellington Quarry, extension and adjacent areas



Site Area: 247.33 ha
Easting: 350603
Northing: 247583

Key Development Criteria:

- Road network:** A Transport Assessment is required to demonstrate no unacceptable adverse impacts on traffic flows along the A49 and that vehicles can access and depart the site safely.
- Housing:** Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC. Development proposals should demonstrate how best practice working measures will be implemented in line with a site specific mitigation and avoidance plan.
- Flood risk:** A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.
- Green Infrastructure:** The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 1 and District Enhancement Zone 3.



Herefordshire Council Allocated Sites

Wellington Quarry

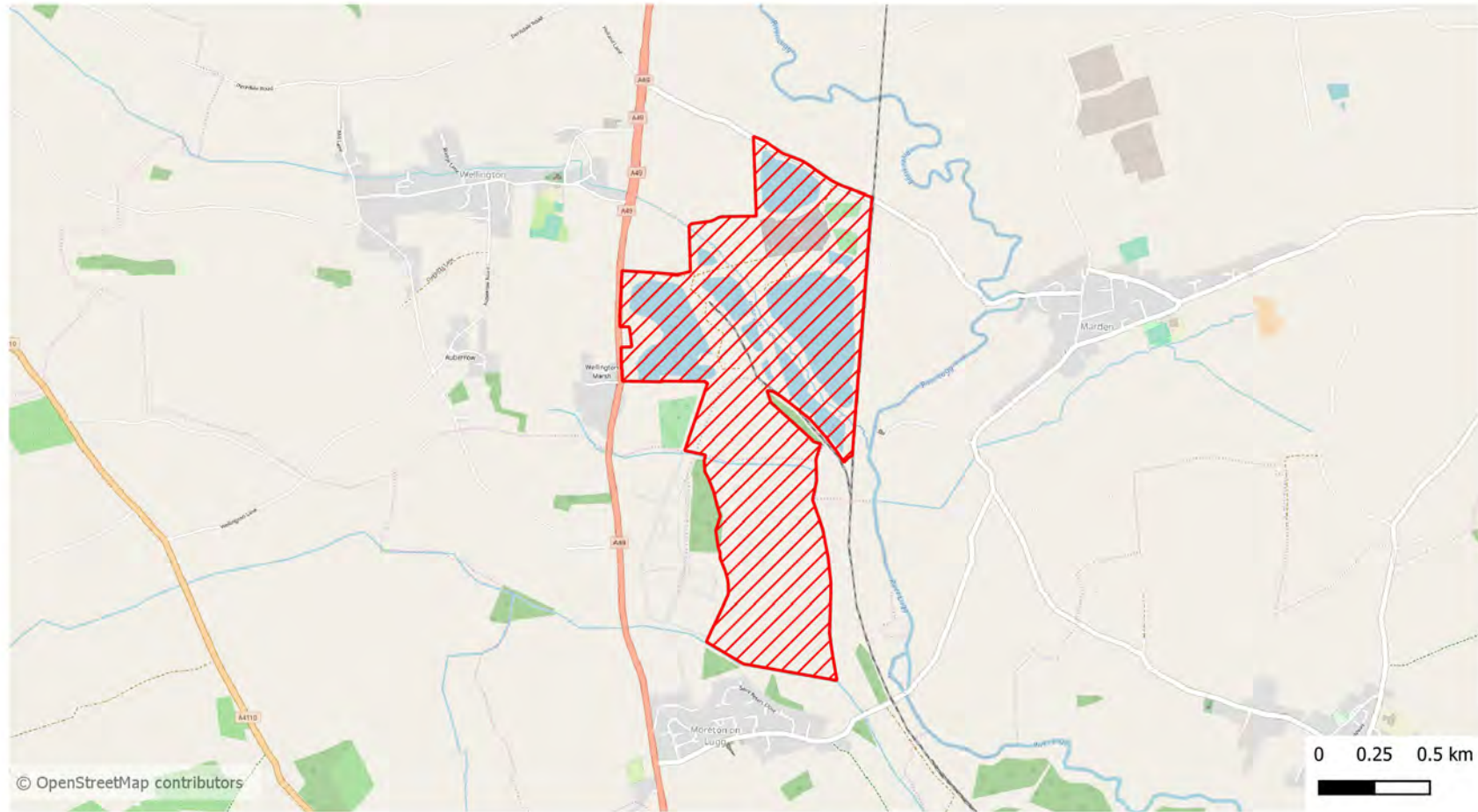


© OpenStreetMap contributors

Site Area: 152.54 ha
Easting: 350656
Northing: 247245

Key Development Criteria:

- Road network:** A Transport Assessment is required to demonstrate no unacceptable adverse impacts on traffic flows along the A49 and that vehicles can access and depart the site safely.
- Housing:** Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.
- Wellington Primary School:** Any planning application will be required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Wellington Primary School.
- Heritage assets:** Any planning application will be required to demonstrate no unacceptable adverse impact on listed buildings.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC. Development proposals should demonstrate how best practice working measures will be implemented in line with a site specific mitigation and avoidance plan.
- River Lugg:** Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Lugg.
- River Lugg SSSI:** Any planning application is required to demonstrate no unacceptable adverse impact on the River Lugg Site of Special Scientific Interest.
- Flood risk:** A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.
- Green infrastructure:** The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 1 and District Enhancement Zone 3.



