

URS

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Volume 2:
Final Site
Schedules

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HEREFORDSHIRE HELAA VOLUME 2: SITE SCHEDULES

Introduction

This report represents Volume 2 of the Herefordshire Council Housing and Economic Land Availability Assessment (HELAA) Update 2015.

It has been undertaken by URS planning consultants (now AECOM) on behalf of Herefordshire Council.

The Housing and Economic Land Availability Assessment (HELAA) is a technical assessment of sites which could potentially contribute towards the supply of land for housing, undertaken by URS Planning Consultants working closely with Herefordshire Council.

The HELAA does not determine whether sites should be allocated for housing. Those decisions are made through the Local Development Plan process.

This report sets out the results of the HELAA by ward, and should be read in conjunction with the other two volumes which make up the full HELAA report. The three volumes which make up the HELAA are:

Volume 1: HELAA report. This sets out the policy context for the HELAA, the method used to carry out the assessment and a summary of the findings.

Volume 2: Site schedules (this report). This sets out the results of the assessment of each potential housing site that was considered as part of the HELAA.

Volume 3: Site mapping. This report shows each site that was considered as part of the HELAA on an Ordnance Survey map.

The following site schedules contain a large amount of information for each site. The following headings have been used to organise the information:

Table 1: Summary Table

HELAA reference: Site Reference. This is the unique identifier code that has been given to each site and relates to the ward in which it is located or predominantly located.

Ward: This is the ward in which the site or majority of the site is located.

Site name: This is the address of the site.

Site area (ha): This is the gross site area measured in hectares. In many cases, the 'developable area' of a site has been used as the basis of the site assessment, which is smaller than the gross site area. This is because some of the site is not considered to be suitable for housing because of, e.g. flood risk, or an environmental designation such as a SSSI or nature reserve.

Greenfield / brownfield: This indicates whether a site has previously been built on or whether it has never been built on. Brownfield land is sometimes referred to as 'previously developed' land.

Suitability for housing (high/medium/low): This is a key component of the HELAA assessment. Each site has been assessed in terms of whether it is suitable for housing development. The full set of criteria and an explanation of how they have been applied is set out in Volume 1 of this HELAA report.

Suitability for B1/B2/B8 (high/medium/low): As above but with use classes B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) instead of housing.

Availability (Y/N): This indicates whether the ownership of a site is known and whether there is some indication that a landowner or developer has an intention to develop now or at a known point in the future. If ownership is unknown or there is no evidence of an intention to develop, it is marked with a N.

Achievable (Y/N): This is the viability assessment of the site. A full explanation of the viability assessments and results are included in the main HELAA report, Volume 1.

Overall Assessment (Y/N): If a site is suitable available and achievable it is considered to be deliverable.

Justification summary: This sets out the reasons behind the assessment result, including constraints to delivery, and includes key information which has directly led to a site being found acceptable or being discounted. It includes information on barriers to delivery and how these could be overcome.

Table 2: Capacity estimates

The second set of tables relate to the estimated capacity of the site and the timescales in which each site could be delivered. Full details of the approach to assessing capacity and timescales are set out in Volume 1 of the HELAA.

Estimated Capacity: This is the number of units that could be built on the site.

Timescale: This is the likely timescale for delivery of the sites. Sites have been designated one of three timescales: 0-5 years, 6-10 years, 11-15 years or 15+ years. Some of the largest sites in the HELAA span two or three timescales. A full explanation of the timescales can be found in HELAA volume 1.

