

Appendix 6- Key Employment Sites Deliverability and Timescales

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
Ross-on-wye Model Farm	10 ha	<p>Model Farm is in Herefordshire Council's ownership. A hybrid planning permission for site infrastructure and outline planning permission for employment units is in place.</p> <p>The business case for site infrastructure construction is currently in development. This includes the identification of funding mechanisms through the Council, LEP and external funders. Once the infrastructure is in-place, the disposal of plots to businesses & developers will take place.</p>	<p>The site is required to address the local demand for high quality employment sites and reduce the significant levels of commuting, whilst working within the environmental constraints of Ross-on-Wye. It is situated close to significant new housing developments and provides sustainable transport links to Ross-on-Wye and other nearby centres.</p>	<p>None: Planning permission for B1, B2 and B8 uses, and other related access and drainage works has been secured.</p>	<p>Completion of site works: 2017</p> <p>Full supply available from 2018</p>

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<p>Leominster</p> <p>Southern expansion of Leominster Enterprise Park</p>	10 ha	<p>Brasenose College, Oxford has freehold ownership of the Enterprise Park and the southern expansion land. The owners have the ability to bring forward the allocation as appropriate.</p>	<p>The existing Enterprise Park is near capacity. It is forecast that the vacant employment land in the park will be taken up during the early stages of the plan period. The employment needs over the plan period can be accommodated by the southern expansion of the park. The area is well placed to attract a wide range of business operators including inward investment opportunities and the growth of existing businesses.</p>	<p>None: Access and infrastructure from the existing Enterprise Park is available. The site is relatively flat, outside flood risk zones.</p>	<p>A planning application is likely to come forward with the housing site (LO2). Supply will be available from 2018.</p>

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Hereford Western Urban Expansion	10ha	<p>The allocation is in the ownership of the Church Commissioners who will either bring forward the site themselves or work with other suitable developers.</p> <p>Initial appraisals of the site indicate a favourable economic viability.</p>	<p>Demand exists for high quality employment land in the north of the city. The site will balance the existing provision to the south of the city within the Hereford Enterprise Zone at Rotherwas and to the north at Moreton Business Park. The site is close to significant new housing allocations and benefits from good transport infrastructure.</p>	<p>None: It is proposed that access will be obtained from the existing road/cycle /pedestrian connections. The land is relatively flat, has good road frontage. It is of a sufficient scale to offer opportunities for large and small scale businesses.</p>	<p>Likely to be developed in conjunction with the associated urban extension. Supply to be available from 2021.</p>

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<p>Hereford Southern Urban Expansion (Hereford Enterprise Zone)</p>	5 ha	<p>Bloor Homes is the owner of the majority of the site. Another land owner has control over the residual element of the allocation.</p> <p>The enterprise zone and the Marches LEP will be in a position to support the land owner to bring forward the allocation. Enterprise zone status will provide access to several benefits, creating greater certainty of the development of the site.</p>	<p>The allocation will benefit from enterprise zone status. This will increase the demand for the allocation from employment uses that complement uses in the remainder of the enterprise zone. The site offers the opportunity for a mix of business operators including sustainable small scale uses.</p>	<p>None: It is anticipated that the allocation will have access from the B4399 and the area is outside flood risk zones.</p>	<p>A planning application is likely in conjunction with the urban extension. Supply available from 2018.</p>

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
<p>Ledbury</p> <p>Land South of Little Marcle Road</p>	12 ha	<p>Heineken International owns the majority of the site. Another land owner controls the residual element of the allocation.</p> <p>The owners will be in a position to develop a business case to bring forward the allocation to meet their own needs or to meet the needs of other local businesses or inward investment opportunities.</p>	<p>The allocation will facilitate greater employment opportunities for Ledbury residents. It will promote the town's role as a multi functioning centre and will reduce the need for commuting by private car. The site has excellent transport links including good access to the motorway network. Combined with its scale the allocation will provide opportunities for medium to large businesses, including the expansion of existing businesses and inward investment.</p>	<p>None: The land is not in flood risk zones and acceptable access can be achieved from Little Marcle Road.</p>	<p>Owners have confirmed availability of land during plan preparation process. Supply available from 2019.</p>

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Bromyard	5ha	To be determined. Will be dependent on the chosen site(s).	The town has a very limited supply of available employment land.	Landscape and topography are factors to be considered in employment allocations. Priority will be given to the allocation of individual sites of a size less than 5ha in order to provide flexibility of supply and ensure a 5ha provision can be achieved.	Land to be identified through the preparation of Bromyard Area Plan.

Monitoring and Review

The Council will monitor employment land completions on an annual basis. This will provide a robust evidence base and determine the availability of employment land supply at both the strategic locations identified within the Core Strategy and existing employment sites elsewhere in the county. The plan sets out to maintain a rolling supply of 37 ha of readily available employment land across the county.

The delivery of the strategic proposals are likely to be required in the medium term to ensure the level of supply is maintained. These strategic proposals will also ensure a choice of good quality employment land is available in the key urban areas. There are no physical constraints which would prevent these sites being advanced. Nonetheless funding (public or private) is likely to be required to open up the sites and provide the necessary services.

The council will conduct an Employment Land study on a three to five year basis to provide a quantitative and qualitative assessment of the employment allocations across the county. An element of this study will incorporate an assessment of the progress towards the implementation of the strategic allocations.

Should any of the strategic proposals not progress as anticipated the Council will consider implementation of a suitable process to identify alternative proposals. It is considered that this would be incorporated within the Employment Land Study.