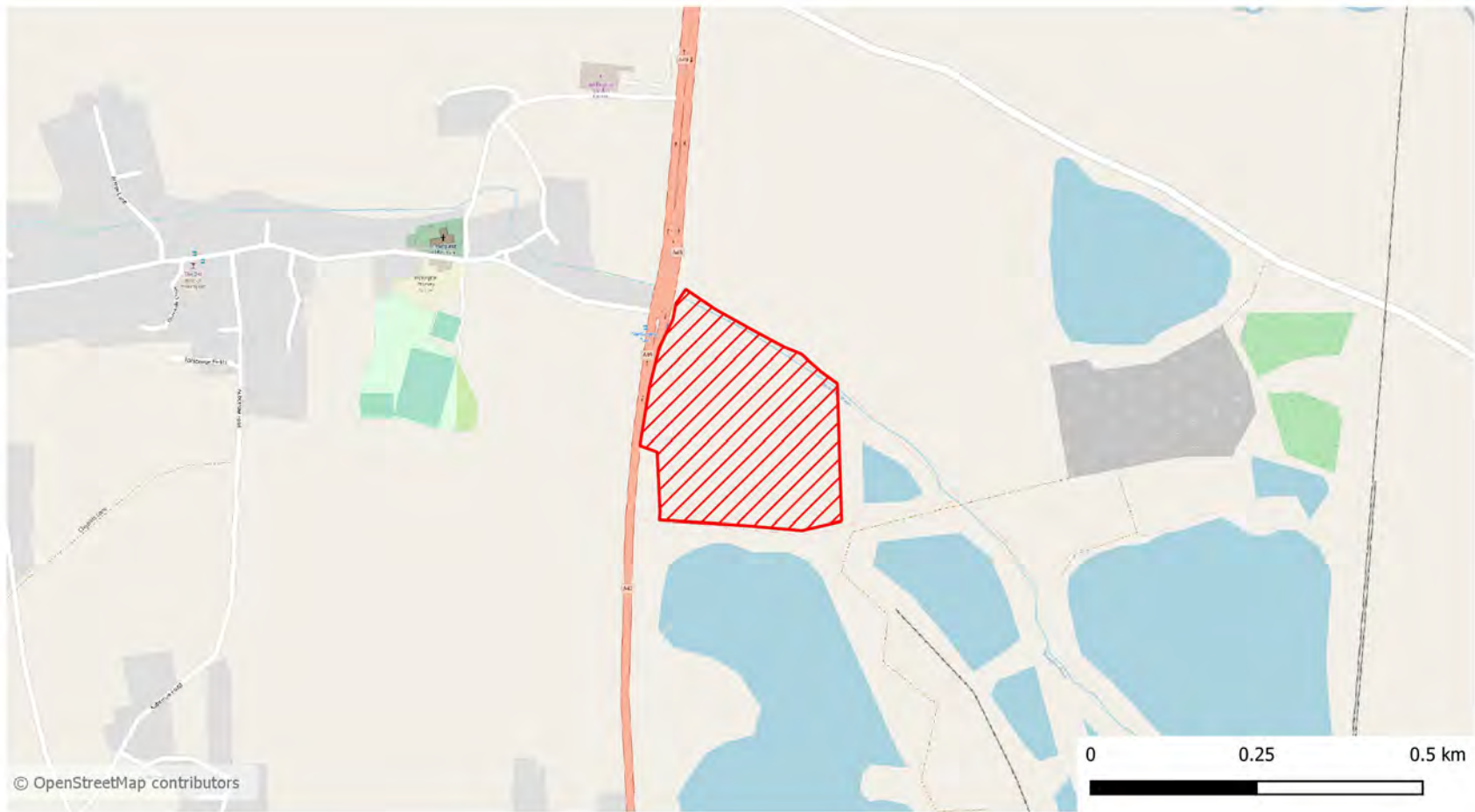
Herefordshire Council Allocated Sites

Land adjacent Wellington Quarry (west)



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Site Area: 8.11 ha
Easting: 350168
Northing: 247927



© OpenStreetMap contributors

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impacts on traffic flows along the A49 and that vehicles can access and depart the site safely.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.

Foul sewer: Foul sewer which crosses the site may require diversion or a non-working buffer to enable the site to be worked.

Wellington Primary School: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Wellington Primary School.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC. Development proposals should demonstrate how best practice working measures will be implemented in line with a site specific mitigation and avoidance plan.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

Wellington Brook: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in Wellington Brook.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.

Phased working: A proliferation of ancillary infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 1 and District Enhancement Zone 3.

Herefordshire Council Allocated Sites

Land adjacent Wellington Quarry (north west)



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Site Area: 20.79 ha
Easting: 350329
Northing: 248255



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Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impacts on traffic flows along the A49 and that vehicles can access and depart the site safely.

Wellington Primary School: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Wellington Primary School.

Utilities: Utility infrastructure (gas and electricity) runs within the site that may require diversion or a non-working buffer to enable the site to be worked. Any planning application must demonstrate that this has been taken into account and any required works will be scheduled to the satisfaction of the gas transportation company and grid company.

Footpath: Wellington footpath 34 that crosses the site may require diversion or a non-working buffer such that the amenity value and connectivity of the footpath are preserved. Any planning application is required to demonstrate that the amenity value and connectivity of the Wellington footpath 23A that runs along the southern boundary of the site will not be unacceptably adversely affected.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC. Development proposals should demonstrate how best practice working measures will be implemented in line with a site specific mitigation and avoidance plan.

River Lugg: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Lugg.

River Lugg SSSI: Any planning application is required to demonstrate no unacceptable adverse impact on the River Lugg Site of Special Scientific Interest.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.

Phased working: A proliferation of ancillary infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 1 and District Enhancement Zone 3.

Herefordshire Council Allocated Sites

Land adjacent Wellington Quarry (Dinmore Manor Estate)



Site Area: 24.98 ha
Easting: 350798
Northing: 248463



Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impacts on traffic flows along the A49 and that vehicles can access and depart the site safely.

Utilities: Utility infrastructure (gas and electricity) leading across the site may require diversion or a non-working buffer to enable the site to be worked. Any planning application must demonstrate that this has been taken into account and any required works will be scheduled to the satisfaction of the gas transportation company and grid company.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and properties to the north west and south east of the site.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC. Development proposals should demonstrate how best practice working measures will be implemented in line with a site specific mitigation and avoidance plan.

River Lugg: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Lugg.

River Lugg SSSI: Any planning application is required to demonstrate no unacceptable adverse impact on the River Lugg Site of Special Scientific Interest.

River Lugg LWS: Any planning application is required to demonstrate no unacceptable adverse impact on the River Lugg Local Wildlife Site.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.

Phased working: A proliferation of ancillary infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 1 and District Enhancement Zone 3.

Herefordshire Council Allocated Sites

Land north of Wellington Quarry (east of A49)



Site Area: 10.51 ha
Easting: 350241
Northing: 248784

Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate no unacceptable adverse impacts on traffic flows along the A49 and that vehicles can access and depart the site safely.

Water main: A trunk water main which crosses the site may require diversion or a non-working buffer to enable the site to be worked.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and Green Farm on the north eastern boundary of the site and housing on the western side of the site.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC. Development proposals should demonstrate how best practice working measures will be implemented in line with a site specific mitigation and avoidance plan.

Phased working: A proliferation of ancillary infrastructure will not be permitted. Any planning application will be required to demonstrate the proposed phasing of all the sites identified in this area, including reclamation at the earliest opportunity; and how existing infrastructure will be used, to include at least road access and processing equipment.

Green infrastructure: The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 1 and District Enhancement Zone 3.