Table 1: Summary Assessment

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|-----------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|--|--------------------------------|--|--|
| Ayl01 | Aylestone | Land at Rockfield Road | 1.4 | Brownfield | HIGH | HIGH | HIGH | HIGH | No evidence that site is available for redevelopment | | N | No significant environmental constraints. Site is suitable for residential, employment or mixed use although currently designated employment site. Site discounted due to lack of evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Ayl02 | Aylestone | Holmer Trading Estate | 7.7 | Brownfield | HIGH | HIGH | HIGH | HIGH | Y. Pre-application submitted. | N | N | No significant environmental constraints. Site is suitable for residential, employment or mixed use although currently designated employment site. Part of site lies within a relief road corridor therefore safeguarded. However there has been pre-application discussions for 100 dwellings on the western section of the site. Site is adjacent to the protected route of the Hereford and Gloucester Canal. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. |
| Ayl06 | Aylestone | Part of garden of nursing home east side of Aylestone Hill | 0.3 | Brownfield | HIGH | MEDIUM | LOW | LOW | No evidence of availability | | N | No significant environmental constraints. However, the site is located within a conservation area and contains TPOs which may affect layout and design. Site is suitable for residential or B1 and less suitable for B2/B8 use. Site discounted due to lack of evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Ayl12 | Aylestone | Land to the rear of Oak Willows, Roman Road | 1.0 | Greenfield | HIGH | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | N | No significant environmental constraints. Located within conservation area. Suitable for residential, employment (B1/B2) or mixed use. However, development of this site would prejudice future aims to restore the Hereford/Glos Canal line and its associated basin therefore the site has been discounted. Once a detailed canal route is confirmed, the site can be re-considered for potential development. |
| Ayl13 | Aylestone | Land opposite The Swan, Aylestone Hill | 8.1 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | No evidence of availability | | N | Site unsuitable for development. Part of the site is within Flood Zone 3 and has high landscape sensitivity. Site falls within the relief road corridor safeguarded area. No evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Ayl14 | Aylestone | Aylestone Park | 2.2 | Greenfield | HIGH | MEDIUM | LOW | LOW | Y - council owned land | Y | Y | No significant environmental constraints to development. Suitable for residential or B1 employment use. |
| Ayl15 | Aylestone | Land at Aylestone Hill (Walney House Farm) | 7.0 | Greenfield | HIGH | LOW | LOW | LOW | Y-site submitted through call for sites | Y | Y | No significant environmental constraints, although the site lies between a SAC and a CA. Less suitable for employment development due to edge of urban area/semi-rural location and surrounding uses. Submitted through 'call for sites'. Subject to a Public Inquiry, following members' refusal of application (ref P140963). |
| Bac02 | Backbury | Land to the north of Highfield, Holywell Gutter Lane, Tupsley | 2.7 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - public sector land | Y | Y | No significant environmental constraints. Site has a high-medium landscape sensitivity and TPOs. Suitable for residential or mixed use with a sensitive design to respond to landscape. Less suitable for B2/B8 employment. Potential access constraints and uneven topography. |
| Bac03 | Backbury | Land opposite Tupsley Court | 1.1 | Greenfield | MEDIUM | LOW | NONE | NONE | Y - Site submitted through call for sites | Y | Y | No significant environmental constraints however contains dense woodland and therefore of ecological importance as a semi-natural habitat. Site also has a high landscape sensitivity. Suitable for residential, mixed use or B1 employment subject to access issues being resolved and a sensitive design to respond to the landscape. Less suitable for B2/B8. |
| Bac04 | Backbury | Land adjacent to Cock of Tupsley Public House | 0.4 | Brownfield | HIGH | HIGH | MEDIUM | LOW | Y - Site submitted through call for sites | Y | Y | No significant environmental constraints. Suitable for residential, mixed or B1/B2 employment. Access improvements would be necessary. The site has a high landscape sensitivity therefore a sensitive design would be necessary. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|-----------|--|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|--|
| Bac07 | Backbury | Field adjoining Hampton Dene | 4.7 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No significant environmental constraints. Suitable for residential, B1 employment or mixed use. Located within / adjacent to an employment area. High landscape sensitivity therefore a sensitive design approach would be necessary. Subject to a planning application (number 141526) proposing 110 dwellings. |
| Bac08 | Backbury | Land to north of Hampton Park Road | 38.5 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | | N | The lower part of the site falls within Flood Zone 3. Parts of site located outside Flood Zone 3 suitable for residential, B1 or mixed use. Site discounted from SHLAA as a duplicate submission from a different landowner received - see Bac36. |
| Bac09 | Backbury | Land to east of Hampton Park Road | 5.5 | Greenfield | HIGH | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | N | No known environmental constraints to development. Located partly within a conservation area. Suitable for residential. Less suitable for employment, particularly B2/B8. Site has a high-medium landscape sensitivity therefore a sensitive design approach would be needed. Site has been discounted as a duplicate of Bac36 |
| Bac11 | Backbury | Land around Highfield, Holywell Gutter Lane, Tupsley | 1.4 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Landowner has advised site is no longer available for redevelopment | | N | No known environmental constraints. Suitable for residential, B1 employment or mixed use. Site has a high-medium landscape sensitivity. Landowner has advised the site is no longer available therefore discounted from SHLAA. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Bac27 | Backbury | Land adjoining Hampton Park | 282.6 | Greenfield | NONE | NONE | NONE | NONE | Y - site submitted through call for sites | | N | Site has been discounted because the remaining site area not within Flood zone 3 is not within the Hereford Urban Area and therefore not for consideration within this SHLAA. There are a number of sites within this larger site that adjoin the urban area and have been included (Bac 28, 29, 30, 31, 32, 33, 34, 35) The site has a number of significant planning constraints, including its location within Flood Zone 3 (in part), encroachment onto the SAC and inclusion of a Scheduled Ancient Monument. In addition the site has high landscape sensitivity. There is also the risk of potential coalescence between Hereford and Hampton Bishop as a result of the development of this site that may harm of the character of Hampton Bishop. Site not shown on site mapping as it obscured other sites. |
| Bac28 | Backbury | Aylestone Hill (Land off A438) | 13.4 | Greenfield | MEDIUM | MEDIUM | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No significant environmental constraints to development. Suitable for residential, employment or mixed use development. |
| Bac33 | Backbury | Land off Queenswood Drive | 4.3 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints. The site contains TPOs but these are restricted to the southern boundary. Suitable for residential development and/or mixed use. Less suitable for B2/B8 employment use. The site has high landscape sensitivity therefore a sensitive design approach would be necessary. |
| Bac34 | Backbury | Land at Hampton Bishop (1) | 12.6 | Greenfield | MEDIUM | MEDIUM | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known significant environmental constraints. However, it is currently dissociated from the existing urban boundary of Hereford and would therefore be dependent on other land closer to the boundary coming forward. Suitable for residential, mixed or B1 employment use. |
| Bac35 | Backbury | Land at Hampton Bishop (2) | 7.4 | Greenfield | MEDIUM | MEDIUM | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known significant environmental constraints. However, it is currently dissociated from the existing urban boundary of Hereford and would therefore be dependent on other land closer to the boundary coming forward. Site would be suitable for residential, mixed and employment use. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|---------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|---|
| Bac36 | Backbury | Rugby Club Deveopment | 45.9 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | Site submitted through the call for sites. The lower part of the site falls with Flood Zone 3. The capacity figures therefore reflect an adjusted site area to take account of Flood Zone 3. The parts of the site located outside of Flood Zone 3 would be suitable for residential, mixed and or B1 employment use . The site has high-medium landscape sensitivity therefore a sensitive design approach would be neccessary. |
| Bel02 | Belmont | Home Farm, Belmont | 1.3 | Greenfield | HIGH | HIGH | HIGH | MEDIUM | No evidence of availability | | N | No known environmental constraints to development. Suitable for residential and/or B1/B2 employment use. The location of a Listed Building located within the site could also pose a constraint to development, potentially limiting the capacity of the site. Site discounted due to lack of evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Bel04 | Belmont | Land adjacent to Home Farm, Ruckhall Lane | 5.2 | Greenfield | MEDIUM | MEDIUM | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development, apart from a number of TPOs located within the site. Suitable for residential and/or B1/B2 employment use. The site has a high landscape sensitivity, therefore a sensitive design approach would be necessary. Previously subject to a planning refusal for 85 dwellings. The appeal was dismissed predominantly on landscape grounds. |
| Bel05 | Belmont | Land adjacent to Home Farm, Ruckhall Lane | 5.0 | Greenfield | MEDIUM | MEDIUM | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development, apart from a number of TPOs located within the site. Suitable for residential and/or B1/B2 employment use. The site has high landscape sensitivity, therefore a sensitive design approach would be necessary. Northern part of the site has been subject to a planning refusal for 85 dwellings. An appeal was dismissed predominantly on landscape grounds. |
| Bel06 | Belmont | Land at Belmont Golf Course, Ruckall Lane | 17.4 | Greenfield | HIGH | HIGH | HIGH | MEDIUM | No evidence of availability | | N | No known environmental constraints to development although in an area of high landscape sensitivity therefore any proposals would need to have a sensitive design approach. Suitable for residential and/or B1/B2 employment use. Site discounted as no evidence of availability. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Bel07 | Stoney Street | Land at Belmont Abbey | 13.8 | Brownfield | HIGH | HIGH | LOW | LOW | No evidence of availability | | N | No known environmental constraints to development, apart from a group of TPOs located within the site. Site also in area of high landscape sensitivity and contains a listed Abbey so development would need a sensitive design approach. Suitable for residential and/or B1 employment use. Site discounted as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|----------------|--|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|--|
| Bel09 | Belmont | Land adjacent to Villa Street | 1.3 | Greenfield | LOW | NONE | NONE | NONE | No evidence of availability | | N | The majority of the site is located within Flood Zone 3. Only a very narrow strip that is potentially suitable for development. In addition, the land is potentially unstable and contaminated. Overall suitability for residential development is low irrespective of its location opposite existing housing along Villa Street. Further investigation would need to be undertaken in respect of flood risk. The site is also located within the Conservation Area - regard would therefore need to be had to the contribution that this site makes to character and appearance of the area. Not suitable for employment use. Landownership unknown. Site discounted as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Bel12 | Belmont | Land at Barwood House | 2.4 | Brownfield (Ba | LOW | NONE | NONE | NONE | Y - site submitted through call for sites | N | N | Approximately 1/4 of the site is located within Flood Zone 3. Site also close to a SAC. Potential land instability and contamination issues. It is also very likely that the loss of Barwood House would be resisted. Overall this site is not considered suitable for development. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. |
| Bel13 | Belmont | Land at Merryhill Farm | 5.5 | Greenfield | HIGH | LOW | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential development. Less suitable for employment use. |
| Bur01 | Burghill, Holm | Land between Tillington Road and Roman Road | 6.8 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | Due to the site's location immediately adjacent to the existing urban area of Hereford and opposite the existing Beech Business Park, the site is considered to be suitable for residential use, employment and/or mixed use. The site has high-medium landscape sensitivity therefore a sensitive design approach would be necessary. No planning permission has been received following pre-application advice. |
| Bur04 | Burghill, Holm | Land to the rear of Hospital Cottages, Bobblestock | 8.9 | Greenfield | HIGH | HIGH | HIGH | HIGH | No evidence of availability | | N | The site is considered suitable for residential use, employment and/or mixed use. Site has high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Landowner unknown. Site discounted as no evidence of availability. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Bur05 | Burghill, Holm | Land opposite St Bartholomew's Church, Holmer | 2.0 | Greenfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, B1/B2 employment and/or mixed use. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Site has a current planning application. |
