



# **Herefordshire Minerals and Waste Local Plan**

Allocated Sites Appendix

**Adopted March 2024**

# Contents

## **Policy M3(2,a)**

Shobdon Quarry  
Upper Lyde Quarry  
Wellington Quarry

## **Policy M4(2,a)**

Leinthall Quarry  
Perton Quarry

## **Policy M5**

Callow Delve (1,a)  
Pennsylvania Delves (1,a)  
Sunnybank Delve (1,a)  
Black Hill Delve (1,a&b)  
Llandraw Delve (1,a&b)  
Westonhill Wood Delves (1,a&b)

## **Policy W5(2)**

Hereford Enterprise Zone (Rotherwas Industrial Estate)  
Westfields Trading Estate  
Three Elms Trading Estate  
Holmer Road  
Leominster Enterprise Park  
Southern Avenue  
Land between Little Marcle Road and Ross Road  
Model Farm  
Moreton Business Park

## **Policy W5(3)**

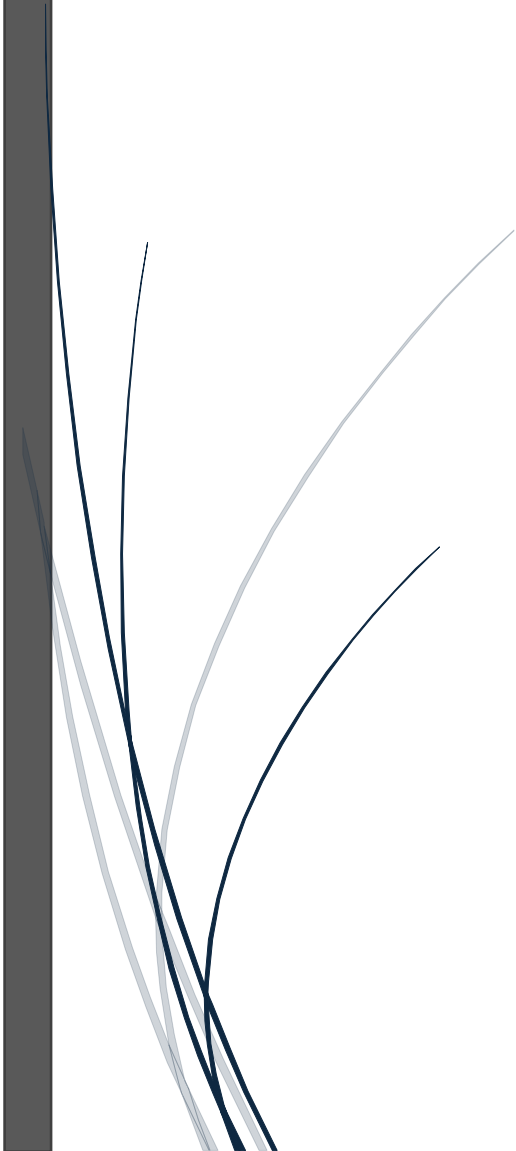
Former City Spares Site  
Kington Household Waste and Recycling Centre  
Ledbury Household Waste and Recycling Centre  
Leominster Household Waste Site and Household Waste Recovery Centre

## **Policy W6**

Former Lugg Bridge Quarry (1,a)  
Shobdon Quarry (2)  
Upper Lyde Quarry (2)  
Wellington Quarry (2)



## **Policy M3 (2,a)**



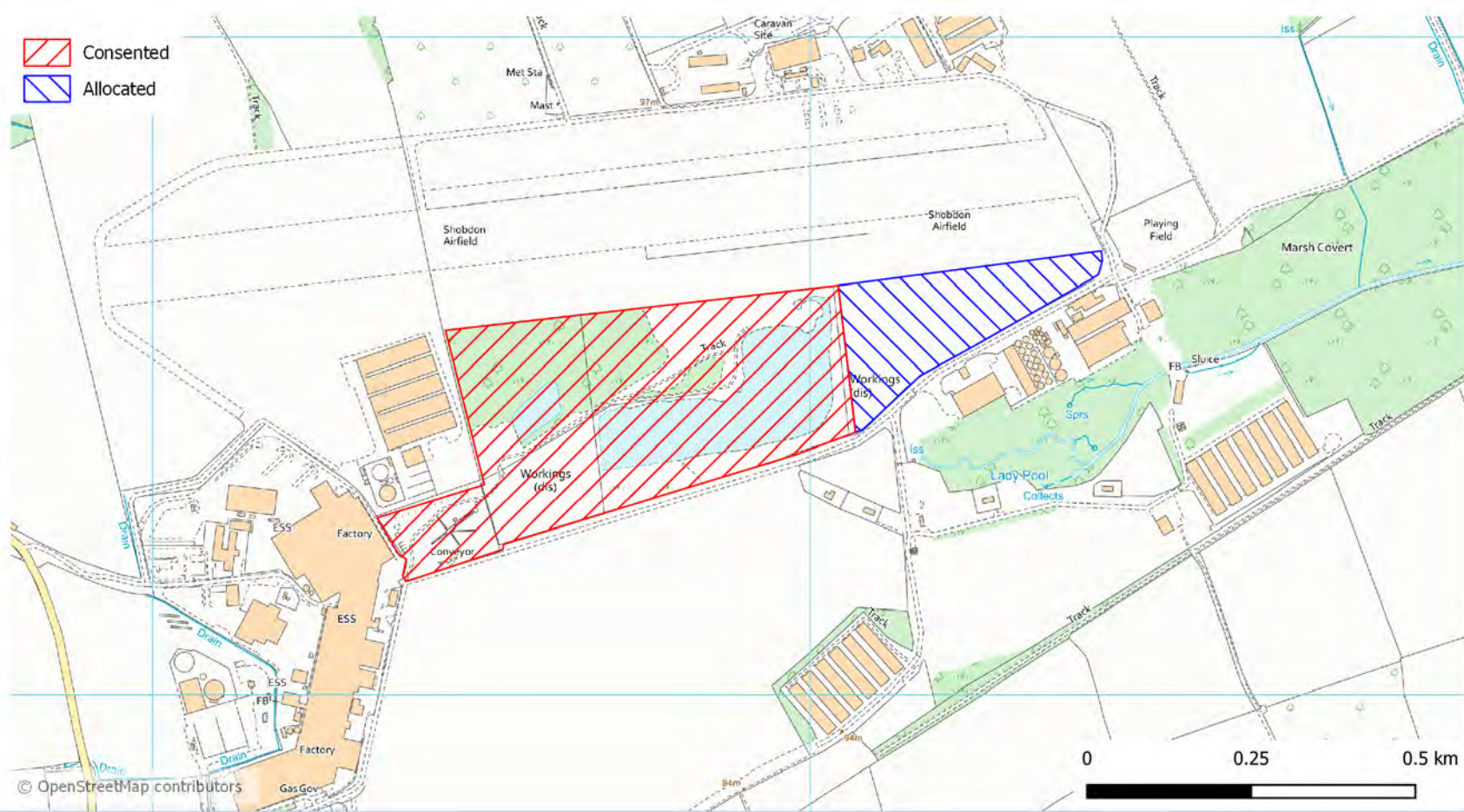
# Herefordshire Council Allocated Sites

## Shobdon Quarry Policy: M3(2,a)



**Consented Area:** 18.13 ha  
**Allocated Area:** 4.81 ha  
**Easting:** 339824  
**Northing:** 260459

 Consented  
 Allocated



### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

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

**Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate mitigation measures as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Green infrastructure and reclamation:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Enhancement Zone 2. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.

**Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties.

**Pinsley Brook:** Need to demonstrate the level of effect on water quality and hydrology in Pinsley Brook.

**Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Shobdon Airfield:** Need to demonstrate the level of effect on the current and likely future operations of Shobdon Airfield.

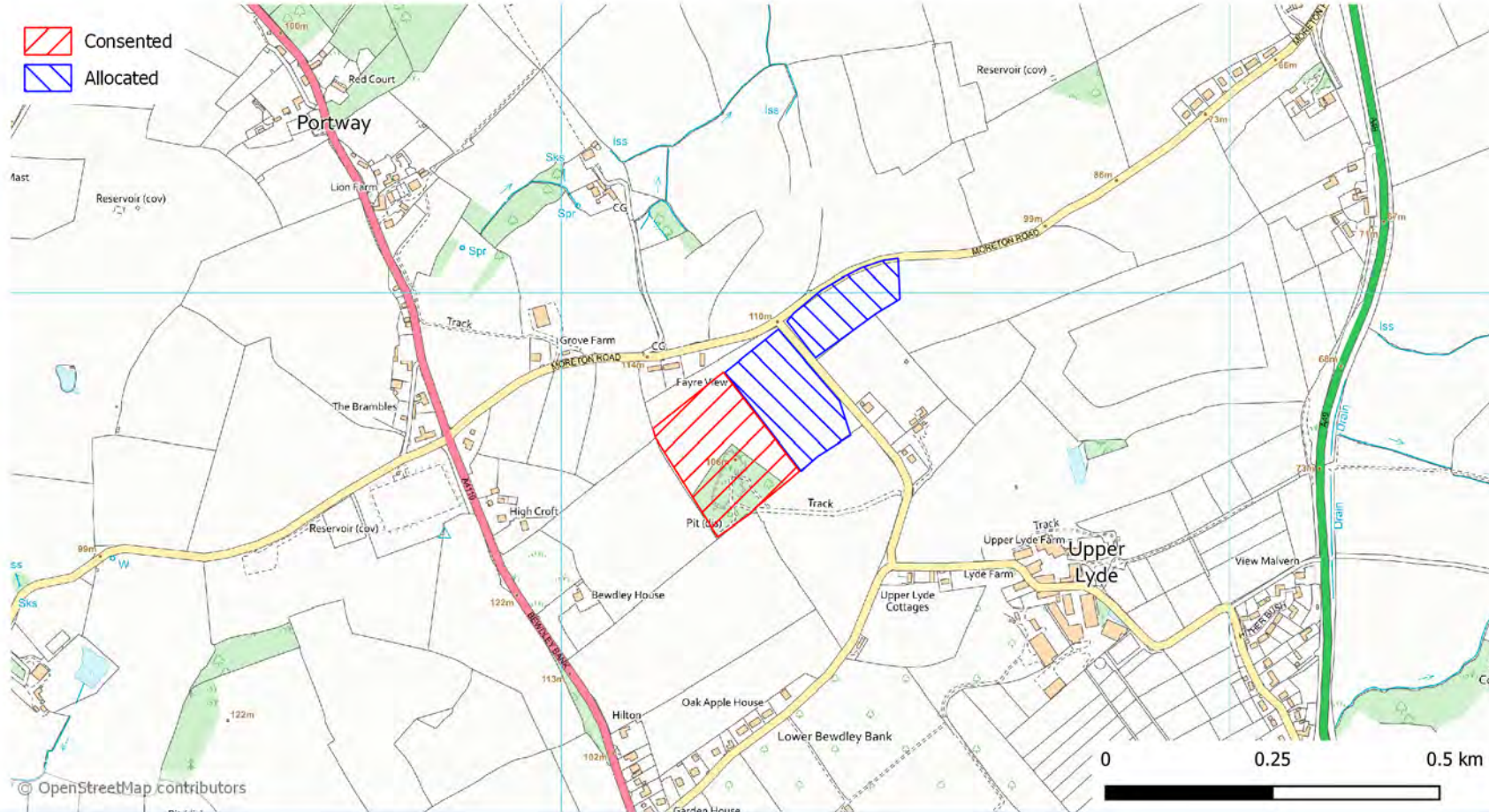


# Herefordshire Council Allocated Sites

## Upper Lyde Quarry Policy: M3(2,a)



**Consented Area:** 2.79 ha  
**Allocated Area:** 3.21 ha  
**Easting:** 349282  
**Northing:** 244805



### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate avoidance, mitigation and monitoring measures as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Green infrastructure and reclamation:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 2 and Hereford Fringe Zone 4. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.

**Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties.

**Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.

**River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses.

**River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Road network:** Highways England identifies the site as located near to the strategic road network. Need to demonstrate the level of effect on the local road network in the vicinity of the site.

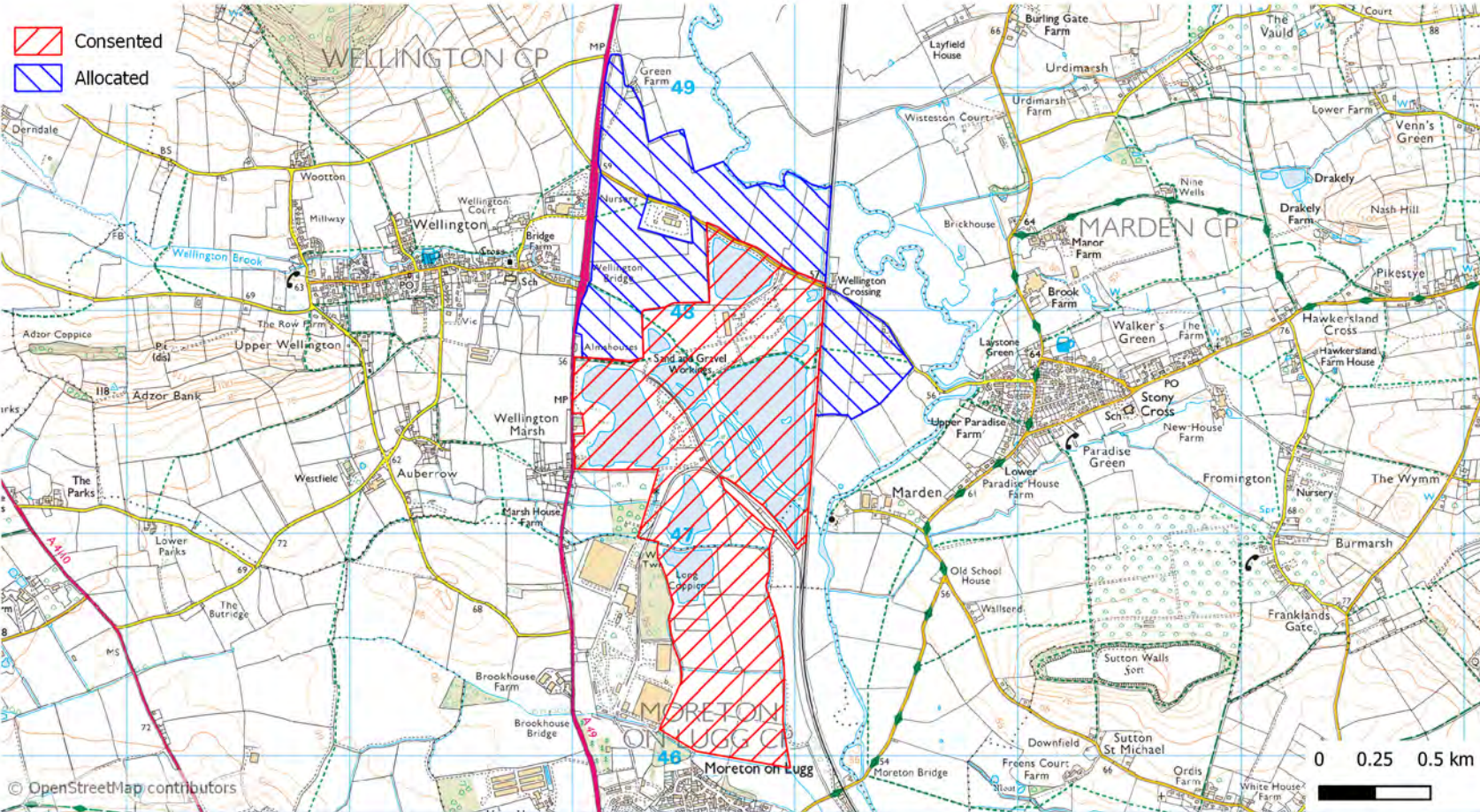


# Herefordshire Council Allocated Sites

## Wellington Quarry Policy: M3(2,a)



**Consented Area:** 152.88 ha  
**Allocated Area:** 80.83 ha  
**Easting:** 350685  
**Northing:** 247580



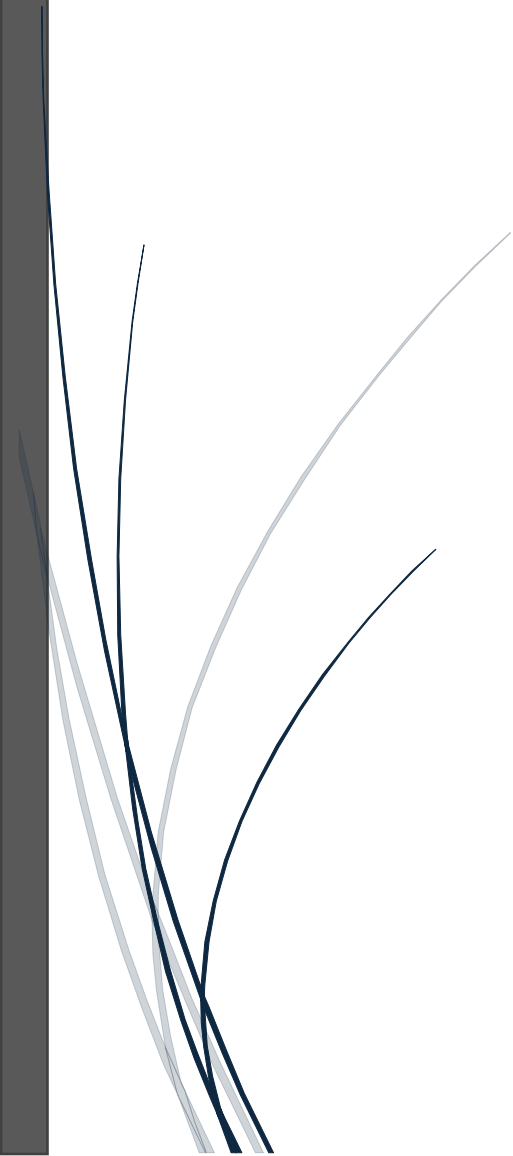
### Key Development Criteria:

- Archaeology and geodiversity:** Need to demonstrate the potential for archaeological remains or geological features to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere (including Leystone Bridge); and where possible, flood risk is decreased. Flood alleviation should be considered in designing site reclamation.
- Footpath:** Wellington footpaths 23, 23A and 34 cross the site and may require diversion or a non-working buffer such that the amenity value and connectivity of the footpaths are maintained.
- Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 1 and District Enhancement Zone 3. Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character.
- Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.
- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s) particularly Sutton Walls Hillfort, St Mary's Church and the historic core of Malden and other listed buildings.
- Marches Line:** A non-working buffer may be required such that railway safety is maintained.
- Otter:** Detail protected species survey required to determine any site-specific mitigation and protection measures.
- Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.
- River Lugg and Wellington Brook:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses.
- River Lugg LWS and SSSI:** Need to demonstrate the level of effect on the key features of this designation.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.
- Road network:** Highways England identifies this site as located near to the strategic road network. Need to demonstrate the level of effect on the A49 and that vehicles can access and leave the site, to and from the public highway, safely.
- Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (school and housing).
- Utilities:** Utility infrastructure (high pressure gas, water mains and foul sewer) that cross the site may require diversion or a non-working buffer to enable the site to be worked.