Herefordshire Council Allocated Sites

Land east of Wellington Quarry



© OpenStreetMap contributors

Site Area: 30.49 ha
Easting: 351281
Northing: 247563



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Key Development Criteria:

- Road network:** A Transport Assessment is required to demonstrate no unacceptable adverse impacts on traffic flows along the A49 and that vehicles can access and depart the site safely.
- Footpath:** Wellington footpath 23 that crosses the site may require diversion or a non-working buffer such that the amenity value and connectivity of the footpath are preserved.
- Housing:** Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties. Screening may be required between the site and nearby housing.
- Railway line:** A railway line runs alongside the site which may require a non-working buffer to ensure railway safety.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC. Development proposals should demonstrate how best practice working measures will be implemented in line with a site specific mitigation and avoidance plan.
- River Lugg:** Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Lugg.
- River Lugg SSSI:** Any planning application is required to demonstrate no unacceptable adverse impact on the River Lugg Site of Special Scientific Interest.
- Flood risk:** A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased. Flood alleviation should be considered in designing site reclamation.
- Green infrastructure:** The Reclamation Scheme should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 1 and District Enhancement Zone 3.

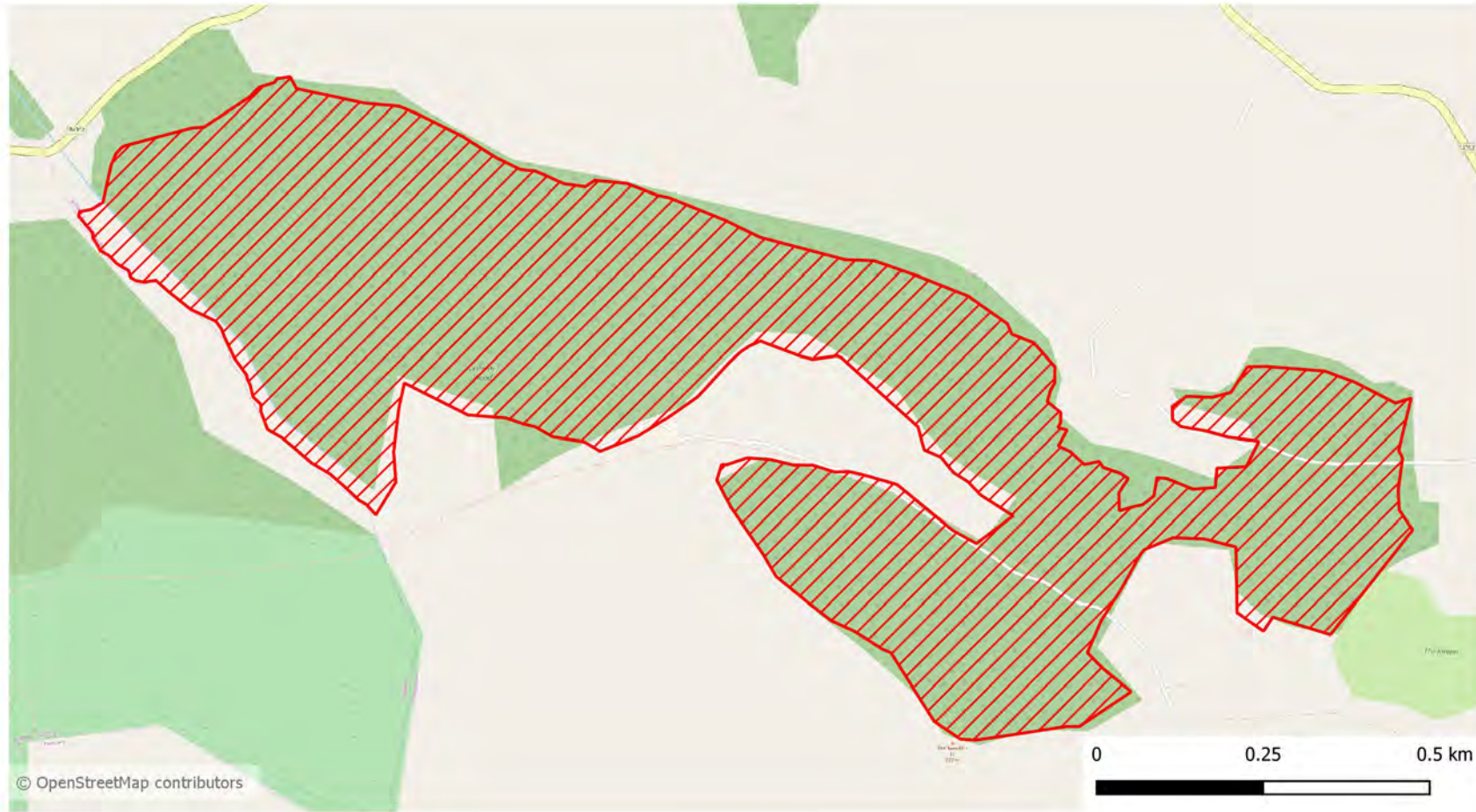
Herefordshire Council Allocated Sites

Westonhill Wood Delves



© OpenStreetMap contributors

Site Area: 73.41 ha
Easting: 331442
Northing: 245082



Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate vehicles can continue to access and depart from the site onto the highway safely and to demonstrate no unacceptable adverse impact on the local road network.

Airfield: Any planning application is required to demonstrate no unacceptable adverse impact on current or likely future operations at the nearby airfield.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby housing.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

Groundwater: Located on secondary aquifer of the Devonian. Numerous springs issue from the aquifer on the escarpment area and flow as watercourses to the River Wye down in the valley. A Hydrological Impact Assessment is required to demonstrate the potential risks for the water environment from quarrying activities

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

River Wye SSSI: Any planning application is required to demonstrate that the development will have no unacceptable adverse effect on the Site of Special Scientific Interest.

Ancient woodland: Any planning application is required to demonstrate that all ancient woodland within the site will be retained and appropriate buffers provided between the workings and patches of ancient woodland to ensure no unacceptable adverse effect on the woodland.

Merbach Hill LWS: Any planning application is required to demonstrate no unacceptable adverse impacts on the Local Wildlife Site within the site.

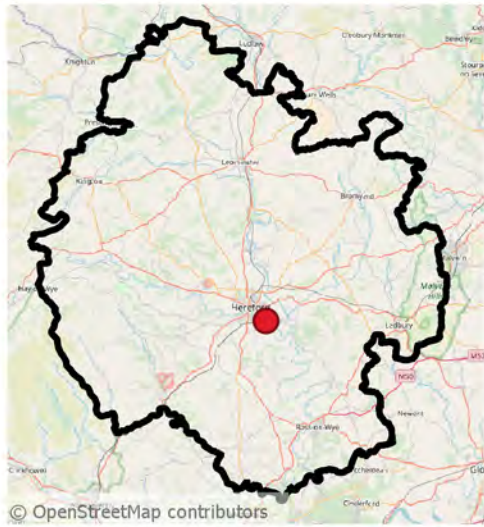
Benfield Park LWS: Any planning application is required to demonstrate no unacceptable adverse impacts on the Local Wildlife Site within the site.