| Bur07 | Burghill, Holm | Land at Church Way | 0.6 | Greenfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, B1/B2 employment and/or mixed use. Planning permission for 13 houses. |
| Bur09 | Burghill, Holm | Land at Canon Pyon Road | 32.3 | Greenfield & B | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, B1/B2 employment and/or mixed use. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. |
| Bur12 | Burghill, Holm | Land to the west of Burcot Farm, Holmer | 2.9 | Greenfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No significant environmental constraints. However, access could prove to be a constraint. Suitable for residential use, employment and/or mixed use though more suitable for housing than employment. The north-east of the site has a medium landscape sensitivity and the rest of the site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|----------------|--|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|---|
| Bur13 | Burghill, Holm | Land to the south of Rose Gardens Public House | 1.8 | Greenfield | MEDIUM | MEDIUM | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, there may be significant access constraints. Suitable for residential use, B1/B2 employment and/or mixed use. The site has a high- medium landscape sensitivity approach therefore a sensitive design approach would be necessary. |
| Bur17 | Burghill, Holm | Land at Burcott Farm, Burcott, Holmer | 4.4 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | No significant environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site is adjacent to the protected route of the Hereford and Gloucester Canal. |
| Bur21 | Burghill, Holm | Land opposite Stanners Way, Holmer | 1.6 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | No significant environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a medium to low landscape sensitivity therefore a sensitive design approach would be necessary. |
| Bur22 | Burghill, Holm | Land to east of Holmer Court, Holmer | 0.5 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | No evidence of availability | | N | No known environmental constraints to development. However, there may be significant access constraints. The site also forms part of the setting of Holmer Court, which could potentially constrain development. In addition, the top northern edge of the site has a high-medium landscape sensitivity and the rest of the site has a medium-low landscape sensitivity. Suitable for residential use, B1/B2 employment and/or mixed use. Landownership unknown. Site discounted as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Bur23 | Burghill, Holm | Land adjacent to the Willows, Roman Road | 3.5 | Greenfield | MEDIUM | MEDIUM | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | The site has no significant environmental constraints to development apart from being previously subject to landfill which affects its suitability for housing (and would require further investigation). Suitable for residential use, employment and/or mixed use but more suitable for housing than employment use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. |
| Bur27 | Burghill, Holm | Land rear of the Hopbine Hotel, Roman Road | 0.4 | Brownfield | HIGH | MEDIUM | LOW | LOW | No evidence of availability | | N | No known environmental constraints to development. Suitable for residential use, B1 or light B2 and/or mixed use. Access may be a constraint. Site discounted as no evidence of availability. In addition, the site has a medium-low landscape sensitivity. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Bur28 | Burghill, Holm | Land at Holmer House Farm (Holmer West), Holmer | 29.4 | Greenfield | HIGH | HIGH | MEDIUM | MEDIIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, B1/ light B2 employment and/or mixed use. |
| Bur29 | Burghill, Holm | Land adjacent to the Rose Gardens, Holmer, Hereford | 1.9 | Greenfield | HIGH | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, there may be access constraints. Suitable for residential use, B1/ light B2 employment and/or mixed use. Due to proximity from the urban boundary suitability would be linked to the delivery of Bur30. |
| Bur30 | Burghill, Holm | Land at Attwood lane, Moonstone and adjoining south of Coldwells Road. | 6.5 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, there may be access constraints. Suitable for residential use, B1/B2 employment and/or mixed use. |
| Bur31 | Burghill, Holm | Part of Burcott Farm (4) | 6.5 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No significant environmental constraints to development. Suitable for residential use, employment and/or mixed use. More suitable for housing than employment. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|----------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|--|
| Cen01 | Central | Burcott Road | 3.5 | Brownfield | LOW | HIGH | HIGH | HIGH | No evidence of availability | | N | Approximately 1/3 of the site falls within Flood Zone 3. The site is located within the existing urban boundary of Hereford and within an existing employment area. It is considered that those parts of the site located outside of Flood Zone 3 may potentially be suitable for residential and/or mixed use. The site is suitable for continued or intensified use as B1/B2/B8 given its existing use and location. The site is also within the protected route of the Hereford/Glos Canal. Once a detailed canal route is confirmed, the site can be re-considered for potential development. Site discounted as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Cen08 | Central | Car park opposite John Venn Building, Gaol Street | 0.5 | Brownfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - publically owned land | Y | Y | The site is located within a Conservation Area which may affect layout and design. Suitable for residential, mixed use and/or B1 use. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. |
| Cen21 | Central | Edgar Street Grid | 31.2 | Brownfield | HIGH | HIGH | MEDIUM | LOW | Y | Y | Y | Southern part of the site developed for retail. The north part of the site has been allocated as an Urban Village in the Local Plan. Planning permission granted for 192 units. Allocation for 800 overall. The site has a low to medium landscape sensitivity approach therefore a sensitive design approach would be necessary. The site contains the protected route of the Hereford and Gloucester Canal and the location for the proposed canal basin. |
| Cen22 | Central | Bus Station / car park | 0.3 | Brownfield | HIGH | HIGH | HIGH | HIGH | Y - publically owned land | Y | Y | The site has no known environmental constraints. The site is located within a Conservation Area which may affect layout and design. Suitable for a range of uses including housing, mixed use and/or employment. |
| Cen23 | Central | County Offices (Bath Street) | 0.7 | Brownfield | HIGH | HIGH | LOW | LOW | Y - publically owned land | N | N | No known significant environmental constraints. The site is located within a Conservation Area which may affect layout and design. Suitable for a range of uses including housing, mixed use and/or B1/B2 employment. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. |
| Cen26 | St Martins and | St Martins (1) Car Park | 0.4 | Brownfield | NONE | NONE | NONE | NONE | Y - publically owned land | Y | N | The site is wholly located in Flood Zone 3 and is therefore unsuitable for residential development. Less sensitive land uses and/or some forms of employment may be suitable given that the site is brownfield however this would need to comply with national guidance on flood risk and/or be subject to an exception test. |
| Cre04 | Credenhill | Redevelopment of business south side of Kings Acre Road | 0.3 | Brownfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | N | No known environmental constraints to development, however, access could pose a significant constraint. Suitable for residential use, small scale B1 employment and/or mixed use. The site has a low-medium landscape sensitivity therefore a sensitive design approach would be necessary. Site capacity reduced to 5 dwellings based on access issues. Site discounted as a duplicate of Cre12. |
| Cre05 | Credenhill | Land near Cherry Orchard, Swainshill | 1.2 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, access is dependent on route through adjacent land (within same ownership). Suitable for residential use, B1 employment and/or mixed use. The suitability of the site for development would be dependent on the extent/delivery of the proposed western (Three Elms) urban extension due to its current poor relationship with the existing urban boundary of Hereford. The site has a medium landscape sensitivity therefore a sensitive design approach would be necessary. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|---|
| Cre06 | Credenhill | Land adjacent to Kings Acre Halt, Swainshill | 3.2 | Greenfield | HIGH | HIGH | HIGH | MEDIUM | Y - site submitted through call for sites | Y | Y | The site has no known environmental constraints to development. it is considered to be suitable for residential use, employment and/or mixed use. The suitability of the site for development would be dependent on the extent/delivery of the proposed western (Three Elms) urban extension due to the site's distance from the existing urban boundary of Hereford. The site has a medium landscape sensitivity therefore a sensitive design approach would be necessary. Planning application (142985) received, not determined. |
| Cre07 | Credenhill | Wyevale Nurseries, Veldifer Lane, Kings Acre Road | 16.2 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | The site has no known environmental constraints to development. Due to the site's location off the strategic road network it is considered to be suitable for residential use, B1/B2/B8 employment and/or mixed use. However, the suitability of the site for development would be dependent on the extent/delivery of the proposed western (Three Elms) urban extension due to its distance from Hereford's existing urban boundary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. |
| Cre08 | Credenhill | Land at Kings Acre, Breinton Lee | 0.8 | Greenfield | HIGH | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, B1 employment and/or mixed use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within relief road corridor but appeal allowed for 15 houses. |
| Cre09 | Credenhill | Land to rear of Conifer Walk, Kings Acre | 9.8 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, access could pose a significant constraint if access cannot be gained via Breinton Lee. Suitable for residential use, B1 employment and/or mixed use. Suitability likely to be dependent on the delivery of Three Elms. The north west of the site has a medium-low landscape sensitivity and the rest of the site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Cre10 | Credenhill | Land at Cherry Orchard, Hale Carr Nursery, Swainshill | 1.3 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | N | No known environmental constraints to development. Suitable for residential use, B1 employment and/or mixed use. The suitability of the site for development would be dependent on the extent/delivery of the proposed western (Three Elms) urban extension due to its current poor relationship with the existing urban boundary of Hereford. The site has a medium landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site rejected due to inadequate access on advice of HC. |
| Cre11 | Credenhill | Land at Hala Carr, Breinton Lane, Kings Acre Road | 0.8 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, B1 employment and/or mixed use. The suitability of the site for development would be dependent on the extent/delivery of the proposed western (Three Elms) urban extension due to its current poor relationship with the existing urban boundary of Hereford. The site has a medium landscape sensitivity therefore a sensitive design approach would be necessary. Subject to a pre-application and a dismissed appeal in 2007 for 23 dwellings. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|------------|--|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|---|
| Cre12 | Credenhill | Land adjoining Pomona Cottage, Swainshill | 1.4 | Greenfield | HIGH | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | The site has no known environmental constraints to development however, access could pose a significant constraint. Due to the site's location proximate to the existing urban area of Hereford (and within the residential area of Kings Acre) and potential for access onto the strategic road network the site is considered to be suitable for residential use, employment and/or mixed use. However, due to the size of the site, potential access constraints and the predominantly residential nature of the surrounding land use the site is considered to be less suitable for B2/ B8 or heavier industry uses. The site has a medium landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Cre13 | Credenhill | Field off of Kings Acre Road | 2.4 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, access could pose a significant constraint. Suitable for residential use, B1 employment and/or mixed use. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Cre15 | Credenhill | Land opposite Veldifer | 3.2 | Greenfield | HIGH | HIGH | HIGH | HIGH | No evidence of availability | | N | No known environmental constraints to development. Suitable for residential use, B1/B2/B8 employment and/or mixed use. However, the suitability of the site for development would be dependent on the extent/delivery of the proposed western (Three Elms) urban extension due to its distance from Hereford's existing urban boundary. Site has medium landscape sensitivity therefore development would need to be designed sensitively. Site discounted as no evidence of availability therefore discounted from SHLAA. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Cre16 | Credenhill | Land west of Caravan Park, Kings Acre Road | 20.6 | Greenfield | HIGH | HIGH | MEDIUM | LOW | No evidence of availability | | N | No known environmental constraints to development. However access may be a significant constraint. Suitable for residential use, B1 employment and/or mixed use. The south of the site has a high landscape sensitivity whilst the middle of the site has a high-medium landscape sensitivity so development would need to be designed sensitively. Landownership unknown. Site discounted as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Cre18 | Credenhill | Land south east of Blenheim House | 1.7 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, it does have potential access constraints and a current poor relationship with the existing urban boundary of Hereford. Suitability of the site for development will depend on overcoming access constraints and the delivery of the proposed western extension. Due to the site location adjacent to existing housing and away from an existing established employment area the site is considered to be less suitable for heavier industry uses (B2/B8). Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|--|