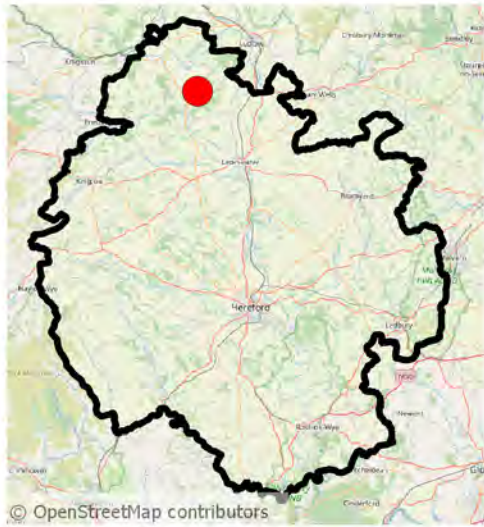


**Policy M4 (2,a)**

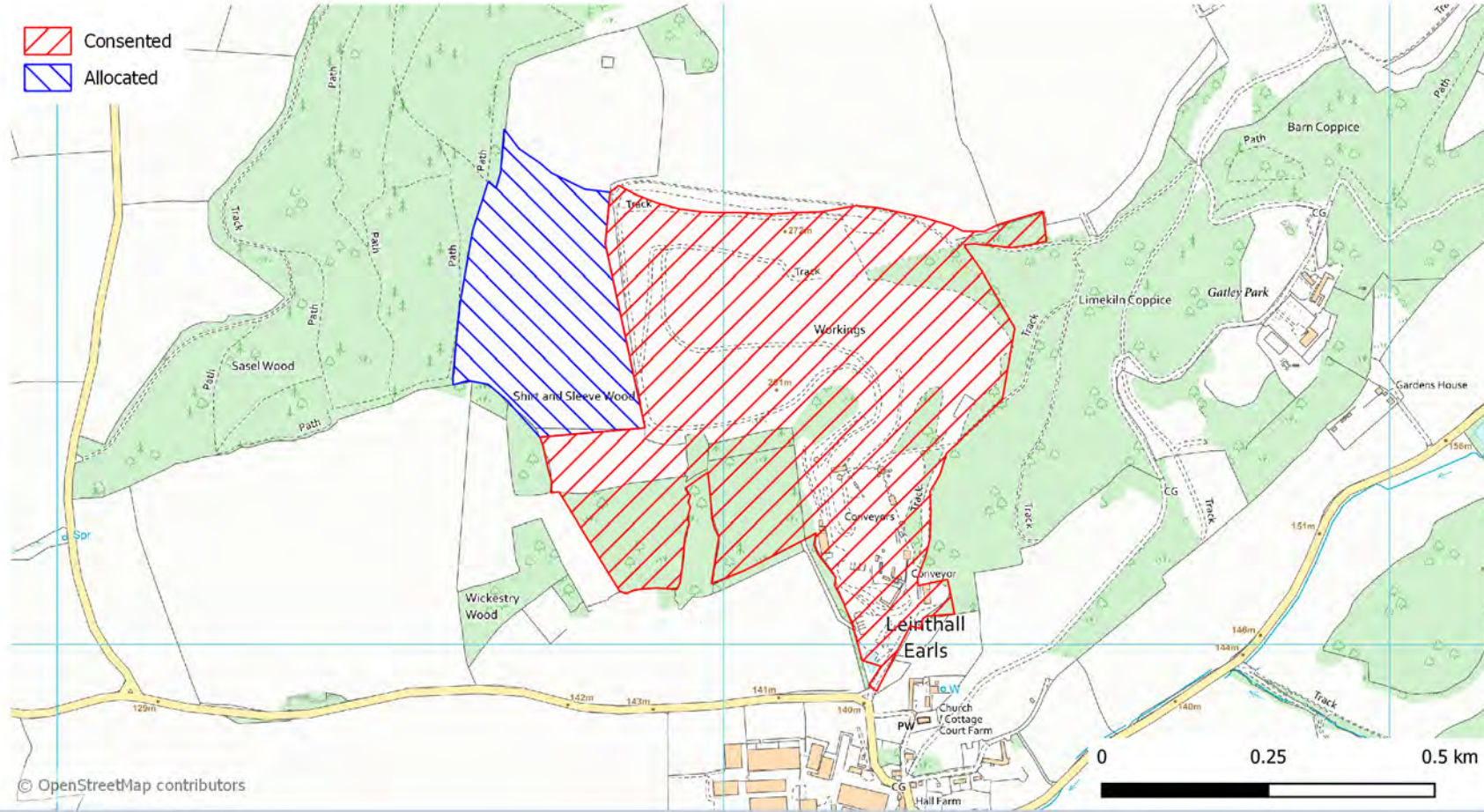


# Herefordshire Council Allocated Sites

## Leinthall Quarry Policy: M4(2,a)



**Consented Area:** 31.46 ha  
**Allocated Area:** 8.55 ha  
**Easting:** 344024  
**Northing:** 268401



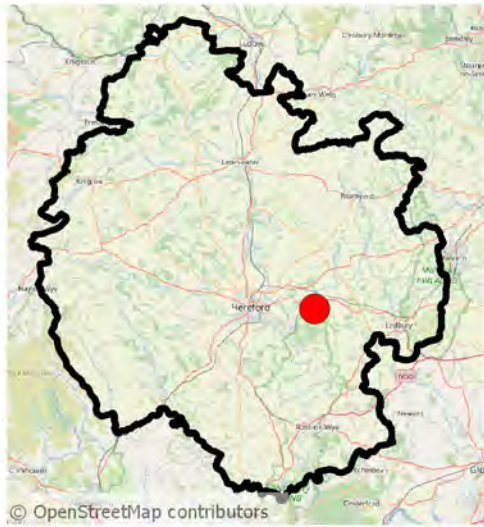
### Key Development Criteria:

- Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.
- Downton Gorge SAC:** An Appropriate Assessment is required to demonstrate the likely significant effect(s) on the SAC.
- Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate mitigation measures as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 9. Site design should deliver a net gain in biodiversity, linking priority habitats, and incorporate key features of the landscape character.
- Ground water:** Located within the hard rock of the Silurian Aymestry Limestone Formation, classified as a secondary aquifer. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.
- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage assets and their settings, particularly Croft Ambrey Hill Fort and Croft Castle Park.
- Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.
- River Teme SSSI and River Lugg SSSI:** Need to demonstrate the level of effect on the key features of these designations.
- Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing)
- Veteran tree:** Need to demonstrate level of effect on ancient yew tree located to the south of the site.

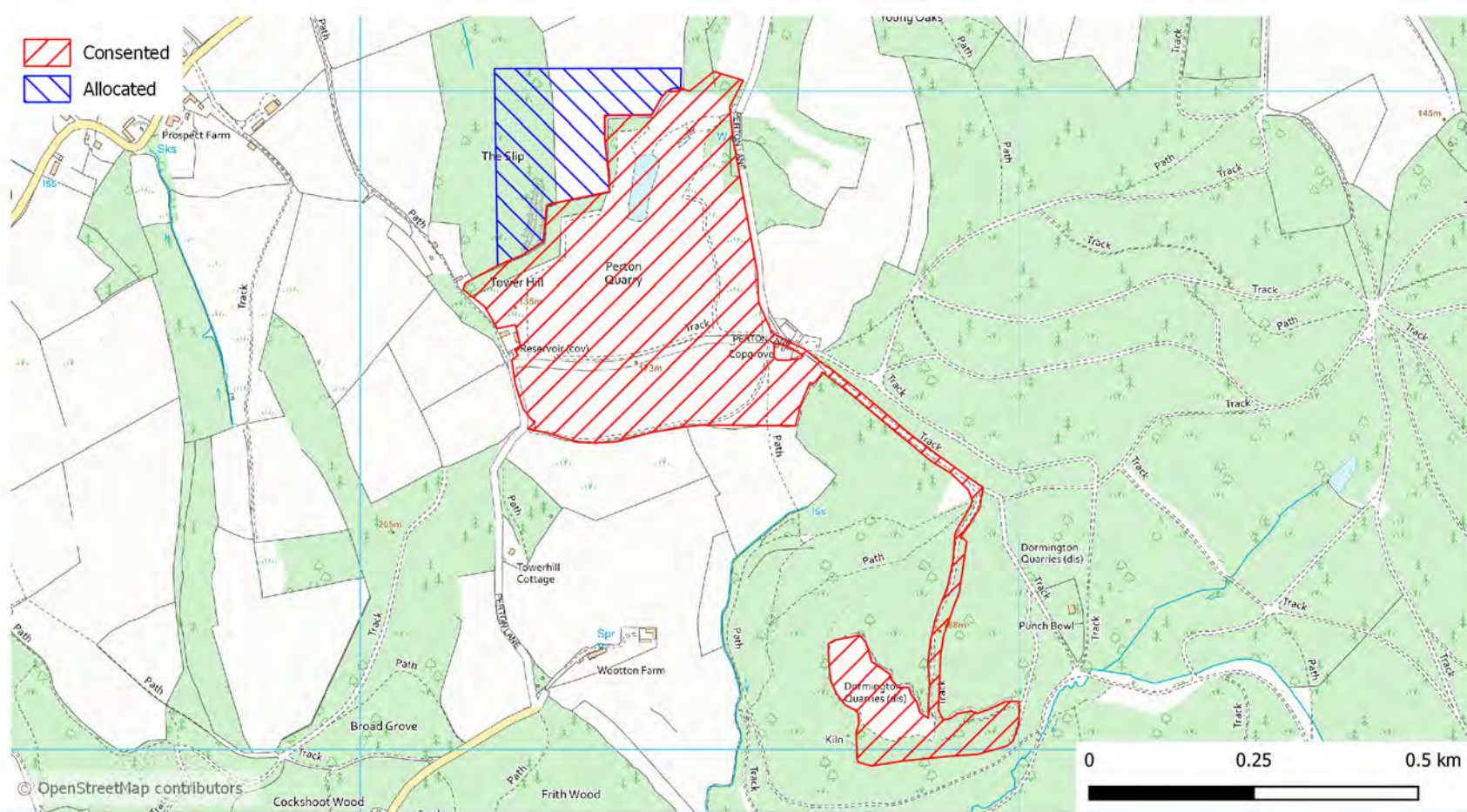


# Herefordshire Council Allocated Sites

## Perton Quarry Policy: M4(2,a)



**Consented Area:** 20.69 ha  
**Allocated Area:** 4.64 ha  
**Easting:** 359470  
**Northing:** 239658



### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.

**Geodiversity, Perton Roadside Section and Quarry SSSI:** Need to demonstrate the level of effect on geodiversity and incorporate mitigation measures as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 3. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**Ground water:** Located within the Silurian Limestones and shales of the Woolhope Dome structure, classified as a secondary aquifer. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on Registered Park and Garden Stoke Edith.

**Peregrine Falcons:** This is a species protected under Schedule 1 of the Wildlife and Countryside Act 1981.

**Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.

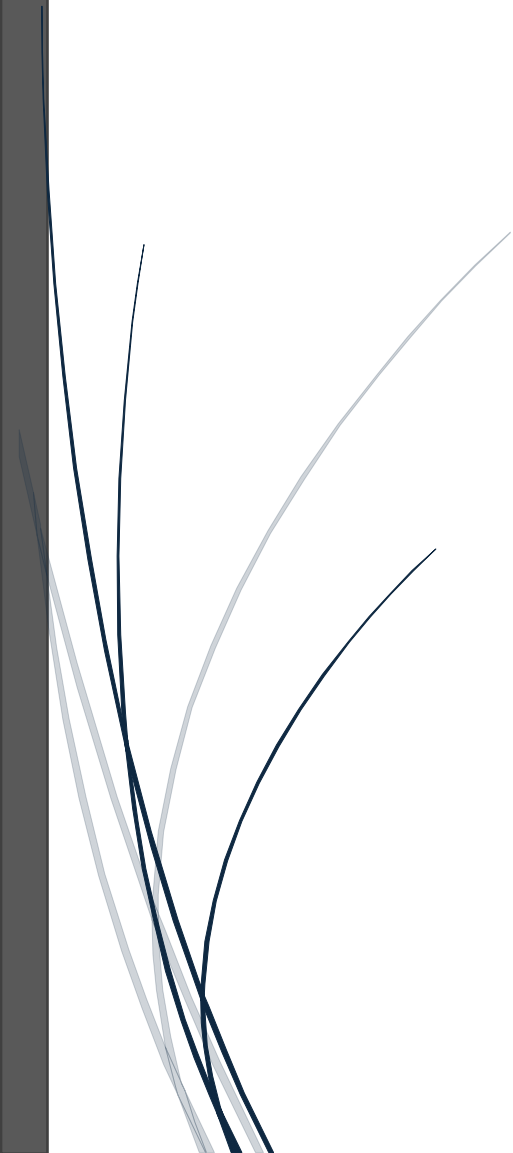
**River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing)



# Policy M5



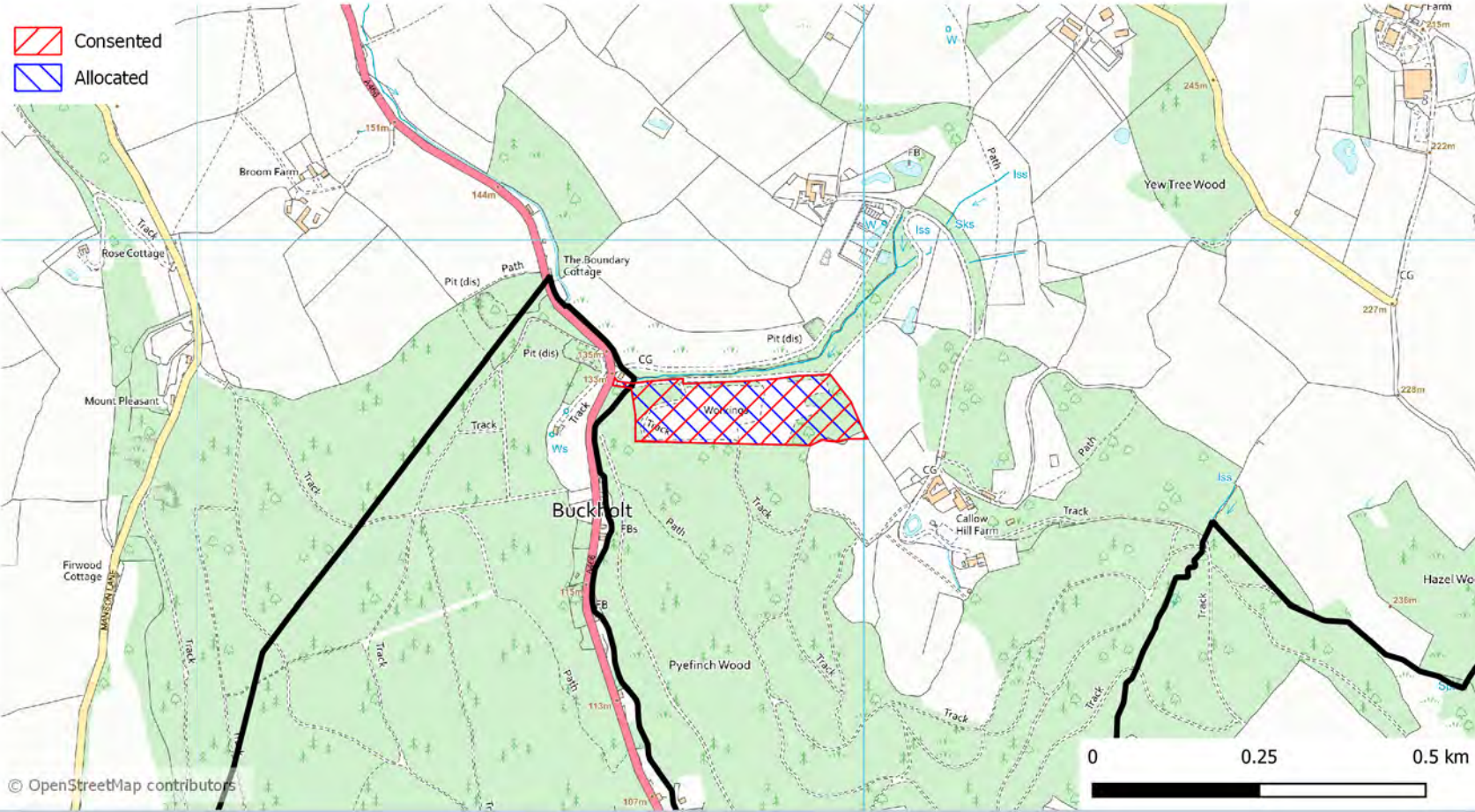


# Herefordshire Council Allocated Sites

## Callow Delve Policy: M5(1,a)



**Consented Area:** 3.13 ha  
**Allocated Area:** 3.13 ha  
**Easting:** 350821  
**Northing:** 216744



### Key Development Criteria:

- Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation.
- Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.
- Flood Risk:** Need to demonstrate that the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. Flood alleviation should be considered in designing site reclamation.
- Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.
- Ground water:** Located within the Brownstones formation, classified a secondary aquifer and adjacent to a groundwater spring source protection zone for public drinking water supply. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.
- Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.
- Woodland at Welsh Newton & Callow Hill LWS:** Need to demonstrate the likely effect on the key features of the designated site.
- Wye Valley Woodlands SAC and Wye Valley & Forest of Dean Bat Sites SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Need to demonstrate how habitat severance for horseshoe bats will be prevented (which may require the periphery woodland to be retained) and how noise and light impacts on this species will be avoided.