Westonhill Wood LWS: Any planning application is required to demonstrate no unacceptable adverse impacts on the Local Wildlife Site within the site.

Green infrastructure: Reclamation Schemes should deliver objectives for green infrastructure protection and enhancement. Reclamation Scheme design should take account of the priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategic Corridor 7.

Herefordshire Council Allocated Sites

Rotherwas Industrial Estate



© OpenStreetMap contributors

Site Area: 122.75 ha
Easting: 353054
Northing: 238070

Key Development Criteria:

Hampton Grange medical facility: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at the Hampton Grange medical facility.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings and scheduled monuments.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

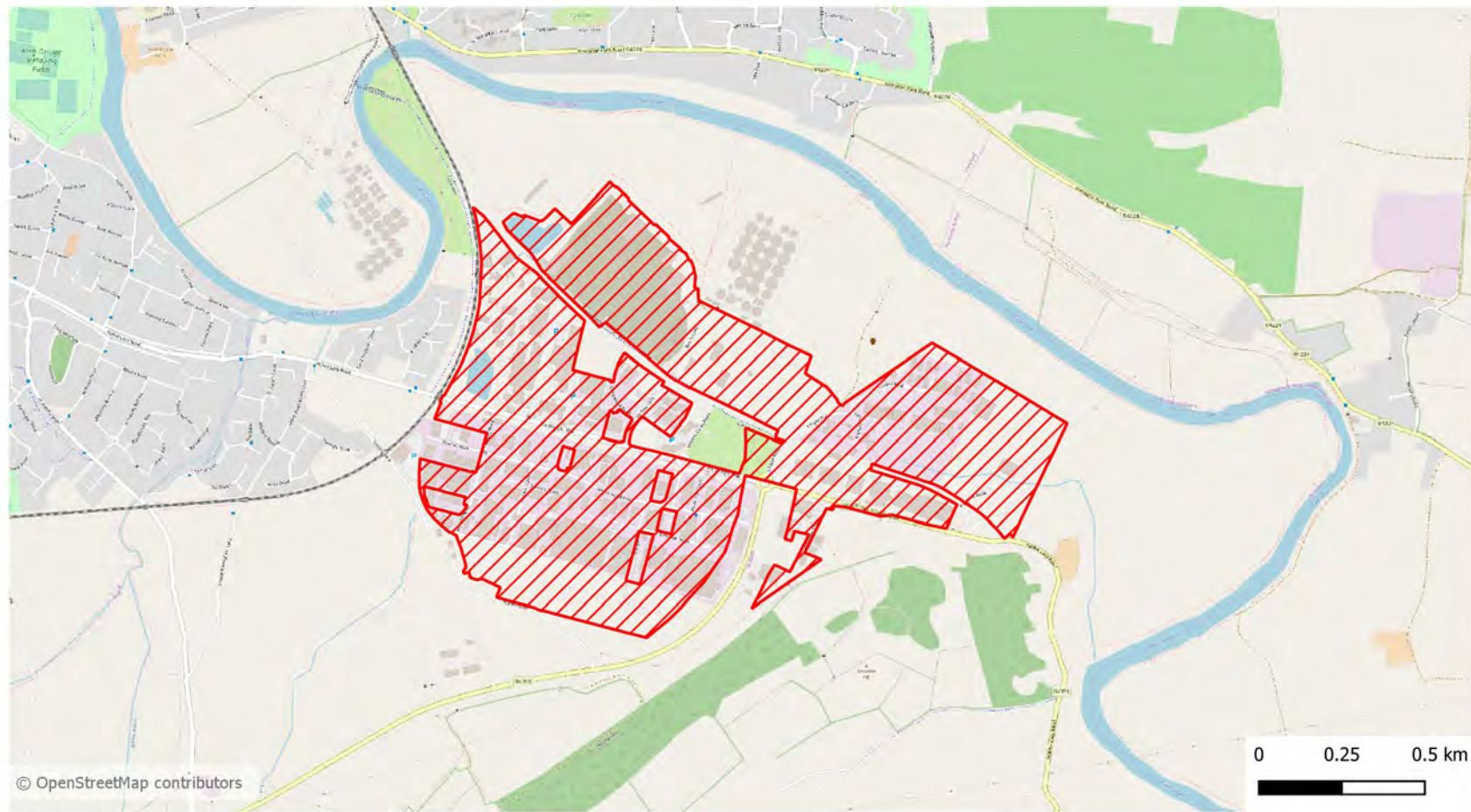
River Wye: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Wye.

River Wye SSSI: Any planning application is required to demonstrate no unacceptable adverse impact on the River Wye Site of Special Scientific Interest.

Ancient woodland: Any planning application is required to demonstrate that appropriate buffers will be provided between the site and patches of ancient woodland to ensure no unacceptable adverse effect on the woodland.

Pool at Rotherwas LWS: Any planning application is required to demonstrate no unacceptable adverse impact on the Local Wildlife Site within the estate.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased.



Herefordshire Council Allocated Sites

Westfields Trading Estate



© OpenStreetMap contributors

Site Area: 45.56 ha
Easting: 350175
Northing: 240792

Key Development Criteria:

Local schools: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Brookfield School, Holmer Church of England Primary School, Lord Scudamore Academy and Trinity Primary School.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Widemarsh Brook LWS: Any planning application is required to demonstrate no unacceptable adverse impacts on the nature conservation value of the Local Wildlife Site within the estate.