| Cre22 | Credenhill | Land to the North of Stretton Sugwas | 1.6 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However, it does have a current poor relationship with the existing urban boundary of Hereford. Suitability of the site for development will depend on the delivery of the proposed western extension. Due to the site location adjacent to existing housing and away from an existing established employment area the site is considered to be less suitable for heavier industry uses (B2/B8) than housing or mixed use particularly given the site's relationship/proximity to the school. |
| Cre23 | Credenhill | Land to the South of Stretton Sugwas | 1.8 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development however, it does have a current poor relationship with the existing urban boundary of Hereford. Suitability of the site for development will depend on the delivery of the proposed western extension. Due to the sites location adjacent to existing housing and away from an existing established employment area the site is considered to be less suitable for heavier industry uses (B2/B8) than housing or mixed use particularly given the site's relationship/proximity to the school. |
| Cre24 | Credenhill | Land south of Cherry Orchard and east of Breinton Lane | 17.3 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, B1 employment and/or mixed use. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. |
| Cre25 | Credenhill | Wyevale Nurseries Office, Despachth yard and land behind Wyevale Gardens Centre | 11.7 | Brownfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | N | N | No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. Due to the location away from an existing employment area the site is considered to be less suitable for B8 use and/or heavier industry use -although this would depend on the range of used and location of uses delivered within the Three Elms extension. Suitability of the development of the site is likely to be linked to the delivery of Three Elms. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. |
| Cre26 | Credenhill | Land opposite Bay Horse Public House, Kings Acre Road | 7.4 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. However access could pose a constraint. Due to the site's location proximate to the existing urban area of Hereford and location within an existing residential area (Kings Acre) the site is considered to be suitable for residential use, B1 employment and/or mixed use. However, due the predominantly residential nature of the surrounding land use and location away from an existing employment area the site is considered to be less suitable for B8 use and/or heavier industry use. The northern part of the site has a medium-low landscape sensitivity and the southern part has a high-medium landscape sensitive therefore a sensitivity design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. |
| Hol01 | Hollington | Land at Church Farm Cottage, Chapel Road, Rotherwas | 0.8 | Greenfield | NONE | LOW | LOW | LOW | Y - site submitted through call for sites | | N | The site is located almost entirely within Flood Zone 3 which is a significant environmental constraint. The site is not therefore considered to be suitable for housing. However, due to the site location within an existing employment area/industrial estate it is considered to have a low suitability for less sensitive B1/B2/B8 use, subject to further investigation regarding flood risk and achieving suitable access. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|----------------|--|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|--|
| Hol02 | Hollington | Land north of Rotherwas, Chapel Road | 13.9 | Greenfield | NONE | NONE | NONE | NONE | No evidence of availability | | N | The majority of the site is located within Flood Zone 3 and/or an area scheduled as an Ancient Monument. Coupled with the site's isolated location adjacent the River Wye SAC with no direct access to an adoptable highway the site is considered to be unsuitable for development. In addition there is no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Hol03 | Hollington | Land west A49 part Bullinghope | 36.2 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | N | No known significant environmental constraints. While the site is close to the existing urban area of Hereford it is not directly adjacent. Overall, the site is considered to be suitable for either housing, mixed and employment use given its location close to Hereford and the potential for direct access onto the strategic road network and/or relief road. Delivery of the site is likely to be linked to other development nearer to the existing urban boundary coming forward. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site discounted as a duplicate of Hol13 |
| Hol04 | St Martins and | Grafton Lane | 10.9 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | N | No known significant environmental constraints. Suitable for residential and/or mixed use (B1). The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Site discounted as a duplicate of Hol13 |
| Hol05 | Hollington | Land at Merryhill Farm, Belmont | 39.2 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | N | The site has no known significant environmental constraints. Suitable for residential, mixed and or light B1 employment use. The southern and western part of the site has a high landscape sensitivity and northern and eastern part of the site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Site has been discounted as a duplicate of Bel13. |
| Hol07 | Hollington | Land south of River Wye and north of Rotherwas | 39.7 | Greenfield | NONE | NONE | NONE | NONE | No evidence of availability | | N | The site is almost entirely located within Flood Zone 3 and is located adjacent a sewage treatment works. Overall the site is considered to be unsuitable for development. In addition there is no evidence of availability. |
| Hol08 | Hollington | Land south of Straight Mile | 0.7 | Brownfield | NONE | MEDIUM | MEDIUM | MEDIUM | Y - site submitted through call for sites | | N | The majority of the site is located within Flood Zone 3, combined with its location within an existing employment/industrial area it is therefore considered to be unsuitable for housing. The use of the site for B1/B2/B8 is appropriate given its current and surrounding use. |
| Hol11 | Hollington | Graftonbury Garden Hotel | 0.9 | Brownfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known significant environmental constraints. The site is considered to be suitable for residential use and/or B1 use (as a replacement of the former hotel). The existing building on site is a locally important building and a group of TPOs affect capacity of the site. Further development beyond the existing building would not be suitable. |
| Hol12 | Hollington | Land south of Hereford | 145.2 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | The site has some environmental constraints, such as the inclusion of area of land located within Flood Zone 3. However, given the scale of the site (and further to information submitted by the agent) any such constraints can be mitigated. The capacity figures reflect an adjusted site area taking account of Flood Zone 3. Given the site's location it is concluded that the site is suitable for a range of uses including residential, mixed use and employment. |
| Hol13 | Hollington | Grafton Lane (Larger Promotional Area) | 49.3 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | The site has no significant environmental constraints to development. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|---------------|--|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|---|
| Stm01 | St. Martins & | Land to west of Bullinghope, adjacent to A49 | 6.3 | Greenfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. |
| Stm05 | St. Martins & | Land west of Grafton Lane | 3.0 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints. However, the site is not contiguous with the existing urban boundary of Hereford. Suitability of development of the site is therefore dependent on the other sites closer to the Hereford boundary being developed. If the other sites were developed it would potentially be suitable for housing, B1 and/or mixed use. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. |
| Stm06 | St. Martins & | Land east of Grafton Lane | 35.5 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | N | The site has no known environmental constraints. However, the site is not contiguous with the existing urban boundary of Hereford. Suitability of development of the site is therefore dependent on the other sites closer to the Hereford boundary being developed. Potentially suitable for housing, B1 employment or mixed use. The site has a high-medium landscape sensitivity therefore a sensitive design approach would be necessary. Site discounted as a duplicate of Hol13. |
| Stm08 | St. Martins & | Land at Hunderton Primary School | 0.6 | Brownfield | HIGH | MEDIUM | NONE | NONE | Y - public sector land | Y | Y | No known environmental constraints to development. Suitable for residential use and/or mixed use. |
| Stm09 | St. Martins & | Holme Lacy Industrial Estate | 0.5 | Brownfield | NONE | LOW | LOW | NONE | No evidence of availability | | N | The site is wholly located within Flood Zone 3. It is not therefore considered to be suitable for residential development. However, given its current use it is considered to continue to be suitable for employment use (B1/B2). |
| Stm10 | St. Martins & | Land between Holme Lacy Road and Watery Lane Farm | 3.5 | Greenfield | NONE | NONE | NONE | NONE | Y - site submitted through call for sites | | N | The site has significant environmental constraints, especially its location within Flood Zone 3 and location within an area recorded as being a Scheduled Ancient Monument. The site is not considered suitable for development. |
| Stm15 | St. Martins & | Watery Lane Farm, Lower Bullingham | 0.4 | Greenfield | NONE | LOW | LOW | NONE | Y - site submitted through call for sites | | N | The site has significant environmental constraints, in particular its location within Flood Zone 3. The site is not considered to be suitable for development. |
| Stm16 | St. Martins & | The Ricky Yard, Watery Lane Farm, Lower Bullingham | 0.5 | Greenfield | LOW | LOW | LOW | NONE | Y - site submitted through call for sites | | N | The site has significant environmental constraints, in particular its location within Flood Zone 3. The site is not considered to be suitable for development. |
| Stm17 | St. Martins & | Grafton House - Grafton Lane | 2.8 | Greenfield | HIGH | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for housing and/or B1 employment. |
| Stn02 | St. Nicholas | Former Campiones Restaurant, Greyfriars | 0.5 | Brownfield | LOW | LOW | LOW | LOW | Y - planning application for 18 units | Y | Y | The site has significant environmental constraints, namely its location entirely within Flood Zone 3 and proximity to the SAC. However, this site has planning permission for the erection of 18 apartments, associated parking and a bat shelter building. |
| Stn04 | Central | Rear of Bridge Street | 0.3 | Brownfield | LOW | NONE | NONE | NONE | No evidence of availability | | N | The site has a number of significant environmental constraints. The majority of the site is located within Flood Zone 3, within a recorded SAM and adjacent Listed Buildings. It would be possible to develop the site for residential use (in the areas outside of Flood Zone 3) however, any scheme is likely to need to be small in scale, of high quality and respectful of the setting of the Listed Buildings along the frontage of Bridge Street. Site discounted as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site's suitability re-assessed. |
| Stn05 | St. Nicholas | Health Authority Offices, Victoria Street | 0.3 | Brownfield | HIGH | HIGH | LOW | LOW | Y - public sector land | Y | Y | The site has no known environmental constraints to development. Suitable for residential use, B1 employment and/or mixed use. |
| Stn06 | St. Nicholas | Large rear gardens, Fayre Oakes Green | 0.4 | Greenfield | HIGH | LOW | NONE | NONE | Y - planning application | Y | N | This site has no environmental constraints to development. However, a lack of potential access means the site is unsuitable for more than one or two dwellings therefore has been discounted from the SHLAA. Site lies within the relief road corridor. Once a detailed route is established such sites will be reassessed |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|---------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|--|--------------------------------|--|---|
| Stn12 | St. Nicholas | Land north of access road to Waterworks Museum, Broomy Hill | 0.5 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | No evidence of availability | | N | The site is located within a Conservation Area which may affect layout and design. Potentially suitable for housing, although flood zone 3, topography and location within a conservation areas would constrain the size of the development. Access may prove to be a constraint. Landownership unknown. Site discounted due as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site's suitability re-assessed. |