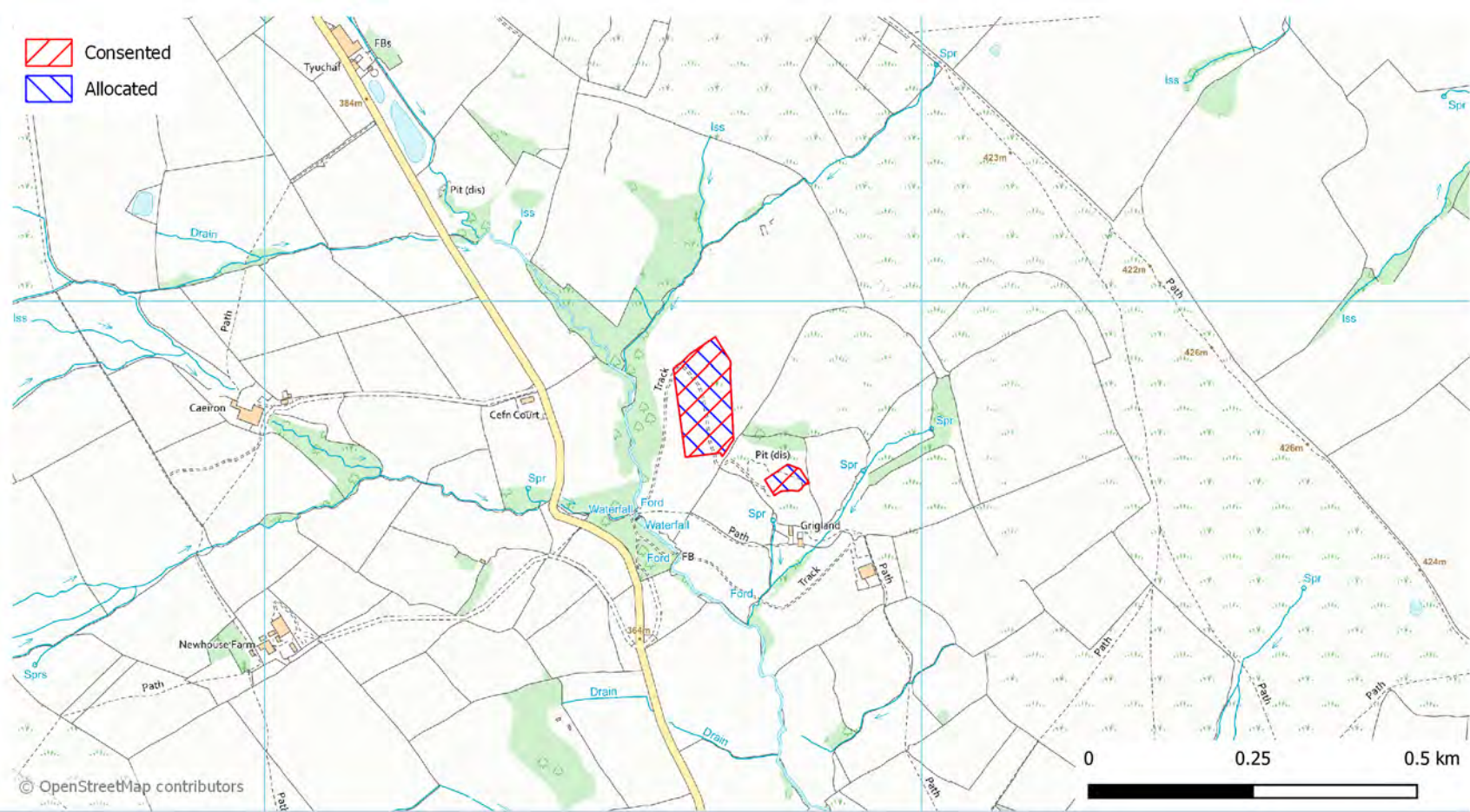
# Herefordshire Council Allocated Sites

## Pennsylvania Delves Policy: M5(1,a)



**Consented Area:** 1.46 ha  
**Allocated Area:** 1.46 ha  
**Easting:** 328686  
**Northing:** 238834

 Consented  
 Allocated



### Key Development Criteria:

**Caeiron Meadow SSSI and Pikes Farm Meadows SSSI:** Need to demonstrate the level of effect on the key features of these designations.

**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.

**Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 8. Site design should deliver a net gain in biodiversity, linking priority habitats, and incorporate key features of the landscape character.

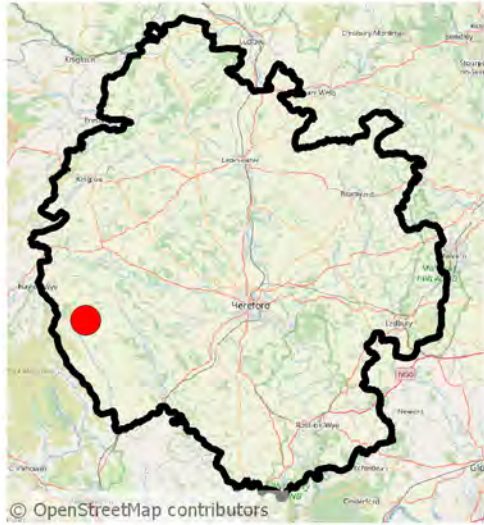
**MOD Danger Area and Low Fly Zone:** Need to demonstrate the level of effect on the current and likely future operations within the MOD Danger Area and Low Fly Zone.

**Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.



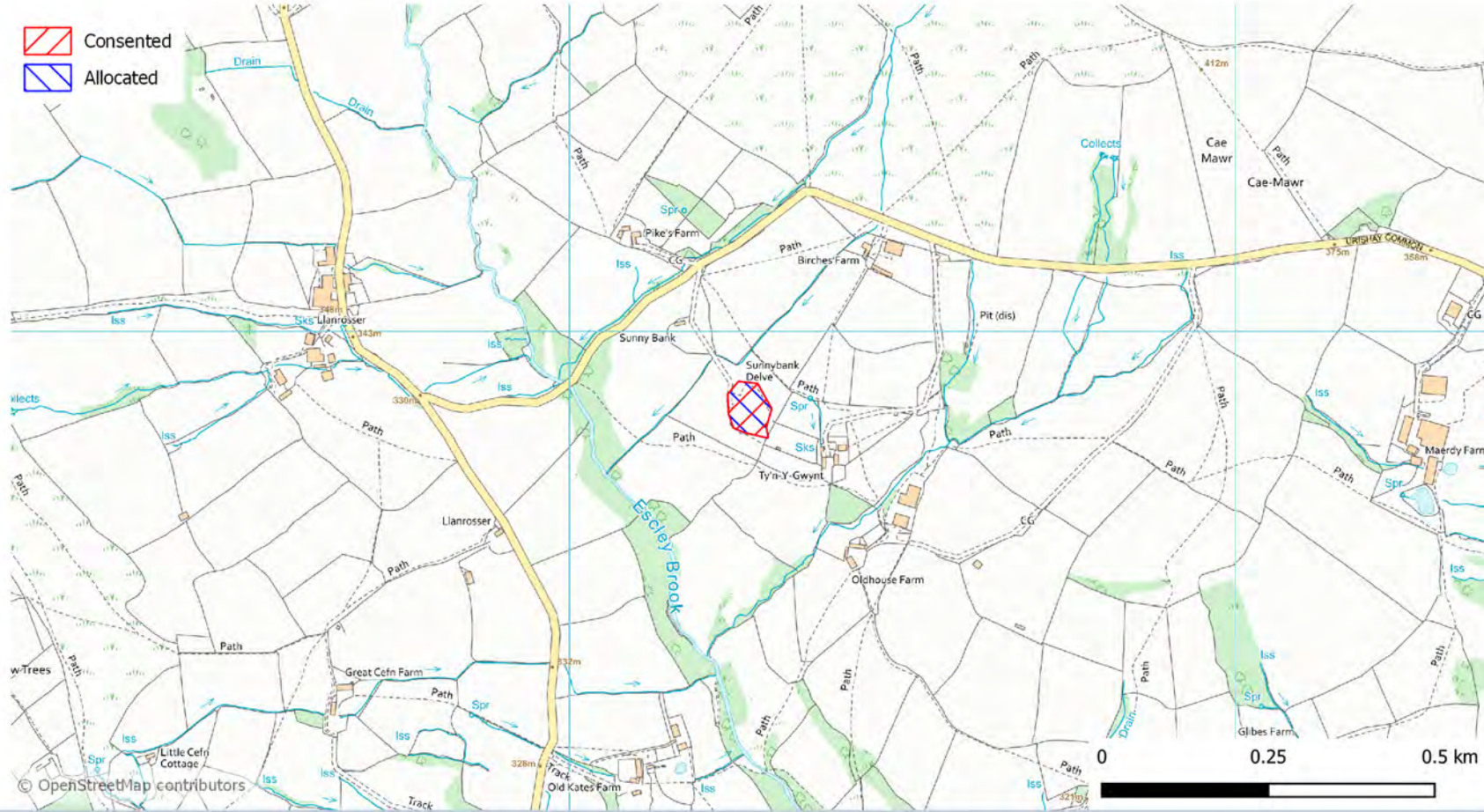
# Herefordshire Council Allocated Sites

## Sunnybank Delve Policy: M5(1,a)



© OpenStreetMap contributors

**Consented Area:** 0.42 ha  
**Allocated Area:** 0.42 ha  
**Easting:** 329269  
**Northing:** 237884



### Key Development Criteria:

- Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.
- Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 8. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.
- Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties.
- MOD Danger Area and Low Fly Zone:** Need to demonstrate the level of effect on the current and likely future operations within the MOD Danger Area and Low Fly Zone.
- Pikes Farm Meadows SSSI:** Need to demonstrate the level of effect on the key features of this designation.



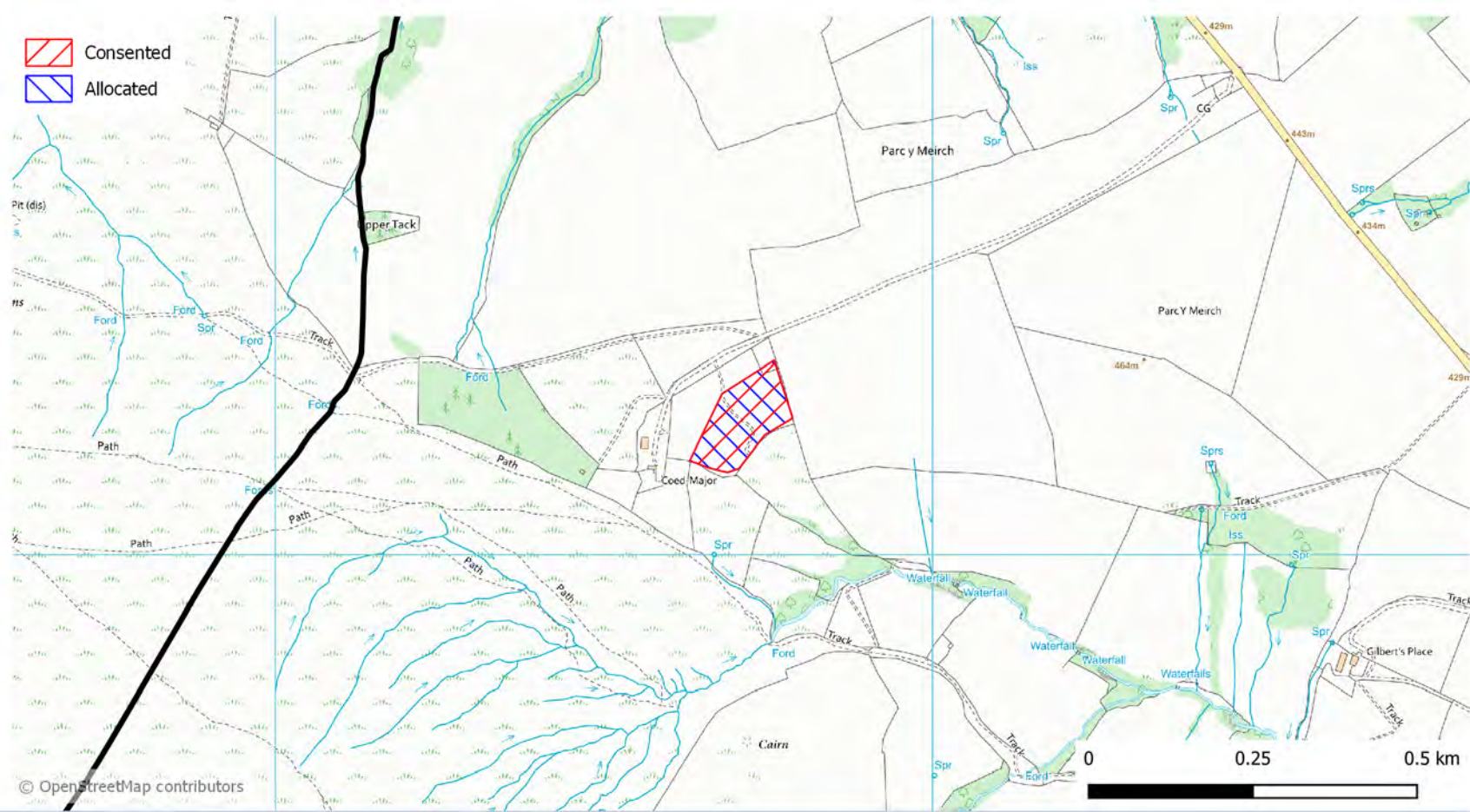
# Herefordshire Council Allocated Sites

## Black Hill Delve Policy: M5(1,a&b)



Consented Area: 1.38 ha  
 Allocated Area: 3.13 ha  
 Easting: 325711  
 Northing: 237205

 Consented  
 Allocated



### Key Development Criteria:

**Archaeology and geodiversity:** Need to demonstrate the potential for archaeological remains or geological features to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation.

**Black Mountains SSSI:** Need to demonstrate the level of effect on the key features of this designation.

**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.

**Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 8. Site design should deliver a net gain in biodiversity, linking priority habitats, and incorporate key features of the landscape character.

**Ground water:** Located in the St. Maughans sandstone bedrock formation, classified a secondary aquifer. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.

**MOD Low Fly Zone:** Need to demonstrate the level of effect on the current and likely future operations within the MOD Low Fly Zone.

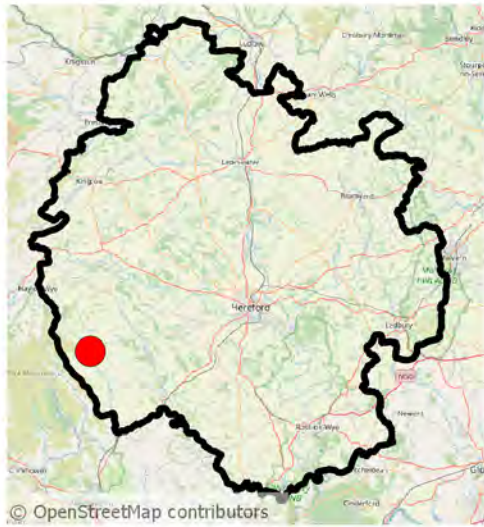
**River Monnow:** Need to demonstrate the level of effect on water quality and hydrology of the River Monnow.

**Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.



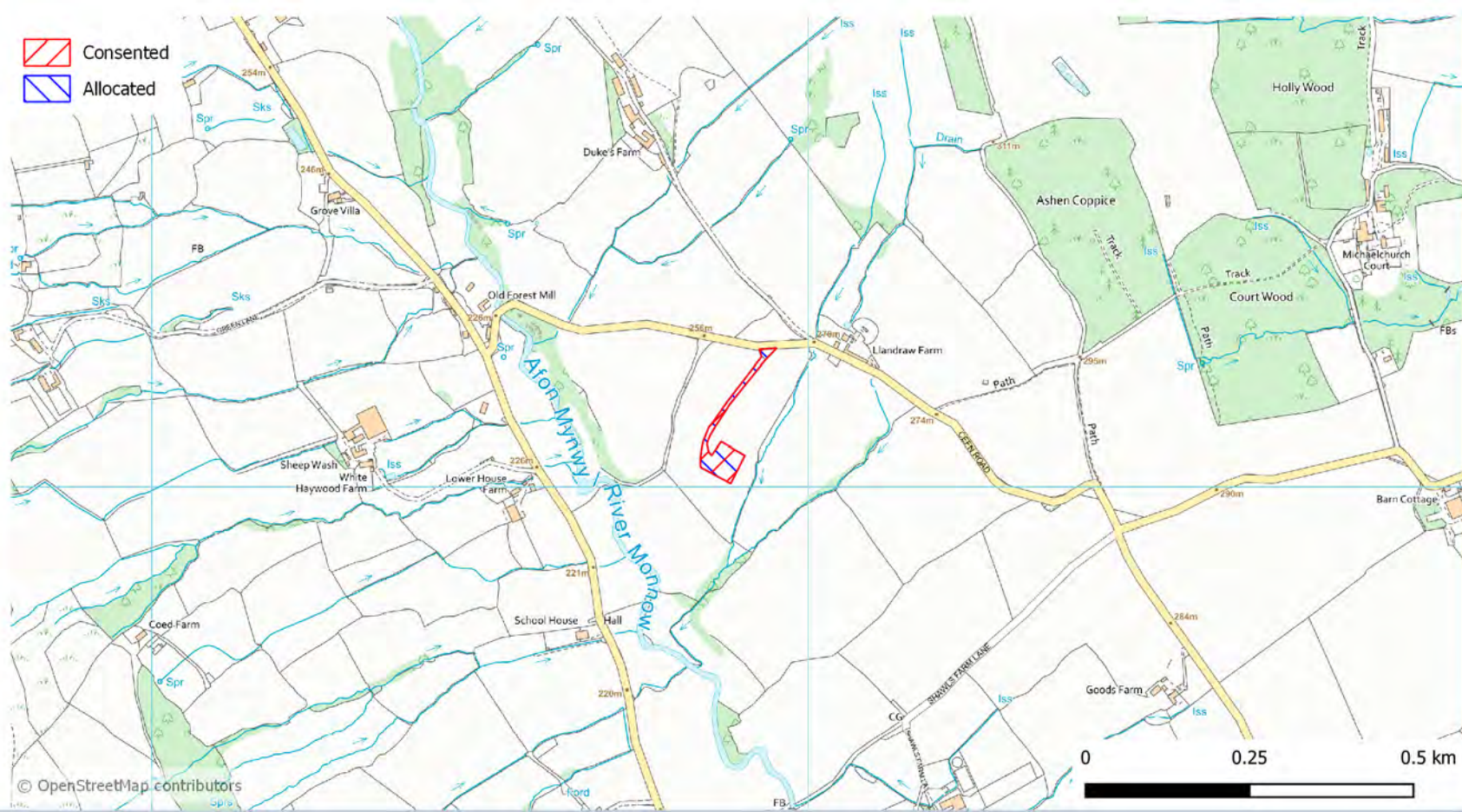
# Herefordshire Council Allocated Sites

## Llandraw Delve Policy: M5(1,a&b)



**Consented Area:** 0.39 ha  
**Allocated Area:** 0.39 ha  
**Easting:** 329876  
**Northing:** 234074

 Consented  
 Allocated



### Key Development Criteria:

**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.

**Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 8. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**Ground water:** Located in the St. Maughans sandstone bedrock formation, classified a secondary aquifer and proximate to the side of the Black Mountains where many springs and watercourses issue off the slopes. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.

**MOD Danger Area and Low Fly Zone:** Need to demonstrate the level of effect on the current and likely future operations within the MOD Danger Area and Low Fly Zone.

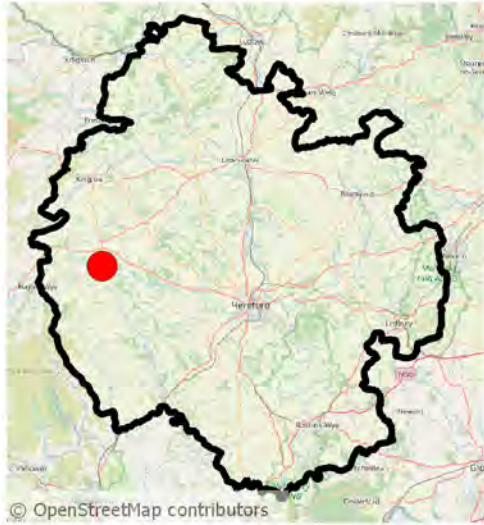
**River Monnow:** Need to demonstrate the level of effect on water quality and hydrology of the River Monnow.

**Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.

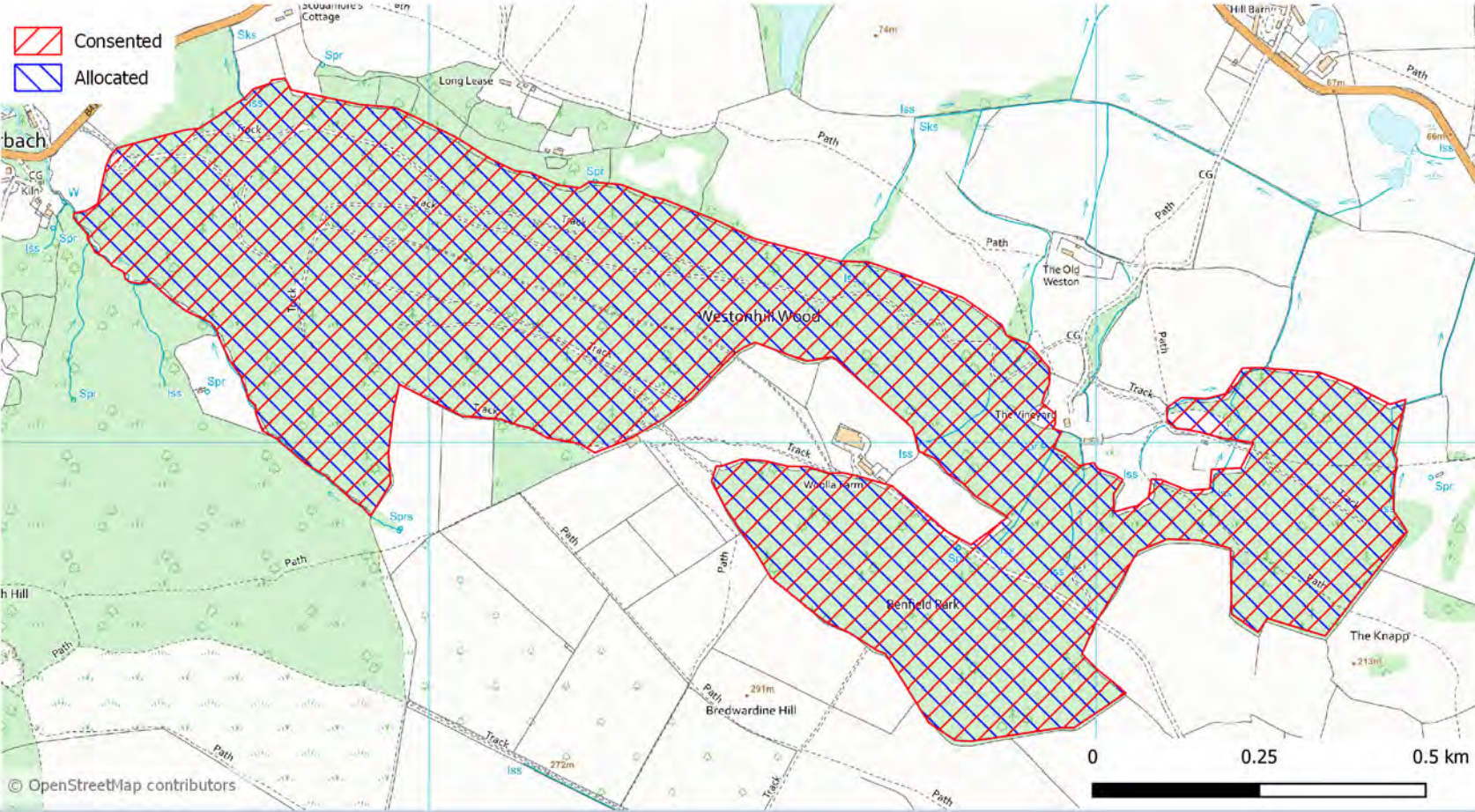


# Herefordshire Council Allocated Sites

## Westonhill Wood Delves Policy: M5(1,a&b)



**Consented Area:** 73.41 ha  
**Allocated Area:** 73.41 ha  
**Easting:** 331442  
**Northing:** 245082



### Key Development Criteria:

**Airfield:** Need to demonstrate the level of effect on the current and likely future operations of the nearby airfield.

**Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation.

**Archaeology and geodiversity:** Need to demonstrate the potential for archaeological remains or geological features to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.

**Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 7. Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character.

**Ground water:** Located on secondary aquifer of the Devonian. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.

**Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties.

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s).

**Merbach Hill LWS, Benfield Park LWS and Westonhill Wood LWS:** Need to demonstrate the level of effect on the key features of these designations.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**River Wye SSSI:** Need to demonstrate the level of effect on the key features of this designation.

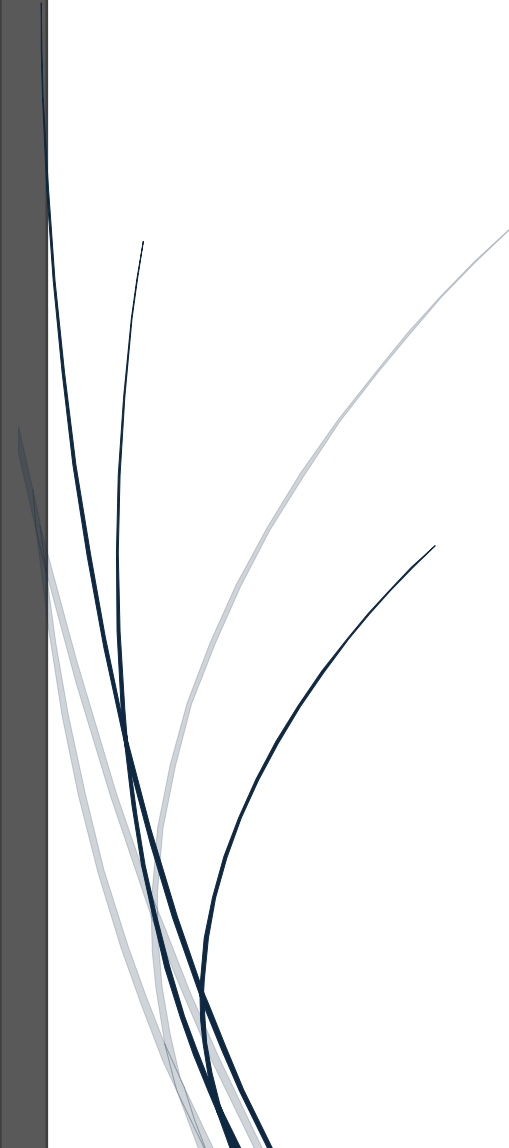
**Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.





## **Policy W5(2)**

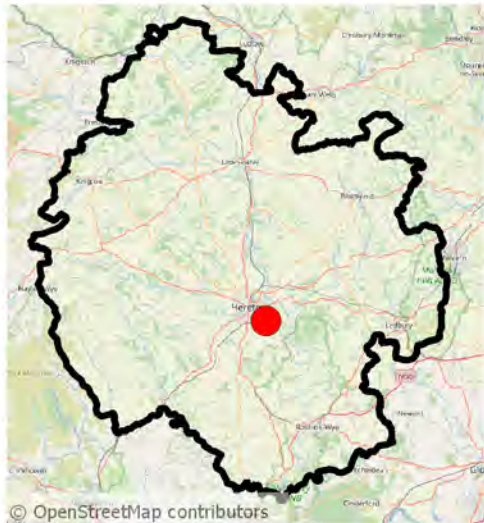
Sites are presented in the same order as in the Core Strategy





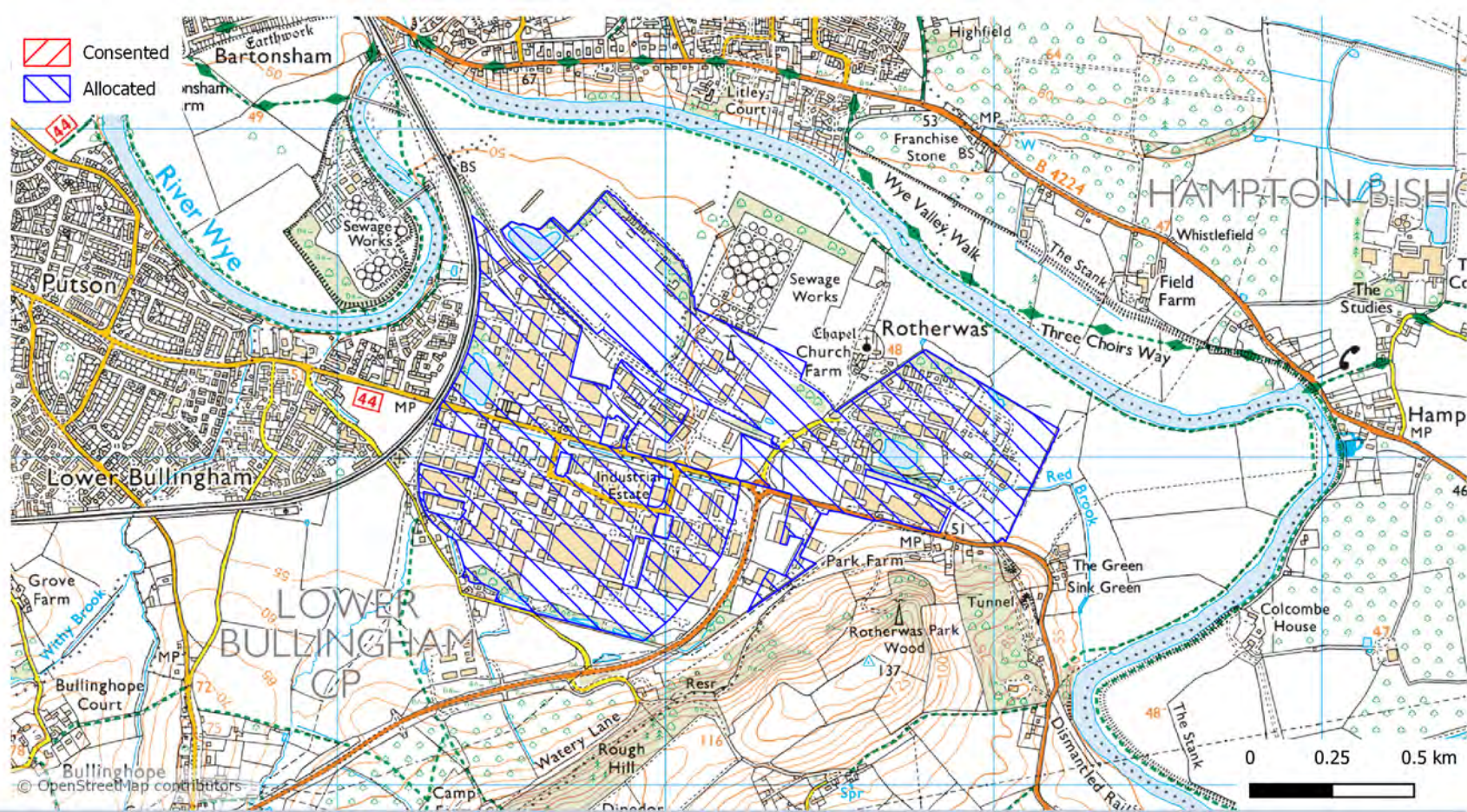
# Herefordshire Council Allocated Sites

## Hereford Enterprise Zone (Rotherwas Industrial Estate) Policy: W5(2)



© OpenStreetMap contributors

**Consented Area:** 0 ha  
**Allocated Area:** 122.75 ha  
**Easting:** 353054  
**Northing:** 238070



### Key Development Criteria:

- Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation.
- Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Contaminated land:** Recognising the site as a former munitions factory, there is a high potential for contaminated land. The site is located within a drinking water protected area. Need to demonstrate how any contamination on site will be identified and remediated, particularly with reference to protection of drinking water.
- Flood Risk:** Site-specific flood risk assessment required to demonstrate compliance with Local Development Order. Reference should be made to the Drainage and Flood Management Strategy (2009 and as amended).
- Hampton Grange medical facility:** Need to demonstrate the level of effect on the amenity, health & safety and environment of this medical facility.
- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings and the scheduled monuments Rotherwas House and Rotherwas Chapel.
- Landscaping:** Site design should deliver a net gain in biodiversity, linking priority habitat, and providing enhancement for priority habitats, and incorporate key features of the landscape character.
- Pool at Rotherwas LWS:** Need to demonstrate the level of effect on the key features of this designation.
- River Wye:** Need to demonstrate the level of effect on water quality and hydrology of the River Wye.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.
- River Wye SSSI:** Need to demonstrate the level of effect on the key features of this designation.
- Veteran tree:** Need to demonstrate level of effect on ancient black poplars located within the site, with a priority given to avoidance.