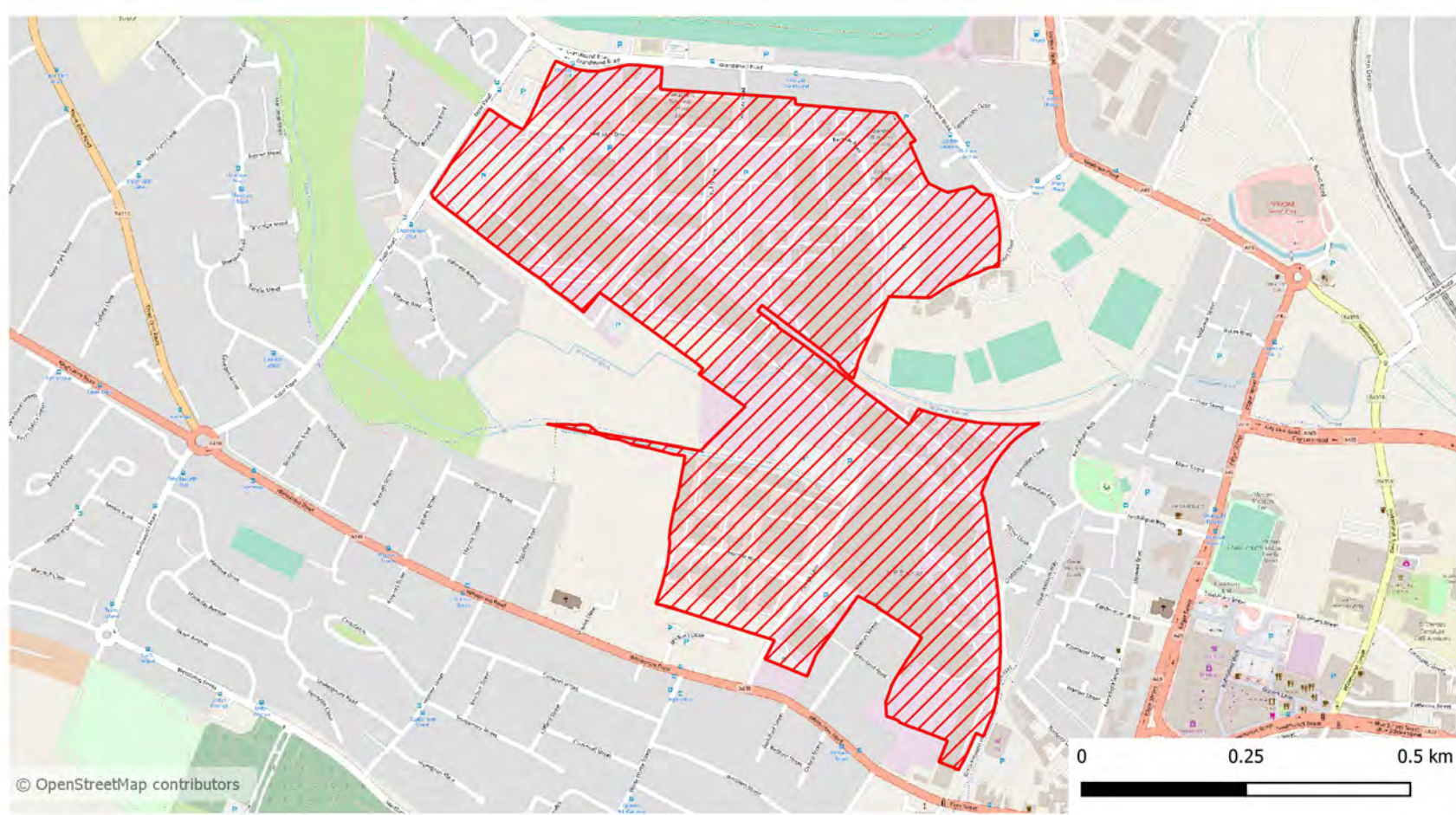
Yazor Brook LWS: Any planning application is required to demonstrate no unacceptable adverse impacts on the nature conservation value of the Local Wildlife Site within the estate.

Plough Lane LWS: Any planning application is required to demonstrate no unacceptable adverse impacts on the nature conservation value of the Local Wildlife Site within the estate.

Yazor Brook: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in Yazor Brook.

Hereford AQMA: Any planning application is required to demonstrate no unacceptable adverse impact on air quality within the Air Quality Management Area.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased.



Herefordshire Council Allocated Sites

Three Elms Trading Estate



Site Area: 2.77 ha
Easting: 349425
Northing: 241455



Key Development Criteria:

Road network: A Transport Assessment is required to demonstrate that vehicles can enter and depart the site safely and without unacceptable adverse effects on local roads.

Housing: Any planning application is required to demonstrate no unacceptable adverse effect on residential amenity at nearby properties.

Local schools: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Brookfield School, Trinity Primary School and Whitecross Hereford High School and Specialist Sports College.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

SINC: Any planning application is required to demonstrate no unacceptable adverse impacts on the Site of Importance for Nature Conservation within the estate.

Yazor Brook: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in Yazor Brook.

Herefordshire Council Allocated Sites

Holmer Road, Hereford



Site Area: 1.03 ha
Easting: 350501
Northing: 241281

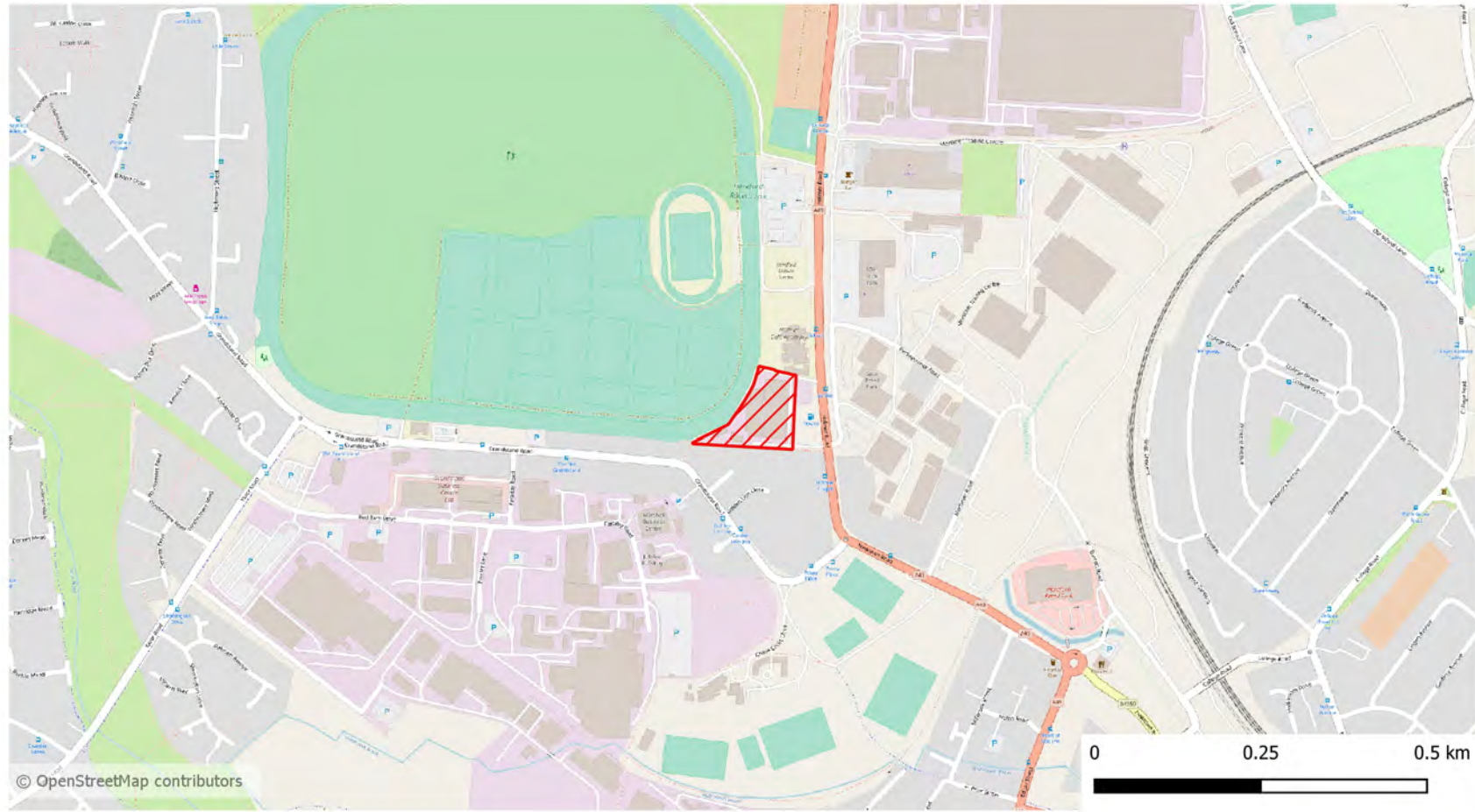
Key Development Criteria:

Local schools: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Brookfield School and Holmer Church of England Primary School.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Hereford AQMA: Any planning application is required to demonstrate no unacceptable adverse impact on air quality within the Air Quality Management Area.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased.



Herefordshire Council Allocated Sites

Leominster Enterprise Park



Site Area: 16.86 ha
Easting: 350011
Northing: 257707

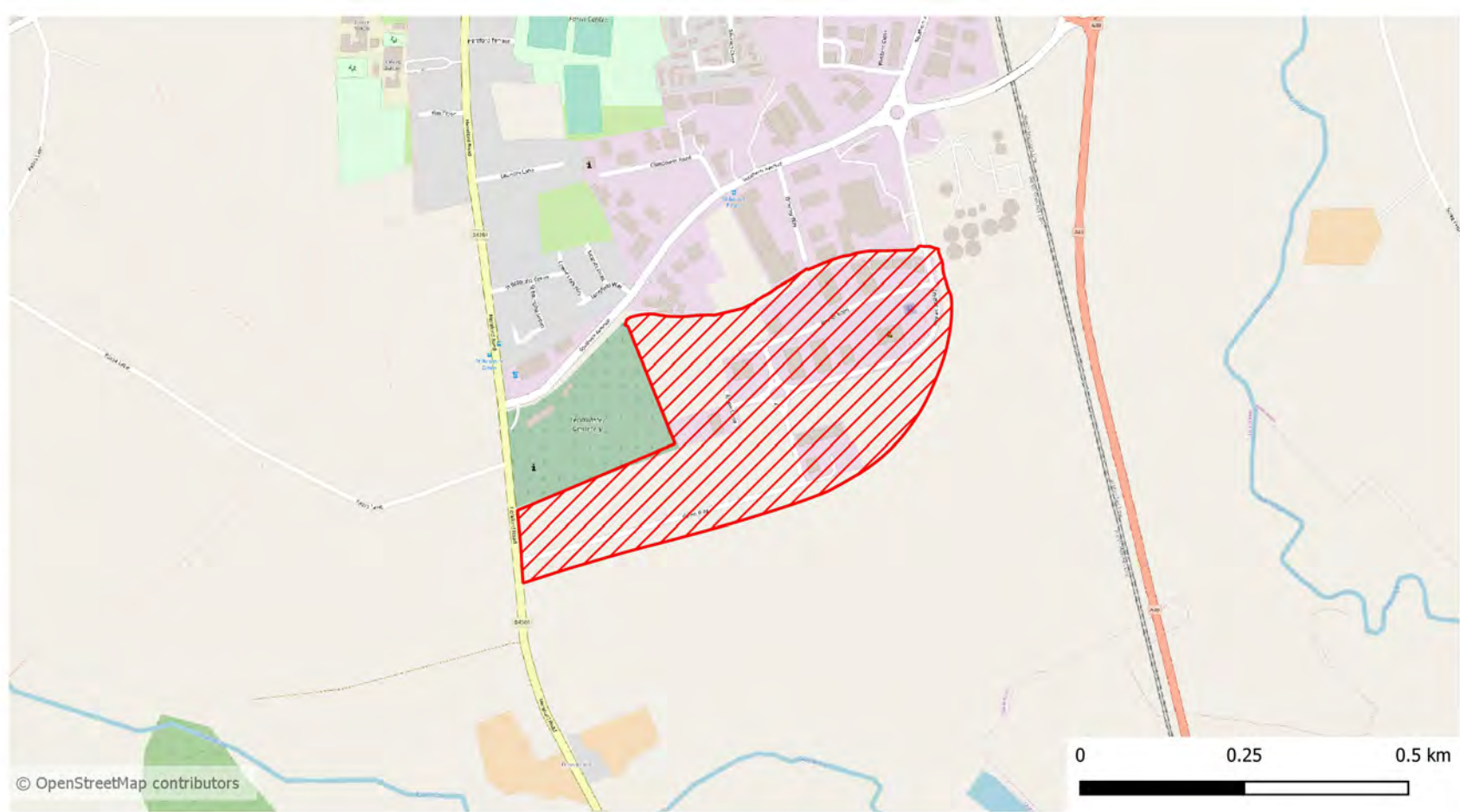
Key Development Criteria:

Local schools: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Earl Mortimer College and Sixth Form Centre and Leominster Infants School.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased.