| Stn19 | St. Nicholas | Land to west of Waterworks, Breinton Lane | 16.3 | Greenfield | HIGH | HIGH | MEDIUM | LOW | No evidence of availability | | N | A small part of the site to the south falls within Flood Zone 3 and the SAC. This part of the site is therefore unlikely to be suitable for development. In addition, the south-western part of the site has a high-medium landscape sensitivity and the rest of the site has a high landscape sensitivity. However, the majority of the site has no known significant environmental constraints to development apart from its location within the Conservation Area. Suitable for residential use and/or mixed use, with potential for B1 employment dependent on scale/quality of design. Access could also prove a constraint. Landownership unknown / no evidence of availability therefore site discounted. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Stn20 | St. Nicholas | Broomy Hill Waterworks | 1.6 | Brownfield | HIGH | MEDIUM | LOW | LOW | Unknown - UDP representation site but current availability unknown | | N | The site has no known significant environmental constraints. The site is located within a Conservation Area and contains TPOs which may affect layout and design but this is not an unsurmountable constraint. Suitable for residential development with a slightly lower potential for B1 use, dependent on design quality given the site's location in a Conservation Area. Access could also prove a constraint dependent on the scale of development proposed. UDP representation site but current intentions unknown so site currently discounted. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Sto01 | Stoney Street | Land at Junction of A465 & B4349 (near Hereford) | 3.2 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | The site has no known environmental constraints however it is not contiguous with the existing urban edge of Hereford therefore would be dependent on other land closer to the urban area coming forward. Overall the site is considered to be suitable for housing or mixed use with B1 employment. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Sto02 | Stoney Street | Land at Clehonger Court | 32.7 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | Y - site submitted through call for sites | Y | Y | The site has no known environmental constraints however it is not contiguous with the existing urban edge of Hereford. It's suitability for development is therefore linked to the delivery of the ring road and development closer to the existing urban edge. Potentially suitable for housing / B1 use. The site has a high landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Thr02 | Three Elms | Beech Business Park | 2.5 | Brownfield | HIGH | HIGH | HIGH | HIGH | No evidence of availability | | N | Suitable for residential use, continued employment and/or mixed use. However, as a protected employment site and no evidence of availability it has been discounted for housing. |
| Thr03 | Three Elms | Special Metals | 19.5 | Brownfield | MEDIUM | HIGH | HIGH | HIGH | No evidence of availability | | N | No known significant environmental constraints. The site is located within the existing urban boundary of Hereford and within an existing employment area. Due to the predominant industrial nature of the surrounding land use the site is considered to be suitable for B1/B2/B8 and also residential. As a protected employment site with no evidence of availability for housing, it has been discounted for housing. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|-------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|--|
| Thr19 | Three Elms | Land adjacent to Wyevale, Kings Acre Road | 11.7 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Due to the site's location relative to Hereford and within an existing residential area (Kings Acre) as well as direct access to the strategic road network (A438) the site is considered to be suitable for residential and/or employment use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Thr20 | Three Elms | Land at Yazor Road | 0.5 | Greenfield | NONE | NONE | NONE | NONE | Y - site submitted through call for sites | | N | The site is located within Flood Zone 3 and is a locally designated biodiversity site protected by policy . Not suitable for development. |
| Thr21 | Three Elms | Land to the west of Huntingdon Lane | 2.8 | Greenfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints. Suitable for a range of uses including housing and employment (subject potentially to the comprehensive planning of the area). The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Pre-application received for 80 dwellings and road. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. |
| Thr22 | Three Elms | Land to the east of Huntingdon Lane | 1.5 | Greenfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | No known environmental constraints. Suitable for a range of uses including housing and B1 employment. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Thr23 | St Nicholas | Land to the north east of Lower Hill Farm, Whitecross | 66.7 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, employment and/or mixed use as a sustainable urban extension. However, gaining suitable access into the site may be reliant on third parties. The southern part of the site has a high landscape sensitivity and the northern part of the site has a high-medium landscape sensitivity whilst the north-western corner has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Part of this site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. |
| Thr24 | St Nicholas | Land to south west of Lower Hill Farm, Whitecross | 28.1 | Greenfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. However, gaining suitable access into the site may be reliant on third parties. The suitability of the site for development is dependent on the development of adjacent land. Even if the adjacent sites were developed it appears unlikely that the strategic road network would be extended to the site - its use for B8 and other heavier industry uses is therefore less suitable. The site has a high landscape sensitivity therefore a sensitive design approach would be necessary. Part of this site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Thr25 | Three Elms | Land at Newcourt Farm, Huntingdon | 7.7 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | No known environmental constraints. The site is located in part within a Conservation Area which may affect layout and design. Suitable for a range of uses including housing and employment. The south-west of the site has a high landscape sensitivity and the rest of the site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|--|
| Thr26 | Three Elms | Land at Huntingdon | 115.1 | Greenfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | Y | Y | The site has few environmental constraints apart from a portion of the site within Flood Zone 3. The capacity figure reflects an adjusted site area taking into account Flood Zone 3. Suitable for a range of uses including housing and employment. Court Farm, situated on site has a high landscape sensitivity and the rest of the site has a medium to low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Thr27 | Three Elms | Land to the west of Pennine Close | 2.2 | Greenfield | HIGH | HIGH | MEDIUM | MEDIUM | YES | Y | Y | No known environmental constraints. Suitable for a range of uses including housing and B1 employment. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. |
| Thr28 | Three Elms | Bay Horse Motors, Kings Acre | 0.4 | Brownfield | HIGH | HIGH | MEDIUM | LOW | Y - site submitted through call for sites | Y | Y | No known environmental constraints to development. Suitable for residential use, employment and/or mixed use. The site has a medium-low landscape sensitivity therefore a sensitive design approach would be necessary. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed |
| Thr29 | Three Elms | Hereford Racecourse | 43.5 | Greenfield | MEDIUM | MEDIUM | MEDIUM | MEDIUM | No evidence of availability | | N | The site is located in part within Flood Zone 3 - it is unlikely that housing will be permitted in such areas. In addition, the site has a medium landscape sensitivity. However, due to the site's location within the existing urban area of Hereford and direct access to the strategic road network those areas outside Flood Zone 3 are considered to be suitable for residential use, employment and/or mixed use. Site in use as a recreational space and no evidence of availability therefore site discounted. |
| Thr30 | Three Elms | Land south east of Widemarsh Common (former public house) | 0.4 | Brownfield | HIGH | HIGH | HIGH | HIGH | Y - pre- app stage | | Y | A very small corner of the site is identified as being located within Flood Zone 3. While access onto the strategic road network could potentially be constrained the site is suitable for residential, mixed/use and or employments uses due to its location within the existing urban boundary of Hereford and proximity to a range of uses including the Imperial Business Centre opposite the site. Site is at pre-application stage. |
| Thr31 | Three Elms | Land at Mortimer Road | 0.6 | Greenfield | NONE | LOW | LOW | LOW | YES | | N | Site is wholly located within Flood Zone 3. The land is also potentially contaminated. However, there may be potential for development for less sensitive land uses associated with an employment use given the site's location within a safeguarded employment area subject to passing the exception test and remediation of any contaminated land. Site is adjacent to the protected route of the Hereford and Gloucester Canal. Site is discounted as a duplicate of Thr36. |
| Thr32 | Three Elms | Land at Whitecross Road | 0.9 | Brownfield | HIGH | HIGH | HIGH | HIGH | No evidence of availability | | N | The site has no known environmental constraints to development. Due to the site's location within the existing urban area of Hereford and direct access to the strategic road network the site is considered to be suitable for residential use, employment and/or mixed use. Intention to develop currently unknown therefore site discounted. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Thr33 | Three Elms | Land off Yazor Road and north of old Whitecross School | 6.1 | Brownfield | LOW | MEDIUM | MEDIUM | MEDIUM | No evidence of availability | | N | A large part of the site is located within Flood Zone 3. This poses a significant constraint on the suitability of the site for housing. If the site area is adjusted to take account of Flood Zone 3 the site would be suitable for housing or employment. Intention to develop currently unknown therefore site discounted. |
| Thr34 | Three Elms | Former part of Sun Valley Poultry Plant | 1.7 | Brownfield | HIGH | HIGH | MEDIUM | MEDIUM | Y - site submitted through call for sites | Y | Y | This site has planning permission: P131709/O Replacement of extant planning application 092930/O for the construction of a total care facility to include 100 assisted living units (use class C2 and C3). Approved September 2013. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|------------|---|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---|--------------------------------|--|---|
| Thr35 | Three Elms | Hereford Garden Centre | 3.0 | Brownfield | HIGH | HIGH | HIGH | HIGH | Y - site submitted through call for sites | N | N | The site has no known environmental constraints to development. Due to the site's existing use, location proximate to Hereford and within an existing residential area (Kings Acre) as well as direct access to the strategic road network (A438) the site is considered to be suitable for residential and/or employment use. Site lies within the relief road corridor, and may be suitable for development. Once a detailed route is established such sites will be reassessed. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. |
| Thr36 | Three Elms | Land at Holmer Road | 15.5 | Brownfield | LOW | HIGH | HIGH | HIGH | No evidence of availability | | N | The lower half of the site falls within Flood Zone 3. The site is located within the existing urban boundary of Hereford and within an existing employment area. It is considered that those parts of the site located outside of Flood Zone 3 may be suitable for residential and/or mixed use development but suitability is deemed to be low. The site is suitable for B1/B2/B8 given its existing use and location. Operational site with no evidence of availability therefore site discounted for housing. Site is adjacent to the protected route of the Hereford and Gloucester Canal. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site re-assessed. |
| Tup01 | Tupsley | Brockington Council Offices, Hafod Road | 1.6 | Brownfield | HIGH | HIGH | MEDIUM | LOW | Y - public sector land | N | N | No known environmental constraints to development, apart from being located within the Conservation Area and containing a number of TPOs. Suitable for residential and/or B1 employment use. The location of TPOs within the site could also pose a constraint to development, potentially limiting the capacity of the site. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. |
| Tup02 | Tupsley | Foley Trading Estate | 1.9 | Brownfield | HIGH | HIGH | MEDIUM | LOW | No evidence of availability | | N | No significant environmental constraints to development. Suitable for residential use, employment and/or mixed use. The use of this site for employment is also protected by policy however, due to lack of significant environmental constraints and predominantly residential nature of the surrounding land use the site would remain suitable for residential and/or mixed use redevelopment. Operational employment site with no evidence of availability therefore site discounted for housing use. |
| Tup11 | Tupsley | Litley Court | 0.93 | Greenfield | MEDIUM | NONE | NONE | NONE | No evidence of availability | | N | Approx. 50% of the site falls within Flood Zone 3. A small proportion of the site also falls within the SAC to the south. These areas are unlikely to be suitable for development. However, the rest of the site has no known significant environmental constraints to development. The area outside of Flood Zone 3 is considered to be potentially suitable for residential use.. No evidence of availability therefore site discounted. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site re-assessed. |
| Tup18 | Tupsley | Part Garage Court off Whittern Way | 0.34 | Brownfield | LOW | NONE | NONE | NONE | No evidence of availability | | N | The site has no significant environmental constraints and is located within an existing residential area within the urban boundary of Hereford however, loss of car parking would be an issue that cannot be easily resolved in this location. The site due to its location and surrounding land use would be unsuitable for employment use. No evidence of availability therefore site discounted. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site re-assessed. |
| Tup19 | Tupsley | Land at Bartonsham Farm Dairy | 41.8 | Greenfield | NONE | NONE | NONE | NONE | Y - site submitted through call for sites | | N | The site is entirely located within Flood Zone 3 its suitability for development is therefore extremely limited. The site should be discounted at this stage, unless further information regarding flood risk can be provided. |