# Herefordshire Council Allocated Sites

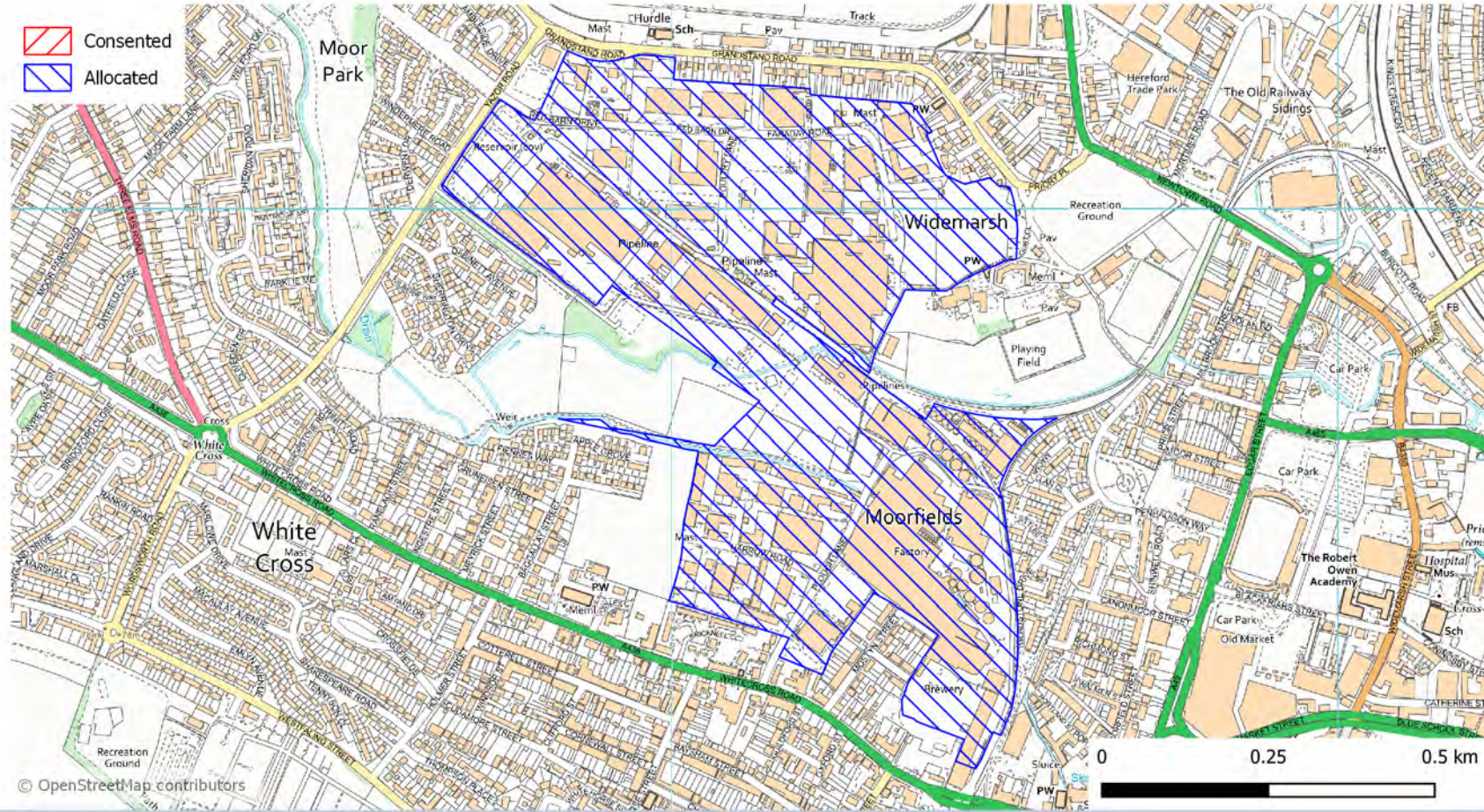
## Westfields Trading Estate Policy: W5(2)



© OpenStreetMap contributors

Consented Area: 0 ha  
 Allocated Area: 45.56 ha  
 Easting: 350175  
 Northing: 240792

 Consented  
 Allocated



© OpenStreetMap contributors

### Key Development Criteria:

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

**Hereford AQMA:** Need to demonstrate the level of effect on air quality, particularly within the Hereford AQMA.

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.

**Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character.

**Plough Lane LWS, Widemarsh Brook LWS and Yazor Brook LWS:** Need to demonstrate the level of effect on the key features of these designations.

**Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (schools).

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Widemarsh Brook and Yazor Brook:** Need to demonstrate the level of effect on water quality and hydrology of the Yazor Brook.



# Herefordshire Council Allocated Sites

## Three Elms Trading Estate Policy: W5(2)

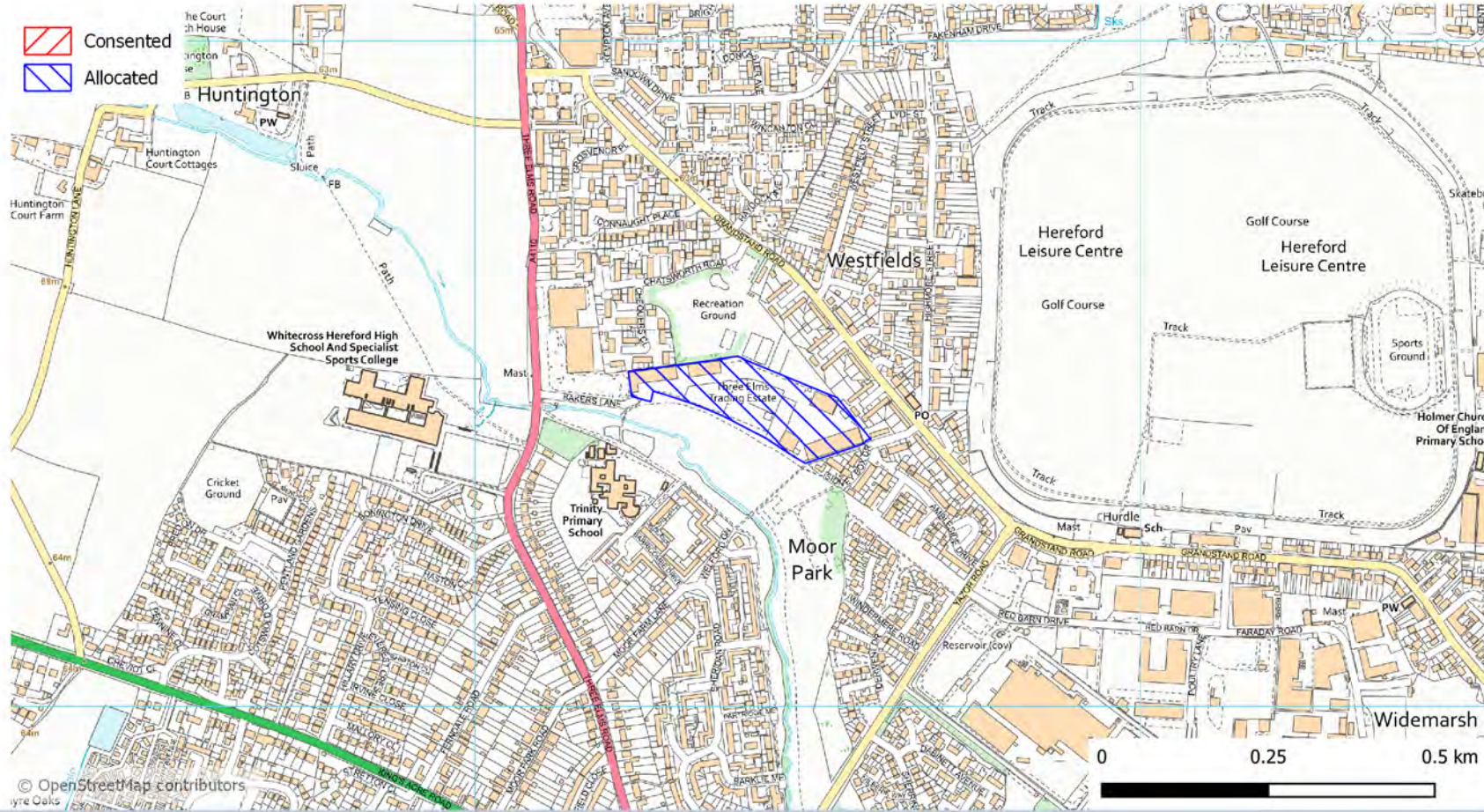


© OpenStreetMap contributors

Consented Area: 0 ha  
 Allocated Area: 2.77 ha  
 Easting: 349425  
 Northing: 241455

### Key Development Criteria:

- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.
- Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character.
- River Wye SAC:** AAn Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.
- Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing and schools).
- Yazor Brook:** Need to demonstrate the level of effect on water quality and hydrology of the Yazor Brook.



© OpenStreetMap contributors

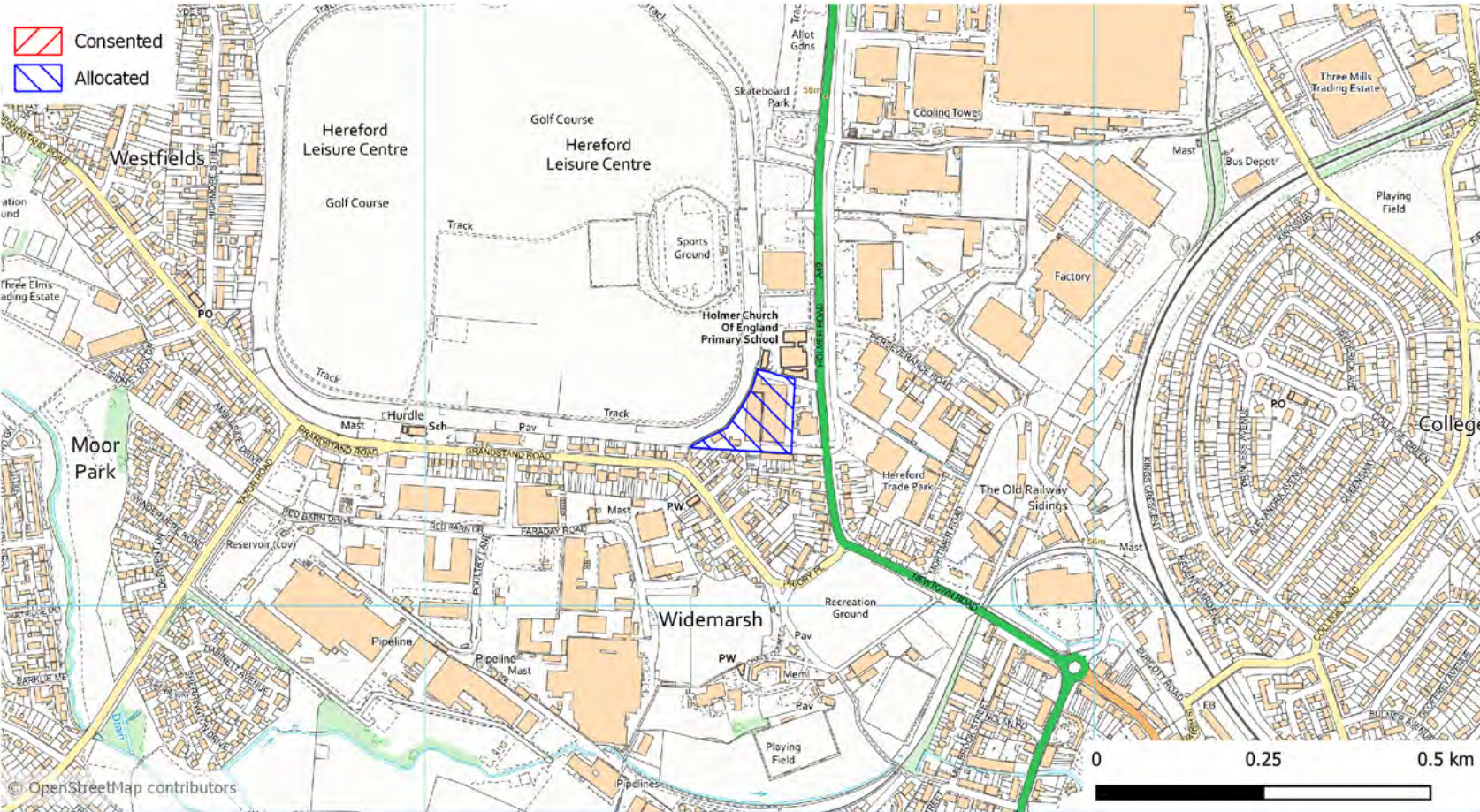


# Herefordshire Council Allocated Sites

## Holmer Road Policy: W5(2)



Consented Area: 0 ha  
 Allocated Area: 1.03 ha  
 Easting: 350501  
 Northing: 241281



### Key Development Criteria:

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

**Hereford AQMA:** Need to demonstrate the level of effect on air quality, particularly within the Hereford AQMA.

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.

**Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Road network:** Need to demonstrate the level of effect on the local road network in the vicinity of the site.

**Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing and schools).

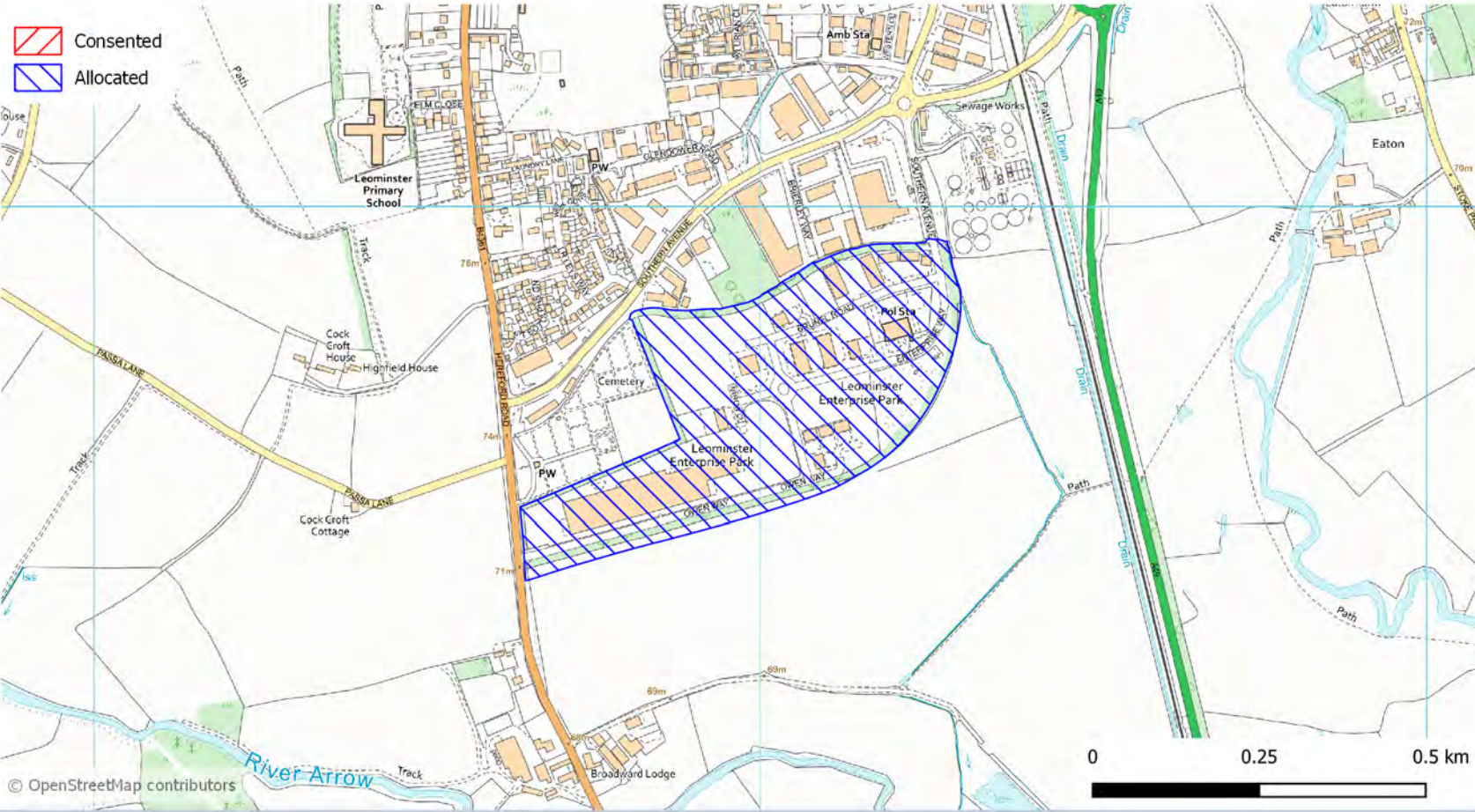


# Herefordshire Council Allocated Sites

## Leominster Enterprise Park Policy: W5(2)



**Consented Area:** 0 ha  
**Allocated Area:** 16.86 ha  
**Easting:** 350011  
**Northing:** 257707



### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

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

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.

**Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Leominster. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of the River Lugg.

**River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (schools, cemetery and associated place of worship).

**Source Protection Zone 3:** Need to demonstrate how any pathways for contamination will be identified and avoided.



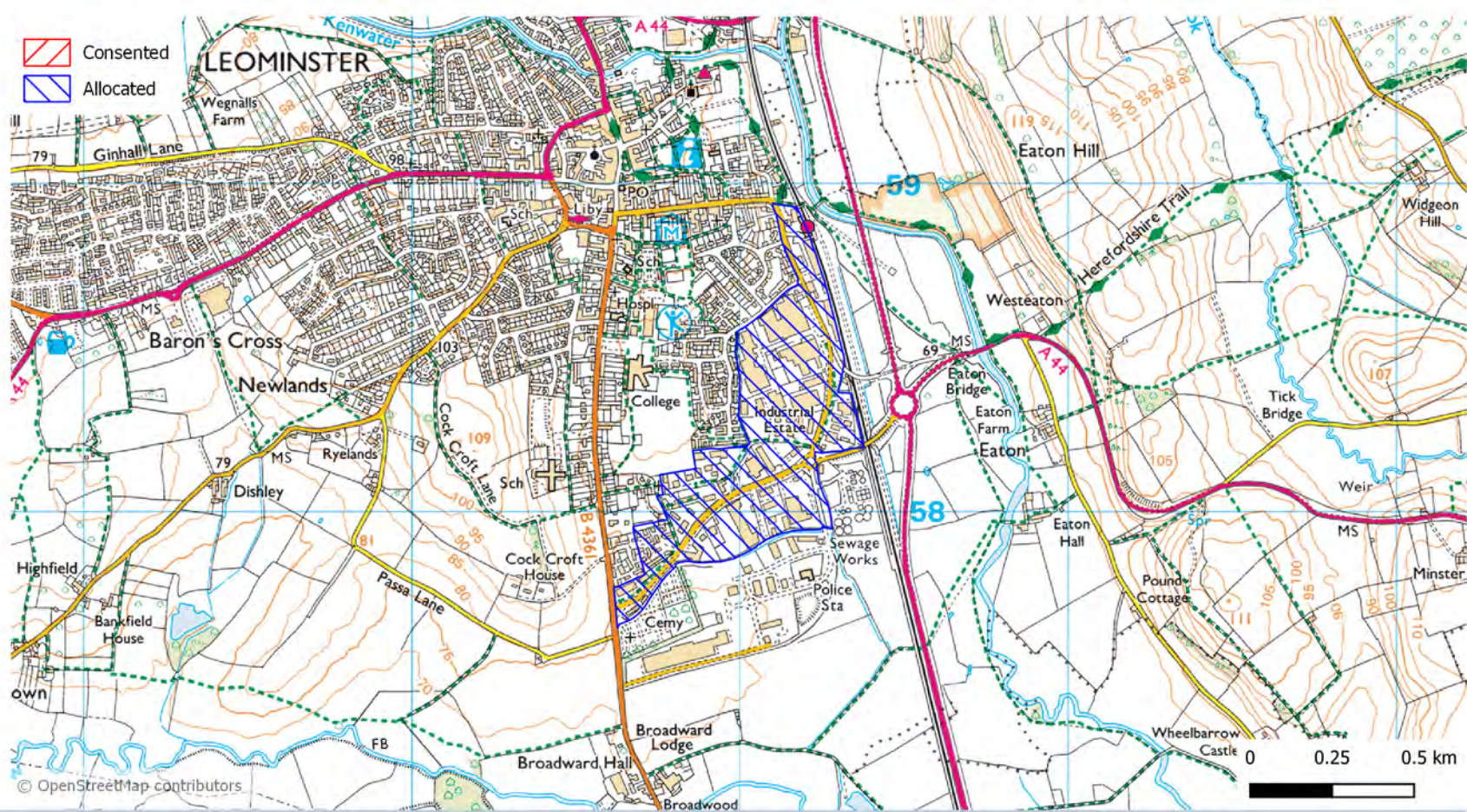
# Herefordshire Council Allocated Sites

## Southern Avenue Policy: W5(2)



© OpenStreetMap contributors

**Consented Area:** 0 ha  
**Allocated Area:** 33.63 ha  
**Easting:** 350062  
**Northing:** 258226



© OpenStreetMap contributors

### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

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

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.

**Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Leominster. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of the River Lugg.

**River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

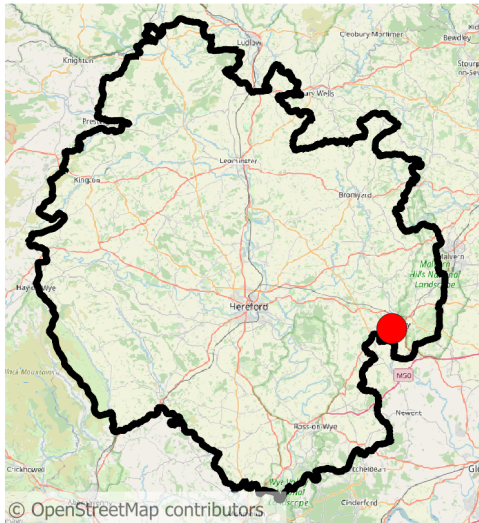
**Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (schools, cemetery and associated place of worship).

**Source Protection Zones 1 and 2:** Need to demonstrate how any pathways for contamination will be identified and avoided.

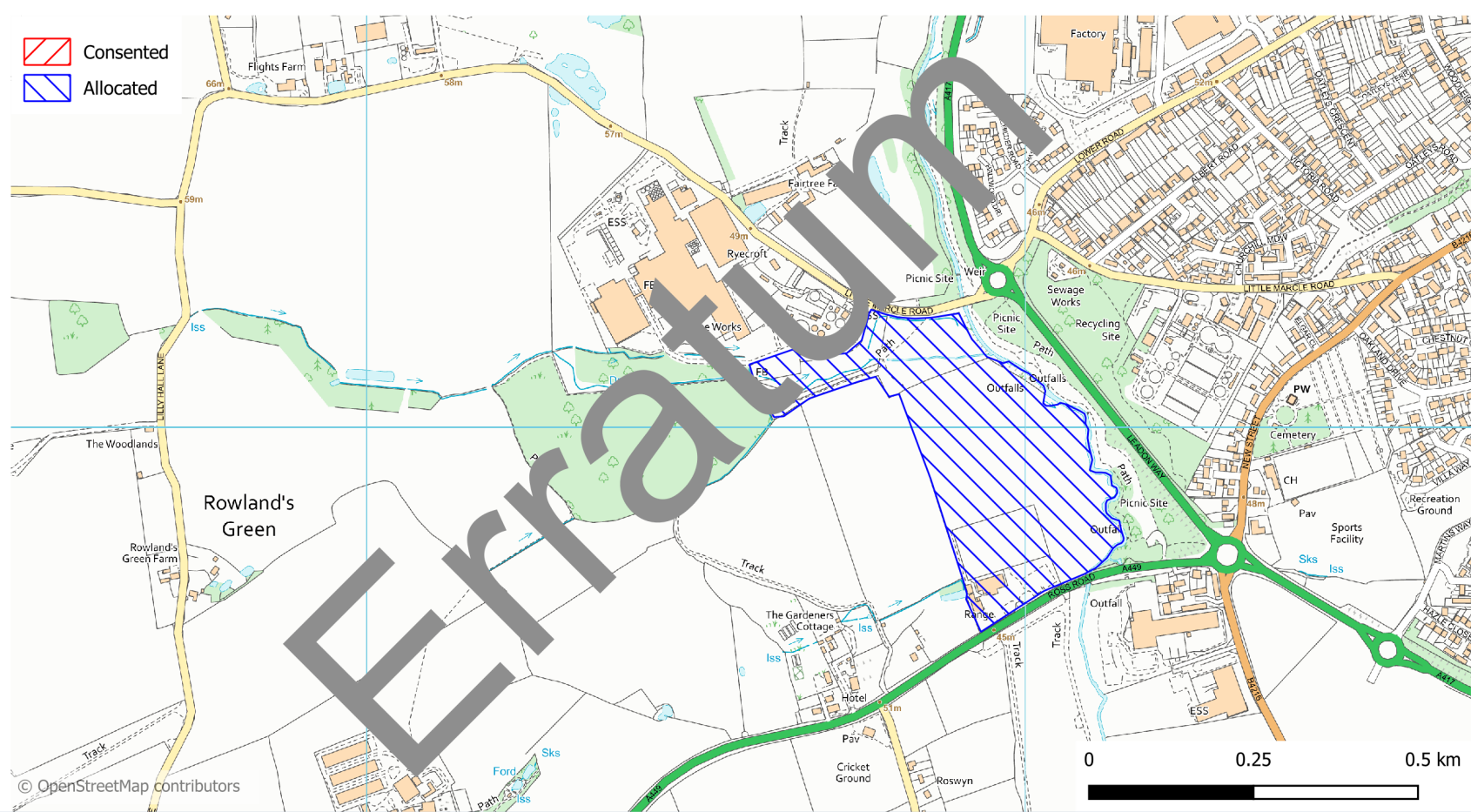


# Herefordshire Council Allocated Sites

## Land between Little Marcle Road and Ross Road Policy: W5(2)



Consented Area: 0 ha  
Allocated Area: 11.22 ha  
Easting: 369924  
Northing: 236960



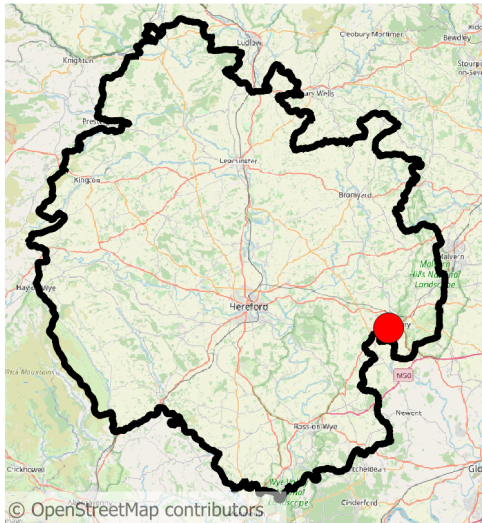
### Key Development Criteria:

- Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased.
- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.
- Landscape:** The site is set at a lower level than surrounding land but occupies a position on the south western boundary of Ledbury. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.
- River Leadon:** Need to demonstrate the level of effect on water quality and hydrology of the River Leadon.
- Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing, hotel and picnic site).



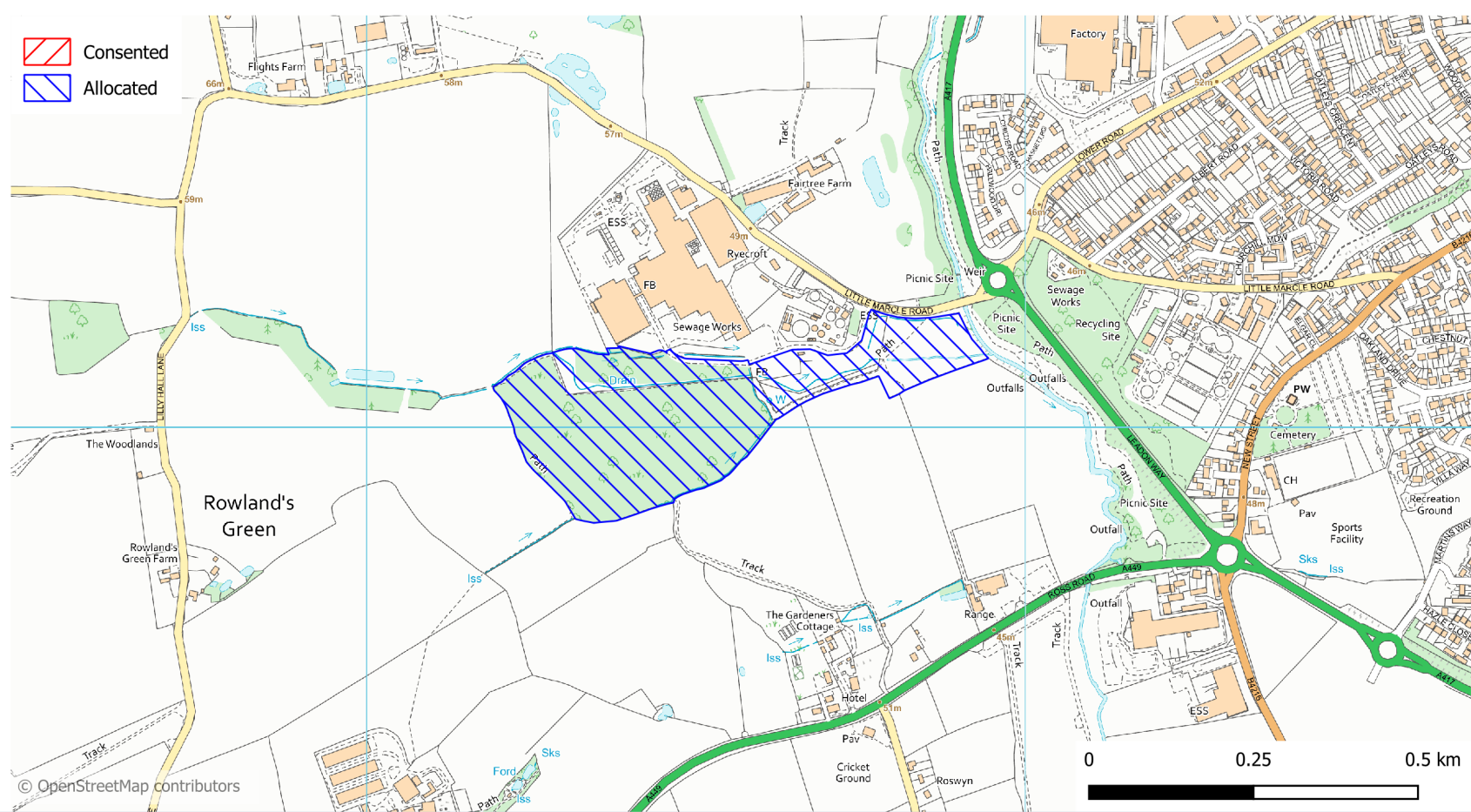
# Herefordshire Council Allocated Sites

## Land between Little Marcle Road and Ross Road Policy: W5(2)



**Consented Area:** 0 ha  
**Allocated Area:** 10.76 ha  
**Easting:** 369496  
**Northing:** 237028

 Consented  
 Allocated



### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

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

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.

**Landscape:** The site is set at a lower level than surrounding land but occupies a position on the south western boundary of Ledbury. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

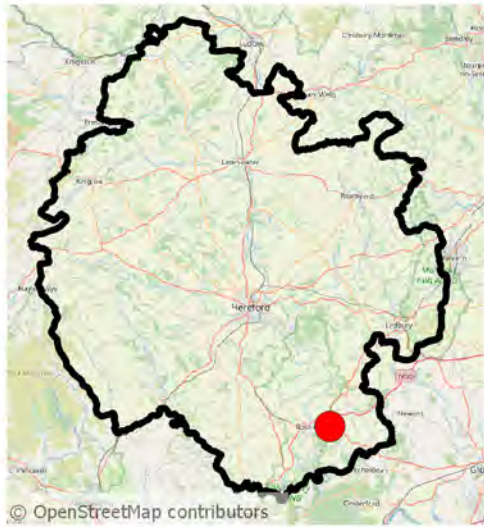
**River Leadon:** Need to demonstrate the level of effect on water quality and hydrology of the River Leadon.

**Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing, hotel and picnic site).



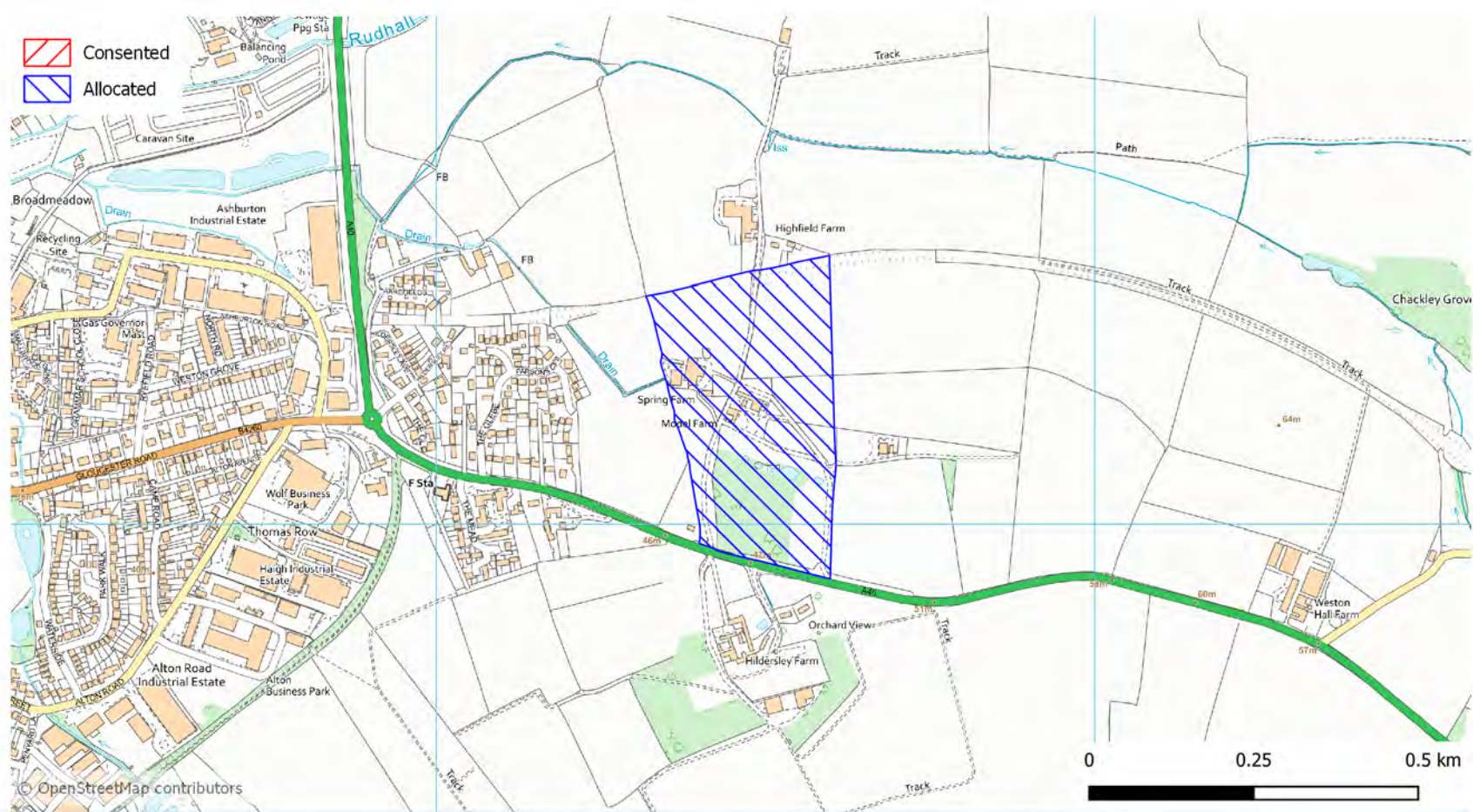
# Herefordshire Council Allocated Sites

## Model Farm Policy: W5(2)



© OpenStreetMap contributors

**Consented Area:** 0 ha  
**Allocated Area:** 10.4 ha  
**Easting:** 361487  
**Northing:** 224175



© OpenStreetMap contributors

-  Consented
-  Allocated

### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.

**Landscape:** The site is set at a lower level than surrounding land but occupies a position on the eastern side of Ross-on-Wye. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Wye Valley AONB:** Need to demonstrate the level of effect on the AONB.

**Source Protection Zone 2:** Need to demonstrate how any pathways for contamination will be identified and avoided.

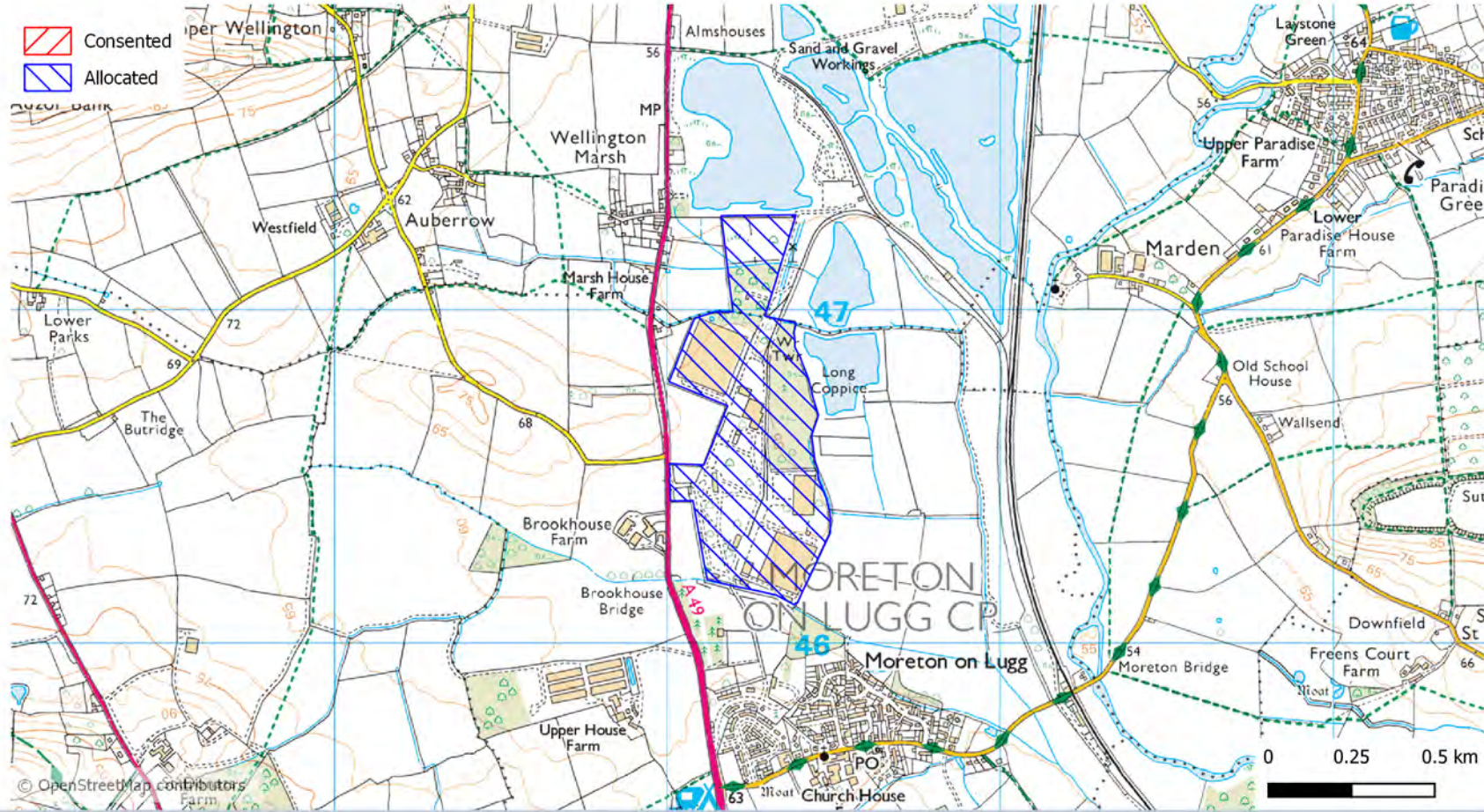


# Herefordshire Council Allocated Sites

## Moreton Business Park Policy: W5(2)



Consented Area: 0 ha  
 Allocated Area: 34.21 ha  
 Easting: 350261  
 Northing: 246645



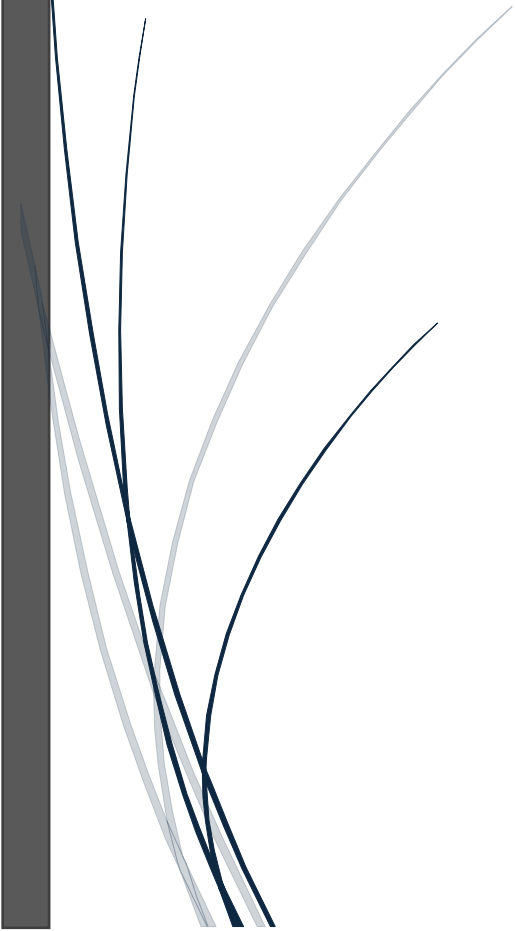
### Key Development Criteria:

- Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation.
- Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased.
- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s) particularly Sutton Walls Hillfort, St Mary's Church and the historic core of Malden and other listed buildings.
- Landscape:** The site is set at a lower level than surrounding land but occupies a rural position. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character.
- Rail:** Need to demonstrate the potential to use the rail network for the transport of materials or that the proposal does not prevent future use of the rail infrastructure available within the site.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.
- Wellington Brook and Moreton Brook:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses.
- Wellington Marsh LWS:** Need to demonstrate the level of effect on the key features of this designation.





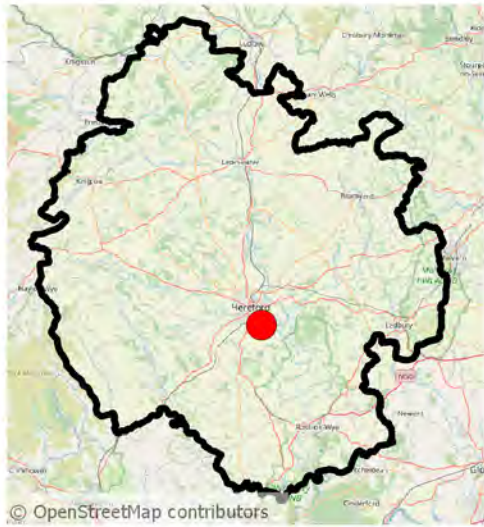
# Policy W5(3)





# Herefordshire Council Allocated Sites

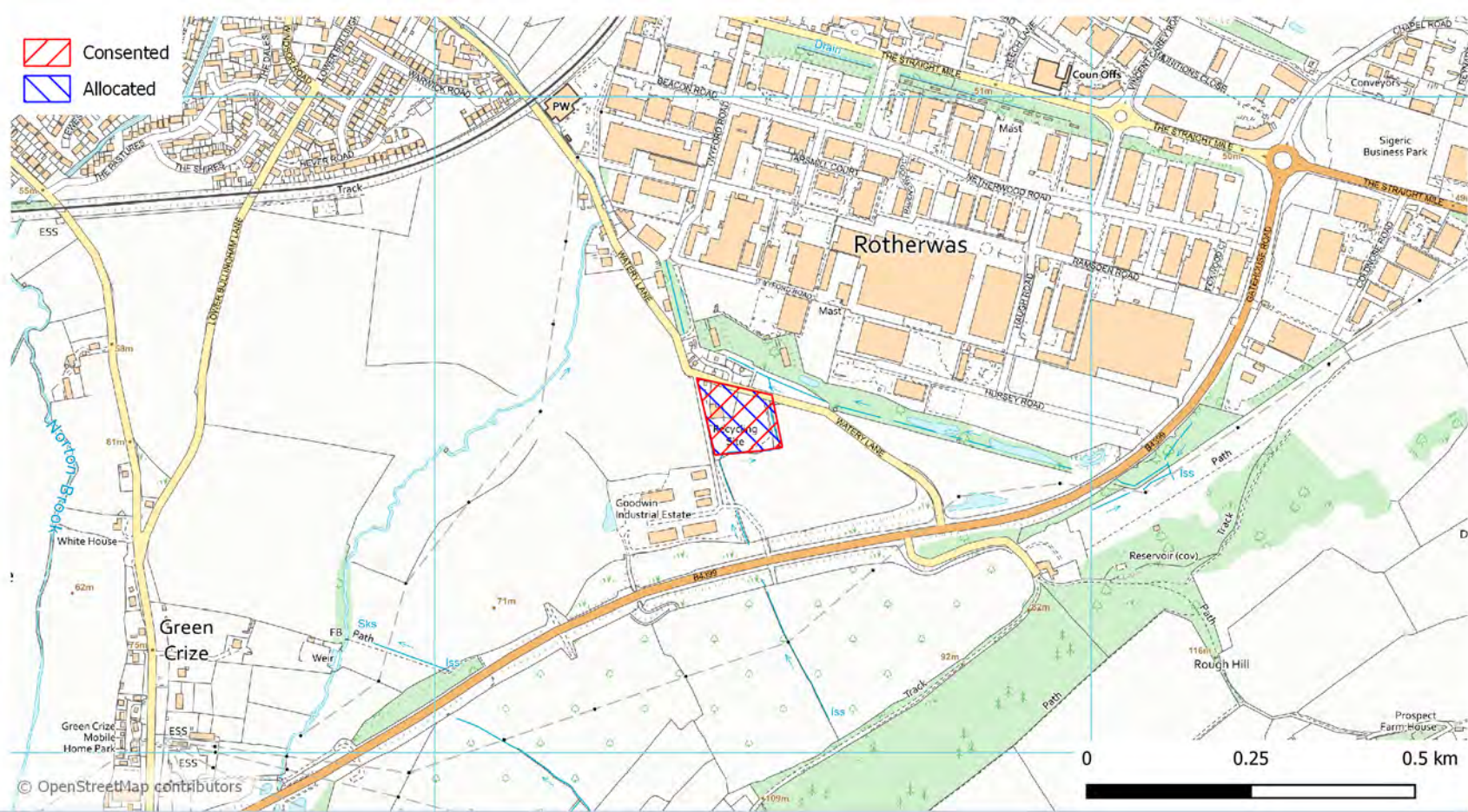
## Former City Spares Site Policy: W5(3)



© OpenStreetMap contributors

**Consented Area:** 1.06 ha  
**Allocated Area:** 1.06 ha  
**Easting:** 352464  
**Northing:** 237510

-  Consented
-  Allocated



© OpenStreetMap contributors

### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Contaminated land:** Recognising the site as a former car breakers' yard, there is a high potential for contaminated land. The site is located within a drinking water protected area. Need to demonstrate how any contamination on site will be identified and remediated, particularly with reference to protection of drinking water.

**Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Hereford. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

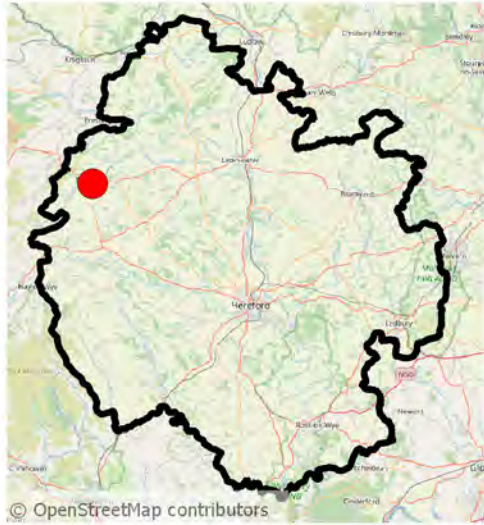
**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Veteran tree:** Need to demonstrate level of effect on ancient black poplar located to the north of the site.