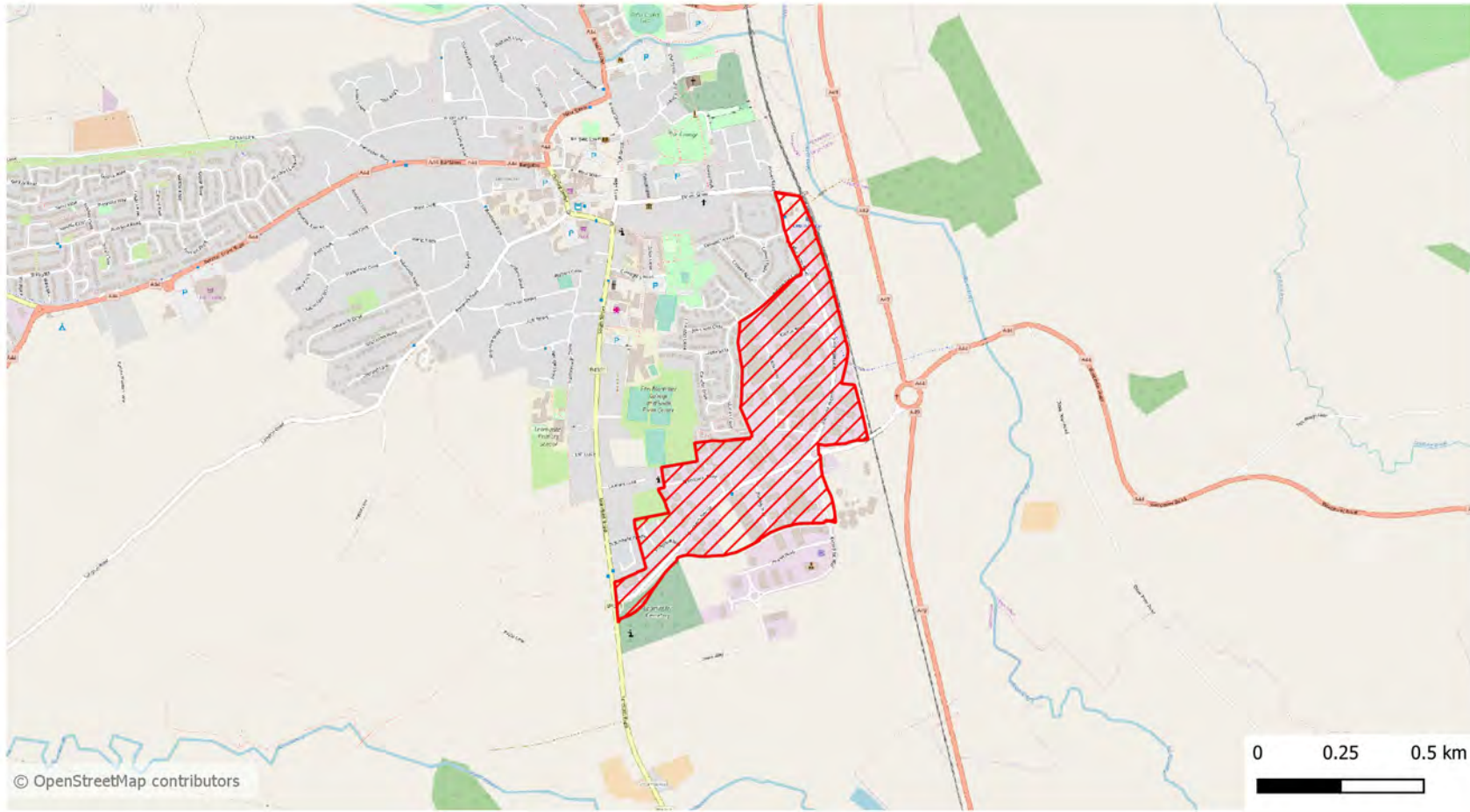
Herefordshire Council Allocated Sites

Southern Avenue, Leominster



© OpenStreetMap contributors

Site Area: 33.63 ha
Easting: 350062
Northing: 258226



Key Development Criteria:

Local schools: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Earl Mortimer College and Sixth Form Centre, Leominster Infants School and The Larches School.

Medical facility: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Leominster Community Hospital.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Lugg: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Lugg.

River Lugg SSSI: Any planning application is required to demonstrate no unacceptable adverse impact on the River Lugg Site of Special Scientific Interest.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased.

Herefordshire Council Allocated Sites

Land between Little Marcle Road and Ross Road, Ledbury



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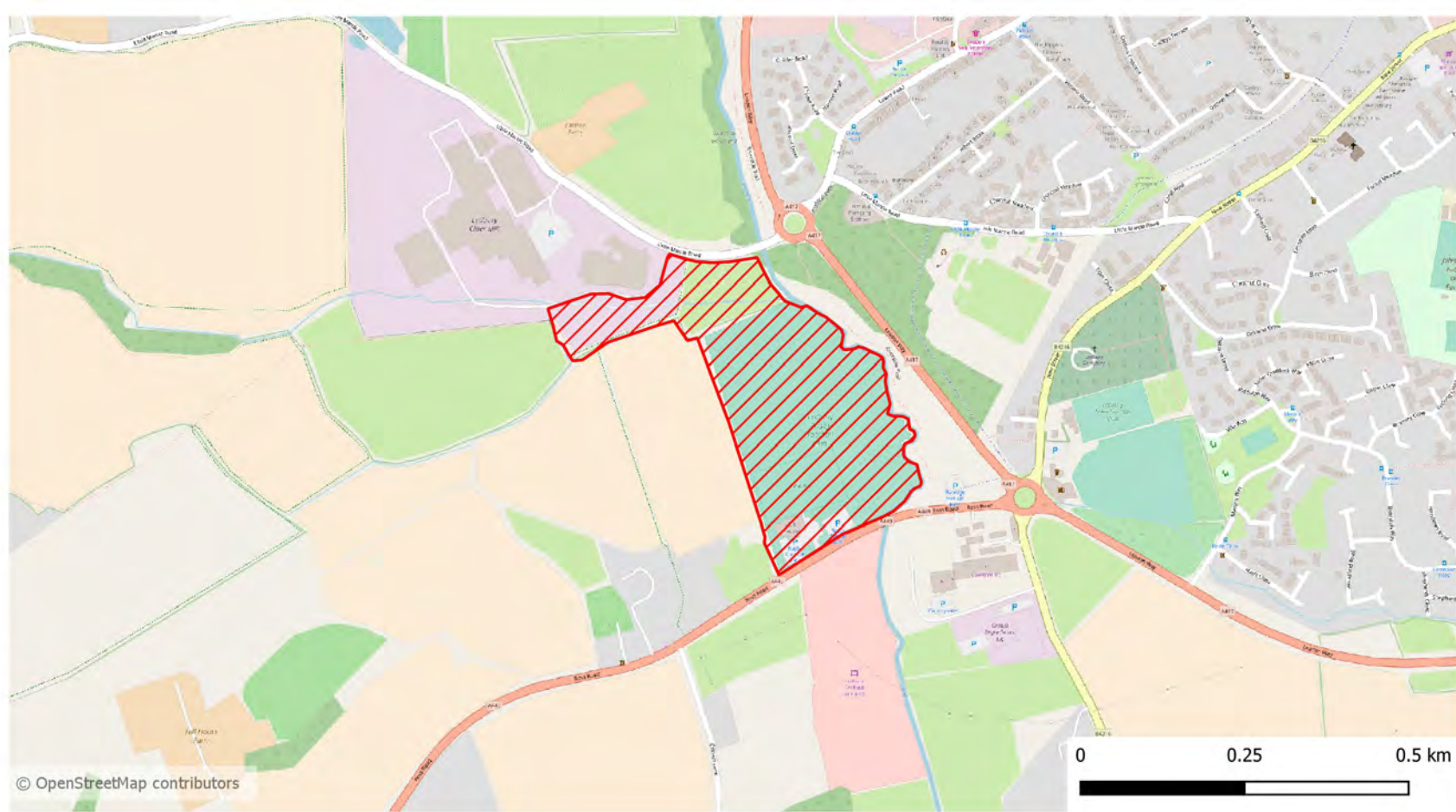
Site Area: 11.22 ha
Easting: 369924
Northing: 236960