| HELAA Ref | Ward name | Site Name | Total site area (ha) | Greenfield/Brownfield | Suitability for housing | Suitability for employment (B1) | Suitability for employment (B2) | Suitability for employment (B8) | Availability | Achievability (site is viable) | Overall assessment - site is developable / deliverable | Justification summary |
|-----------|-----------|---------------------------------------|----------------------|-----------------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|--|--------------------------------|--|--|
| Tup20 | Tupsley | Bartonsham Farm Dairy (Dairy site) | 1.8 | Brownfield | MEDIUM | MEDIUM | MEDIUM | LOW | Y - site submitted through call for sites | N | N | Approx. 1/3 of the site falls within Flood Zone 3. A small proportion of the site also falls within the SAC to the east. The capacity figure reflects an adjusted site area to take account of these constraints. The site's existing use sets a precedent for potential B2 use of the site. Site is currently unviable for development. Future policy or economic factors may allow this site to become viable and therefore deliverable. |
| Tup21 | Tupsley | Bishops School Playing Field | 3.6 | Greenfield | HIGH | MEDIUM | LOW | LOW | N - public sector land but no evidence of availability | | N | No known environmental constraints. Suitable for residential development and/or mixed use. However, access may provide a constraint. Site discounted as no evidence of availability. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Tup22 | Tupsley | County Records Office and TA Centre | 1.2 | Brownfield | HIGH | MEDIUM | NONE | NONE | No evidence of availability | | N | No known environmental constraints to development. Suitable for residential use, B1 employment and/or mixed use. Public sector land but no evidence of availability therefore site discounted. If evidence comes forward of a landowner's intention to develop or sell this site, this information should be included in a future HELAA and the site assessed as deliverable. |
| Tup23 | Tupsley | Land at Franchise Stone, Tupsley | 11.0 | Greenfield | MEDIUM | LOW | NONE | NONE | No evidence of availability | | N | The site has a number of significant environmental constraints. The majority of the site is located within Flood Zone 3 and adjacent/part within the River Wye SAC. It would be possible to develop the northern part of the site for residential use (i.e. in the areas outside of Flood Zone 3) Unsuitable for employment use apart from potentially small scale B1 and/or mixed use. No evidence of availability therefore site discounted. |
| Tup24 | Tupsley | Land adjacent to Whitten Way, Tupsley | 19.8 | Greenfield | MEDIUM | MEDIUM | LOW | LOW | No evidence of availability therefore site discounted | | N | No known significant environmental constraints to development although it does occupy an elevated position and has nature conservation importance (albeit local). Suitable for residential use and/or mixed use, with some potential for B1 employment dependent on scale/quality of design having regard to landscape constraints. The site has a high landscape sensitivity therefore development would need to be sensitive to the landscape. Access is also likely to be a problem. No evidence of availability therefore site discounted. |

Table 2: Capacity Estimates

| HELAA ref | Site name | Total Site area | Net developable area | Capacity (Low) | Capacity (High) | Capacity (Mid point) | 0-5 years | 6-10 years | 11-15 years | 16+ years |
|-----------|---|-----------------|----------------------|----------------|-----------------|----------------------|-----------|------------|-------------|-----------|
| Ayl01 | Land at Rockfield Road | 1.4 | 1.4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ayl02 | Holmer Trading Estate | 7.7 | 6.9 | 0 | 0 | 0 | 100 | 0 | 0 | 0 |
| Ayl06 | Part of garden of nursing home east side of Aylestone Hill | 0.3 | 0.3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ayl12 | Land to the rear of Oak Willows, Roman Road | 1.0 | 1.0 | 38 | 46 | 42 | 0 | 42 | 0 | 0 |
| Ayl13 | Land opposite The Swan, Aylestone Hill | 8.1 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ayl14 | Aylestone Park | 2.2 | 2.2 | 82 | 99 | 91 | 0 | 91 | 0 | 0 |
| Ayl15 | Land at Aylestone Hill (Walney House Farm) | 7.0 | 7.0 | 100 | 150 | 125 | 125 | 0 | 0 | 0 |
| Bac02 | Land to the north of Highfield, Holywell Gutter Lane, Tupsley | 2.7 | 2.7 | 82 | 98 | 90 | 0 | 90 | 0 | 0 |
| Bac03 | Land opposite Tupsley Court | 1.1 | 1.1 | 33 | 39 | 36 | 0 | 36 | 0 | 0 |
| Bac04 | Land adjacent to Cock of Tupsley Public House | 0.4 | 0.4 | 19 | 19 | 19 | 0 | 19 | 0 | 0 |
| Bac07 | Field adjoining Hampton Dene | 4.7 | 4.7 | 141 | 169 | 110 | 110 | 0 | 0 | 0 |
| Bac08 | Land to north of Hampton Park Road | 38.5 | 34.3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bac09 | Land to east of Hampton Park Road | 5.5 | 5.5 | 164 | 196 | 180 | 180 | 0 | 0 | 0 |
| Bac11 | Land around Highfield, Holywell Gutter Lane, Tupsley | 1.4 | 1.4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bac27 | Land adjoining Hampton Park | 282.6 | 155.1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bac28 | Aylestone Hill (Land off A438) | 13.4 | 13.4 | 242 | 298 | 270 | 0 | 270 | 0 | 0 |
| Bac33 | Land off Queenswood Drive | 4.3 | 4.3 | 128 | 154 | 141 | 141 | 0 | 0 | 0 |
| Bac34 | Land at Hampton Bishop (1) | 12.6 | 12.6 | 228 | 281 | 254 | 0 | 254 | 0 | 0 |
| Bac35 | Land at Hampton Bishop (2) | 7.4 | 7.4 | 166 | 199 | 183 | 0 | 183 | 0 | 0 |
| Bac36 | Rugby Club Deveopment | 45.9 | 39.6 | 713 | 879 | 796 | 398 | 398 | 0 | 0 |
| Bel02 | Home Farm, Belmont | 1.3 | 1.3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bel04 | Land adjacent to Home Farm, Ruckhall Lane | 5.2 | 5.2 | 155 | 186 | 170 | 0 | 170 | 0 | 0 |
| Bel05 | Land adjacent to Home Farm, Ruckhall Lane | 5.0 | 5.0 | 111 | 134 | 123 | 0 | 123 | 0 | 0 |
| Bel06 | Land at Belmont Golf Course, Ruckall Lane | 17.4 | 17.4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bel07 | Land at Belmont Abbey | 13.8 | 13.8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bel09 | Land adjacent to Villa Street | 1.3 | 1.3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bel12 | Land at Barwood House | 2.4 | 1.3 | 0 | 0 | 0 | 0 | 45 | 0 | 0 |
| Bel13 | Land at Merryhill Farm | 5.5 | 5.5 | 123 | 147 | 135 | 0 | 135 | 0 | 0 |
| Bur01 | Land between Tillington Road and Roman Road | 6.8 | 6.8 | 204 | 245 | 225 | 225 | 0 | 0 | 0 |
| Bur04 | Land to the rear of Hospital Cottages, Bobblestock | 8.9 | 8.9 | 0 | 0 | 0 | 0 | TRUE | 0 | 0 |
| Bur05 | Land opposite St Bartholomew's Church, Holmer | 2.0 | 2.0 | 61 | 73 | 67 | 67 | 0 | 0 | 0 |
| Bur07 | Land at Church Way | 0.6 | 0.6 | 13 | 13 | 13 | 13 | 0 | 0 | 0 |
| Bur09 | Land at Canon Pyon Road | 32.3 | 32.3 | 582 | 718 | 650 | 325 | 325 | 0 | 0 |

| HELAA ref | Site name | Total Site area | Net developable area | Capacity (Low) | Capacity (High) | Capacity (Mid point) | 0-5 years | 6-10 years | 11-15 years | 16+ years |
|-----------|--|-----------------|----------------------|----------------|-----------------|----------------------|-----------|------------|-------------|-----------|
| Bur12 | Land to the west of Burcot Farm, Holmer | 2.9 | 2.9 | 66 | 79 | 73 | 73 | 0 | 0 | 0 |
| Bur13 | Land to the south of Rose Gardens Public House | 1.8 | 1.8 | 40 | 48 | 44 | 0 | 44 | 0 | 0 |
| Bur17 | Land at Burcott Farm, Burcott, Holmer | 4.4 | 4.4 | 100 | 119 | 109 | 109 | 0 | 0 | 0 |
| Bur21 | Land opposite Stanners Way, Holmer | 1.6 | 1.6 | 36 | 43 | 39 | 39 | 0 | 0 | 0 |
| Bur22 | Land to east of Holmer Court, Holmer | 0.5 | 0.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bur23 | Land adjacent to the Willows, Roman Road | 3.5 | 3.5 | 79 | 106 | 92 | 92 | 0 | 0 | 0 |
| Bur27 | Land rear of the Hopbine Hotel, Roman Road | 0.4 | 0.4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bur28 | Land at Holmer House Farm (Holmer West), Holmer | 29.4 | 28.7 | 517 | 637 | 577 | 288 | 288 | 0 | 0 |
| Bur29 | Land adjacent to the Rose Gardens, Holmer, Hereford | 1.9 | 1.9 | 43 | 51 | 47 | 47 | 0 | 0 | 0 |
| Bur30 | Land at Attwood lane, Moonstone and adjoining south of Coldwells Road. | 6.5 | 6.5 | 145 | 174 | 160 | 160 | 0 | 0 | 0 |
| Bur31 | Part of Burcott Farm (4) | 6.5 | 6.5 | 147 | 177 | 162 | 162 | 0 | 0 | 0 |
| Cen01 | Burcott Road | 3.5 | 3.1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cen08 | Car park opposite John Venn Building, Gaol Street | 0.5 | 0.5 | 24 | 24 | 24 | 0 | 0 | 24 | 0 |
| Cen21 | Edgar Street Grid | 31.2 | 19.7 | 800 | 800 | 800 | 192 | 500 | 108 | 0 |
| Cen22 | Bus Station / car park | 0.3 | 0.3 | 17 | 17 | 17 | 0 | 0 | 17 | 0 |
| Cen23 | County Offices (Bath Street) | 0.7 | 0.7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cen26 | St Martins (1) Car Park | 0.4 | 0.0 | 0 | 0 | 0 | 0 | TRUE | 0 | 0 |
| Cre04 | Redevelopment of business south side of Kings Acre Road | 0.3 | 0.3 | 8 | 8 | 5 | 5 | 0 | 0 | 0 |
| Cre05 | Land near Cherry Orchard, Swainshill | 1.2 | 1.2 | 27 | 33 | 30 | 30 | 0 | 0 | 0 |
| Cre06 | Land adjacent to Kings Acre Halt, Swainshill | 3.2 | 3.2 | 71 | 86 | 73 | 73 | 0 | 0 | 0 |
| Cre07 | Wyevale Nurseries, Veldifer Lane, Kings Acre Road | 16.2 | 15.1 | 272 | 336 | 304 | 304 | 0 | 0 | 0 |
| Cre08 | Land at Kings Acre, Breinton Lee | 0.8 | 0.8 | 15 | 15 | 15 | 15 | 0 | 0 | 0 |
| Cre09 | Land to rear of Conifer Walk, Kings Acre | 9.8 | 9.8 | 220 | 264 | 242 | 242 | 0 | 0 | 0 |
| Cre10 | Land at Cherry Orchard, Hale Carr Nursery, Swainshill | 1.3 | 1.3 | 29 | 35 | 32 | 32 | 0 | 0 | 0 |
| Cre11 | Land at Hala Carr, Breinton Lane, Kings Acre Road | 0.8 | 0.8 | 24 | 24 | 24 | 0 | 24 | 0 | 0 |
| Cre12 | Land adjoining Pomona Cottage, Swainshill | 1.4 | 1.4 | 32 | 38 | 35 | 0 | 35 | 0 | 0 |