Key Development Criteria:

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

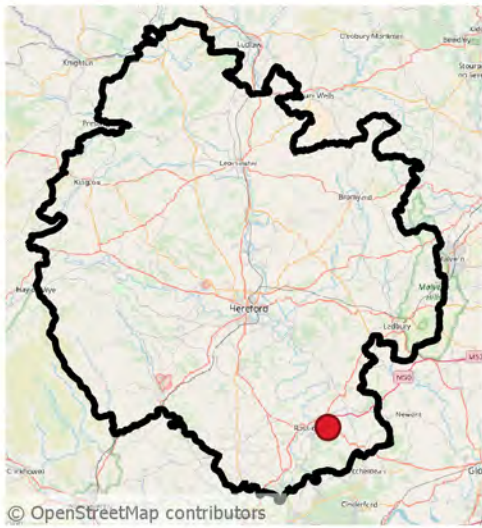
River Leadon: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in the River Leadon.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased.



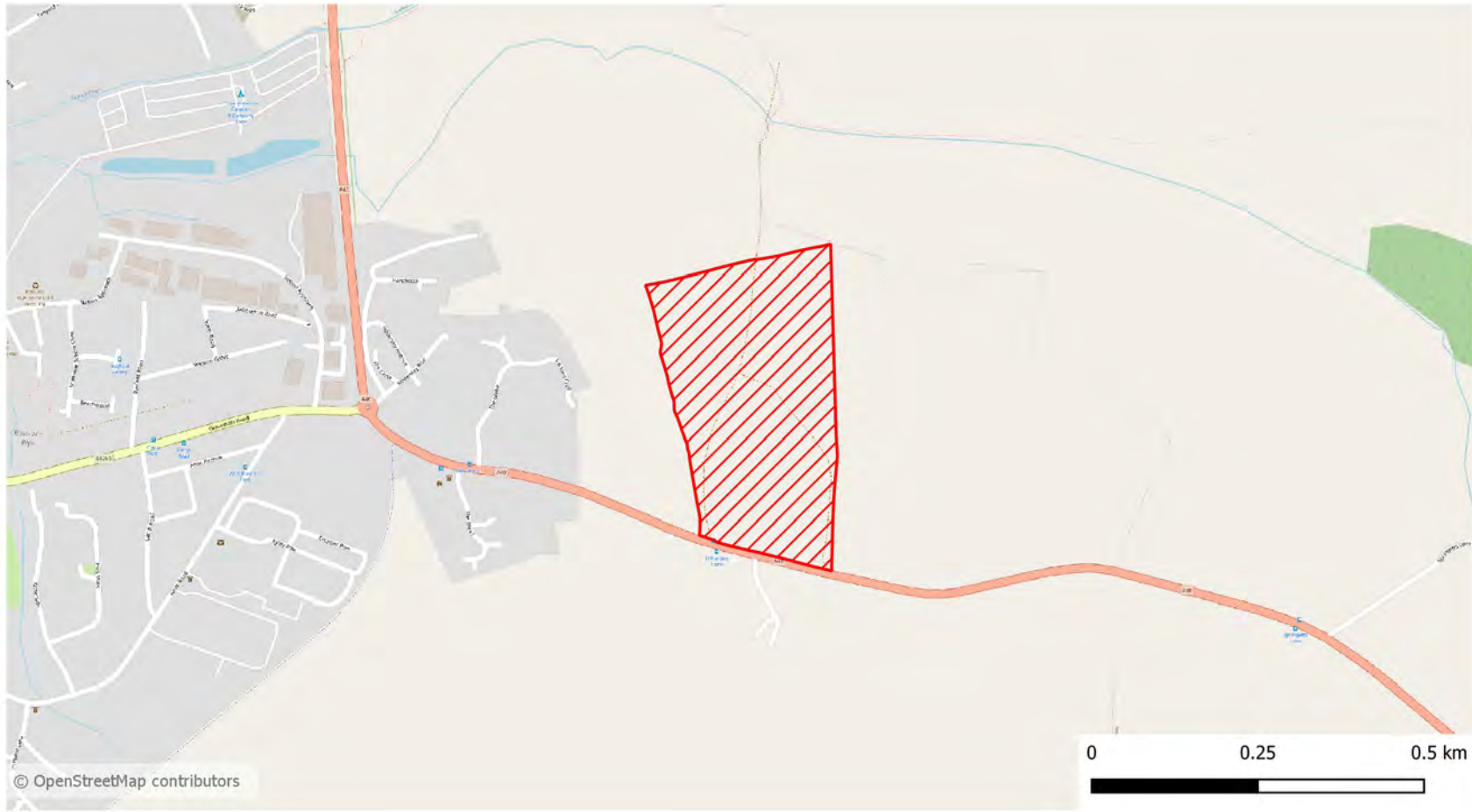
Herefordshire Council Allocated Sites

Model Farm, Ross-on-Wye



© OpenStreetMap contributors

Site Area: 10.4 ha
Easting: 361487
Northing: 224175



© OpenStreetMap contributors

Key Development Criteria:

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Wye Valley AONB: Any planning application is required to demonstrate no unacceptable adverse effect on the Area of Outstanding Natural Beauty.

Herefordshire Council Allocated Sites

Moreton Business Park, Moreton-on-Lugg



© OpenStreetMap contributors

Site Area: 61.02 ha
Easting: 350270
Northing: 247008



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0 0.25 0.5 km

Key Development Criteria:

Rail network: Any planning application should be accompanied by an assessment of the potential for the use of the rail network for transport of materials.

Wellington Primary school: Any planning application is required to demonstrate no unacceptable adverse impacts on health, amenity, safety and environmental conditions at Wellington Primary School.

Heritage assets: Any planning application is required to demonstrate no unacceptable adverse impact on listed buildings.

River Wye SAC: An Appropriate Assessment is required to demonstrate the likely significant effects on the SAC.

Ancient woodland: Any planning application is required to demonstrate that all ancient woodland within the site will be retained and appropriate buffers provided between the workings and patches of ancient woodland to ensure no unacceptable adverse effect on the woodland.

Wellington Marsh LWS: Any planning application is required to demonstrate no unacceptable adverse impact on Wellington Marsh Local Wildlife Site within the business park.

Wellington Brook: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in Wellington Brook.

Moreton Brook: Any planning application is required to demonstrate no unacceptable adverse impact on water quality or hydrology in Moreton Brook.

Flood risk: A Flood Risk Assessment is required to demonstrate that the site will be safe in the event of a flood, that flood risk is not increased on site or elsewhere, and where possible flood risk is decreased.