| HELAA ref | Site name | Total Site area | Net developable area | Capacity (Low) | Capacity (High) | Capacity (Mid point) | 0-5 years | 6-10 years | 11-15 years | 16+ years |
|-----------|---|-----------------|----------------------|----------------|-----------------|----------------------|-----------|------------|-------------|-----------|
| Cre13 | Field off of Kings Acre Road | 2.4 | 2.4 | 54 | 65 | 59 | 59 | 0 | 0 | 0 |
| Cre15 | Land opposite Veldifer | 3.2 | 3.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cre16 | Land west of Caravan Park, Kings Acre Road | 20.6 | 20.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cre18 | Land south east of Blenheim House | 1.7 | 1.7 | 38 | 46 | 42 | 0 | 42 | 0 | 0 |
| Cre22 | Land to the North of Stretton Sugwas | 1.6 | 1.6 | 36 | 43 | 39 | 39 | 0 | 0 | 0 |
| Cre23 | Land to the South of Stretton Sugwas | 1.8 | 1.8 | 40 | 48 | 44 | 44 | 0 | 0 | 0 |
| Cre24 | Land south of Cherry Orchard and east of Breinton Lane | 17.3 | 17.3 | 311 | 383 | 347 | 347 | 0 | 0 | 0 |
| Cre25 | Wyevale Nurseries Office, Despach yard and land behind Wyevale Gardens Centre | 11.7 | 11.7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cre26 | Land opposite Bay Horse Public House, Kings Acre Road | 7.4 | 7.4 | 167 | 201 | 184 | 184 | 0 | 0 | 0 |
| Hol01 | Land at Church Farm Cottage, Chapel Road, Rotherwas | 0.8 | 0.8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hol02 | Land north of Rotherwas, Chapel Road | 13.9 | 13.9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hol03 | Land west A49 part Bullinghope | 36.2 | 36.2 | 652 | 805 | 729 | 364 | 364 | 0 | 0 |
| Hol04 | Grafton Lane | 10.9 | 10.9 | 327 | 393 | 360 | 360 | 0 | 0 | 0 |
| Hol05 | Land at Merryhill Farm, Belmont | 39.2 | 39.2 | 705 | 870 | 787 | 0 | 394 | 394 | 0 |
| Hol07 | Land south of River Wye and north of Rotherwas | 39.7 | 39.7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hol08 | Land south of Straight Mile | 0.7 | 0.7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hol11 | Graftonbury Garden Hotel | 0.9 | 0.9 | 26 | 26 | 26 | 0 | 26 | 0 | 0 |
| Hol12 | Land south of Hereford | 145.2 | 119.8 | 1977 | 2157 | 2067 | 517 | 517 | 517 | 517 |
| Hol13 | Grafton Lane (Larger Promotional Area) | 49.3 | 49.3 | 887 | 1094 | 990 | 0 | 0 | 495 | 495 |
| Stm01 | Land to west of Bullinghope, adjacent to A49 | 6.3 | 6.3 | 190 | 227 | 208 | 0 | 208 | 0 | 0 |
| Stm05 | Land west of Grafton Lane | 3.0 | 3.0 | 68 | 81 | 75 | 0 | 75 | 0 | 0 |
| Stm06 | Land east of Grafton Lane | 35.5 | 35.5 | 638 | 787 | 713 | 0 | 356 | 356 | 0 |
| Stm08 | Land at Hunderton Primary School | 0.6 | 0.6 | 29 | 29 | 29 | 0 | 29 | 0 | 0 |
| Stm09 | Holme Lacy Industrial Estate | 0.5 | 0.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stm10 | Land between Holme Lacy Road and Watery Lane Farm | 3.5 | 3.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stm15 | Watery Lane Farm, Lower Bullingham | 0.4 | 0.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stm16 | The Ricky Yard, Watery Lane Farm, Lower Bullingham | 0.5 | 0.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stm17 | Grafton House - Grafton Lane | 2.8 | 2.8 | 85 | 102 | 94 | 0 | 94 | 0 | 0 |
| Stn02 | Former Campiones Restaurant, Greyfriars | 0.5 | 0.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stn04 | Rear of Bridge Street | 0.3 | 0.3 | 0 | 0 | 0 | 0 | TRUE | 0 | 0 |

| HELAA ref | Site name | Total Site area | Net developable area | Capacity (Low) | Capacity (High) | Capacity (Mid point) | 0-5 years | 6-10 years | 11-15 years | 16+ years |
|-----------|---|-----------------|----------------------|----------------|-----------------|----------------------|-----------|------------|-------------|-----------|
| Stn05 | Health Authority Offices, Victoria Street | 0.3 | 0.3 | 17 | 17 | 17 | 0 | 17 | 0 | 0 |
| Stn06 | Large rear gardens, Fayre Oakes Green | 0.4 | 0.4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stn12 | Land north of access road to Waterworks Museum, Broomy Hill | 0.5 | 0.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stn19 | Land to west of Waterworks, Breinton Lane | 16.3 | 16.3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stn20 | Broomy Hill Waterworks | 1.6 | 1.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sto01 | Land at Junction of A465 & B4349 (near Hereford) | 3.2 | 3.2 | 71 | 86 | 78 | 0 | 78 | 0 | 0 |
| Sto02 | Land at Clehonger Court | 32.7 | 32.7 | 588 | 725 | 657 | 328 | 328 | 0 | 0 |
| Thr02 | Beech Business Park | 2.5 | 2.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thr03 | Special Metals | 19.5 | 19.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thr19 | Land adjacent to Wyevale, Kings Acre Road | 11.7 | 11.7 | 211 | 261 | 236 | 236 | 0 | 0 | 0 |
| Thr20 | Land at Yazor Road | 0.5 | 0.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thr21 | Land to the west of Huntingdon Lane | 2.8 | 2.8 | 85 | 102 | 80 | 80 | 0 | 0 | 0 |
| Thr22 | Land to the east of Huntingdon Lane | 1.5 | 1.5 | 33 | 39 | 36 | 36 | 0 | 0 | 0 |
| Thr23 | Land to the north east of Lower Hill Farm, Whitecross | 66.7 | 66.7 | 1100 | 1200 | 1150 | 0 | 575 | 575 | 0 |
| Thr24 | Land to south west of Lower Hill Farm, Whitecross | 28.1 | 28.1 | 505 | 623 | 564 | 0 | 282 | 282 | 0 |
| Thr25 | Land at Newcourt Farm, Huntingdon | 7.7 | 7.7 | 232 | 278 | 255 | 0 | 255 | 0 | 0 |
| Thr26 | Land at Huntingdon | 115.1 | 102.0 | 2245 | 2449 | 2347 | 0 | 500 | 500 | 1347 |
| Thr27 | Land to the west of Pennine Close | 2.2 | 2.2 | 66 | 79 | 73 | 0 | 73 | 0 | 0 |
| Thr28 | Bay Horse Motors, Kings Acre | 0.4 | 0.4 | 11 | 11 | 11 | 0 | 11 | 0 | 0 |
| Thr29 | Hereford Racecourse | 43.5 | 43.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thr30 | Land south east of Widemarsh Common (former public house) | 0.4 | 0.4 | 12 | 12 | 12 | 12 | 0 | 0 | 0 |
| Thr31 | Land at Mortimer Road | 0.6 | 0.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thr32 | Land at Whitecross Road | 0.9 | 0.9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thr33 | Land off Yazor Road and north of old Whitecross School | 6.1 | 6.1 | 0 | 0 | 0 | 0 | TRUE | 0 | 0 |
| Thr34 | Former part of Sun Valley Poultry Plant | 1.7 | 1.7 | 100 | 100 | 100 | 100 | 0 | 0 | 0 |
| Thr35 | Hereford Garden Centre | 3.0 | 3.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thr36 | Land at Holmer Road | 15.5 | 13.9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tup01 | Brockington Council Offices, Hafod Road | 1.6 | 1.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tup02 | Foley Trading Estate | 1.9 | 1.9 | 0 | 0 | 0 | 0 | TRUE | 0 | 0 |
| Tup11 | Litley Court | 0.9 | 0.9 | 0 | 0 | 0 | 0 | TRUE | 0 | 0 |
| Tup18 | Part Garage Court off Whittern Way | 0.3 | 0.3 | 0 | 0 | 0 | 0 | TRUE | 0 | 0 |
| Tup19 | Land at Bartonsham Farm Dairy | 41.8 | 41.8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tup20 | Bartonsham Farm Dairy (Dairy site) | 1.8 | 1.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| HELAA ref | Site name | Total Site area | Net developable area | Capacity (Low) | Capacity (High) | Capacity (Mid point) | 0-5 years | 6-10 years | 11-15 years | 16+ years |
|-----------|---------------------------------------|-----------------|----------------------|----------------|-----------------|----------------------|-----------|------------|-------------|-----------|
| Tup21 | Bishops School Playing Field | 3.6 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tup22 | County Records Office and TA Centre | 1.2 | 1.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tup23 | Land at Franchise Stone, Tupsley | 11.0 | 11.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tup24 | Land adjacent to Whitten Way, Tupsley | 19.8 | 19.8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



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