# Herefordshire Council Allocated Sites

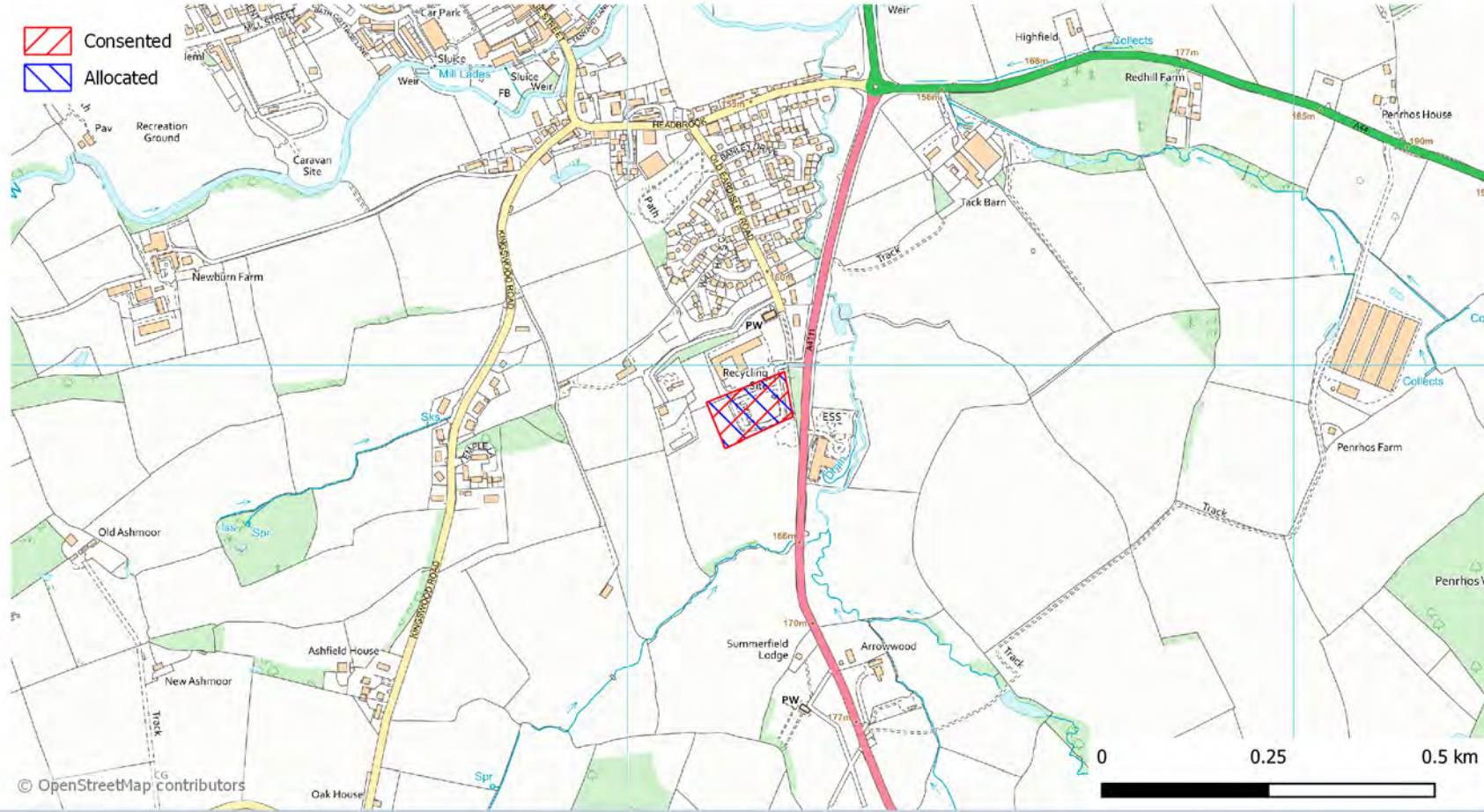
## Kington Household Waste and Recycling Centre Policy: W5(3)



© OpenStreetMap contributors

**Consented Area:** 0.85 ha  
**Allocated Area:** 0.85 ha  
**Easting:** 330186  
**Northing:** 255934

-  Consented
-  Allocated



© OpenStreetMap contributors

### Key Development Criteria:

**Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Kington. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.



# Herefordshire Council Allocated Sites

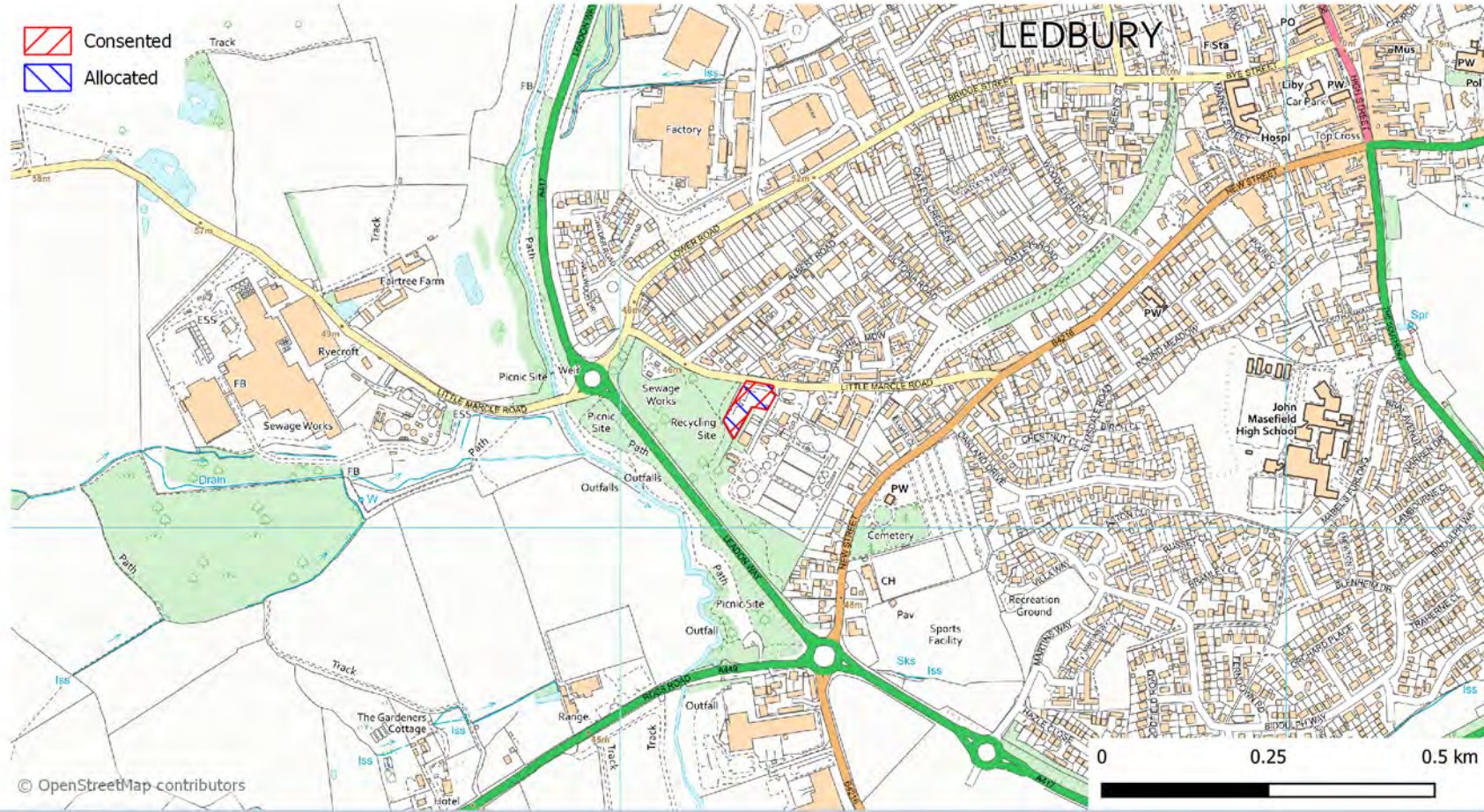
## Ledbury Household Waste and Recycling Centre Policy: W5(3)



Consented Area: 0.3 ha  
 Allocated Area: 0.3 ha  
 Easting: 370192  
 Northing: 237186

### Key Development Criteria:

**Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.  
**River Leadon:** Need to demonstrate the level of effect on water quality and hydrology of the River Leadon.



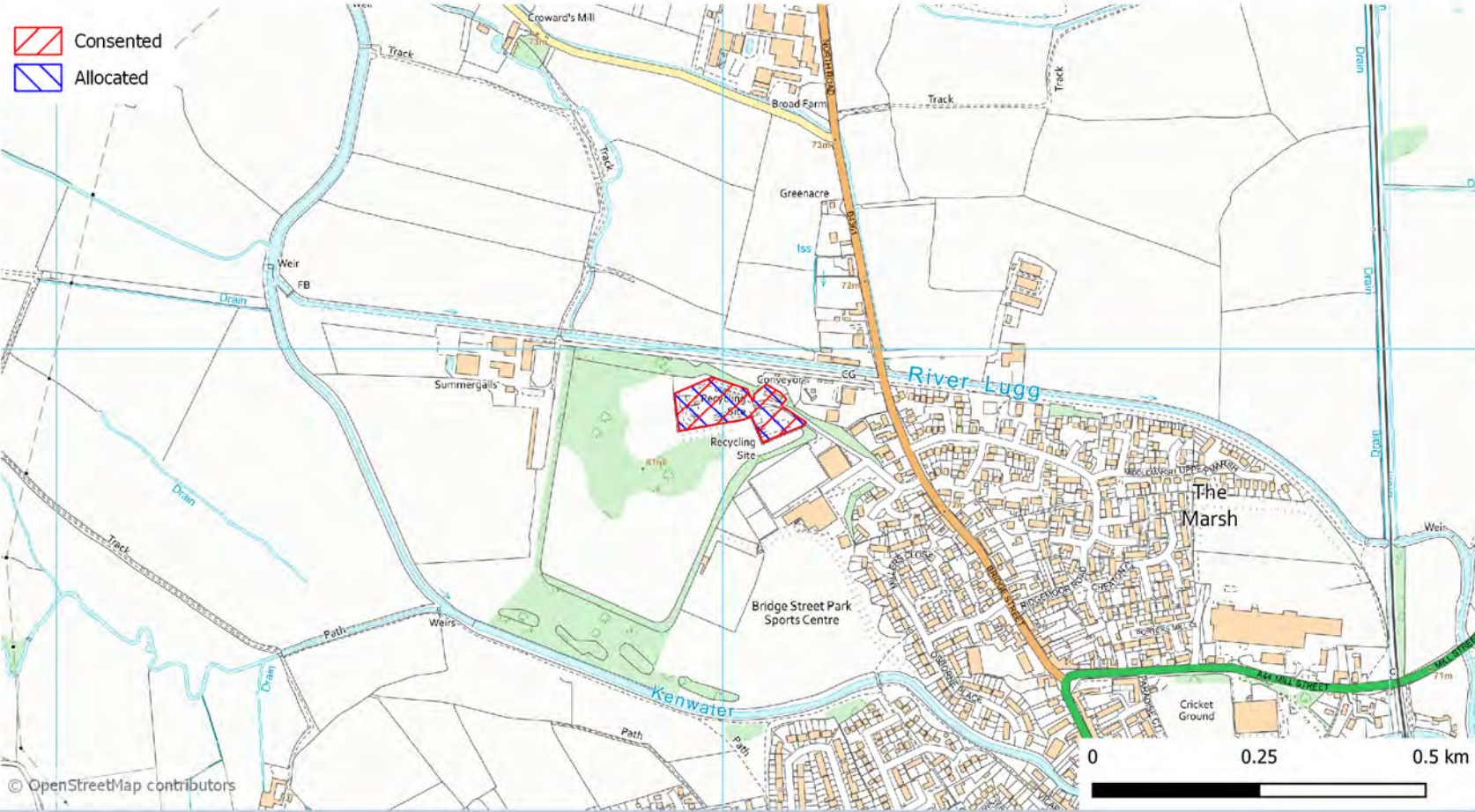


# Herefordshire Council Allocated Sites

## Leominster Household Waste Site and Household Waste Recovery Centre Policy: W5(3)



Consented Area: 1.08 ha  
 Allocated Area: 1.08 ha  
 Easting: 349016  
 Northing: 259912



Consented  
 Allocated

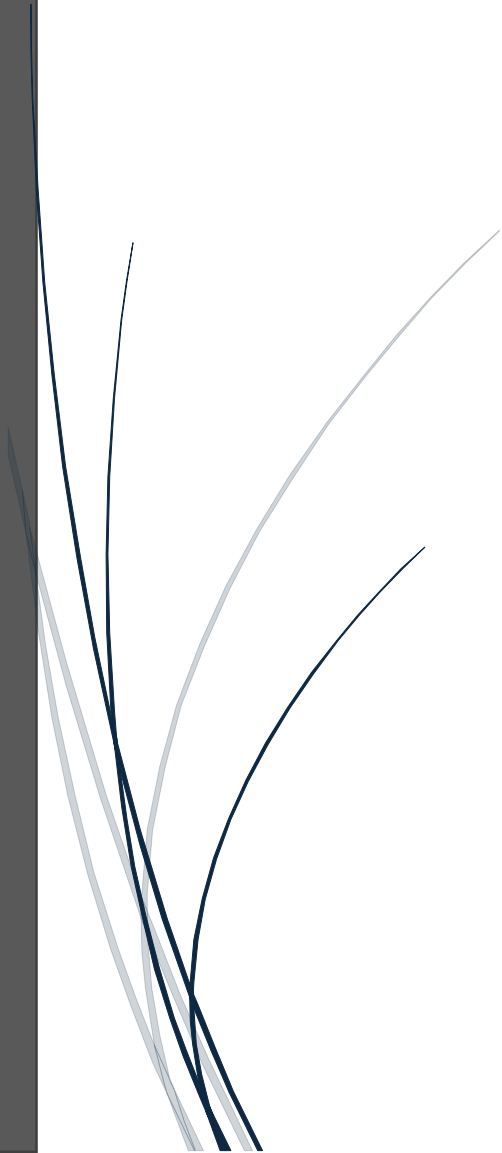
### Key Development Criteria:

- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s).
- Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.
- River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of the River Lugg.
- River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.





# Policy W6





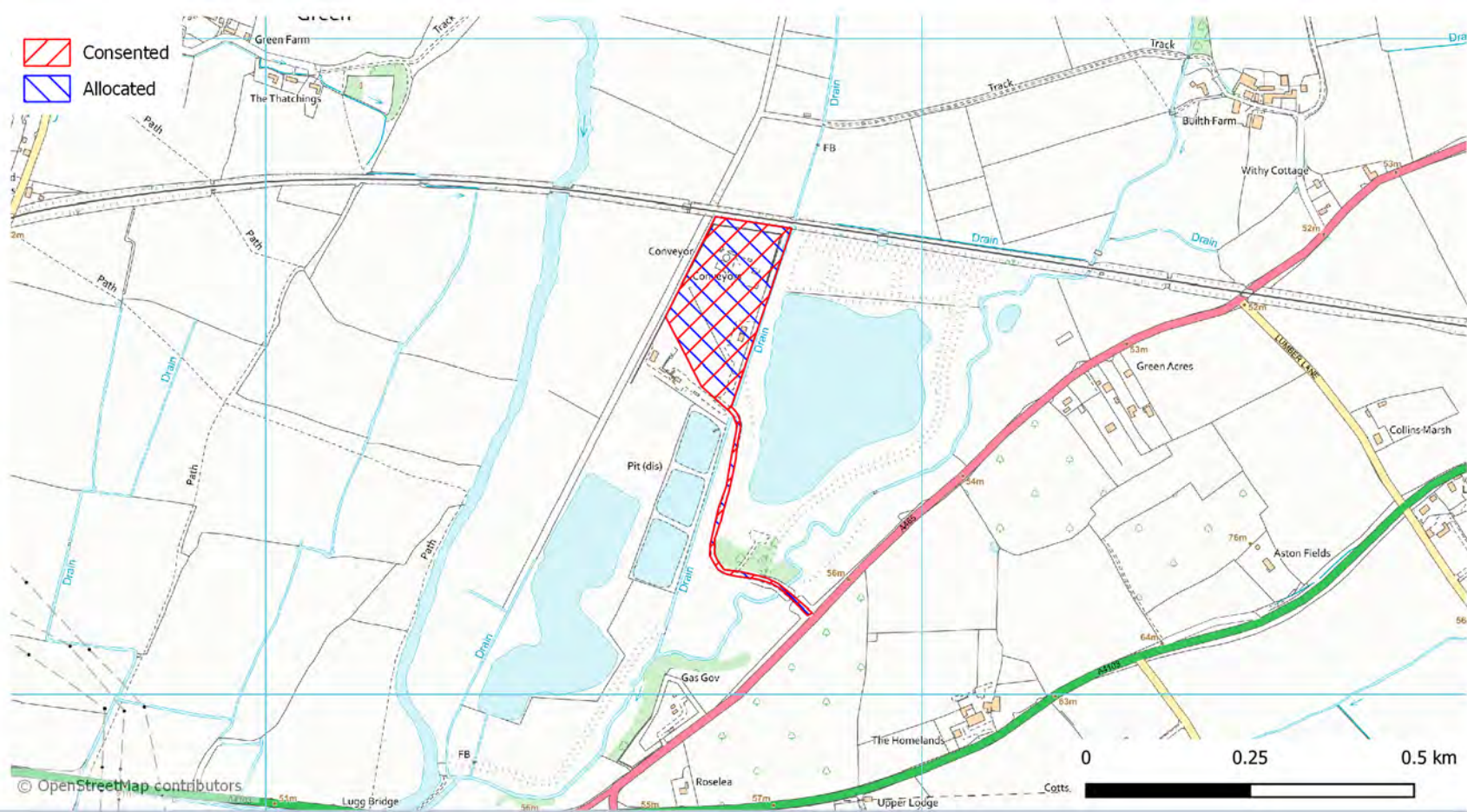
# Herefordshire Council Allocated Sites

## Former Lugg Bridge Quarry Policy: W6(1,a)



**Consented Area:** 3.39 ha  
**Allocated Area:** 3.39 ha  
**Easting:** 353701  
**Northing:** 242600

 Consented  
 Allocated



### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

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

**Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 2, District Enhancement Zone 2 and Hereford Fringe Zone 1. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**Little Lugg River:** Need to demonstrate the level of effect on water quality and hydrology of the Little Lugg River.

**River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

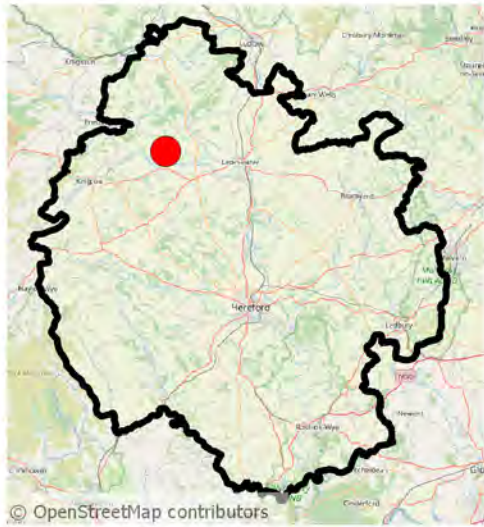
**Site reclamation:** Due to the site having a mineral working history and rural location it is required to be reclaimed at the earliest opportunity should current operations cease (as consented under references: 131870/N, dated 22.07.2013; 151184, dated 10.11.2015; and 162032, dated 02.12.2016).

**Utilities:** Utility infrastructure (gas) that cross the site may require diversion or a non-working buffer to enable the site to be worked.



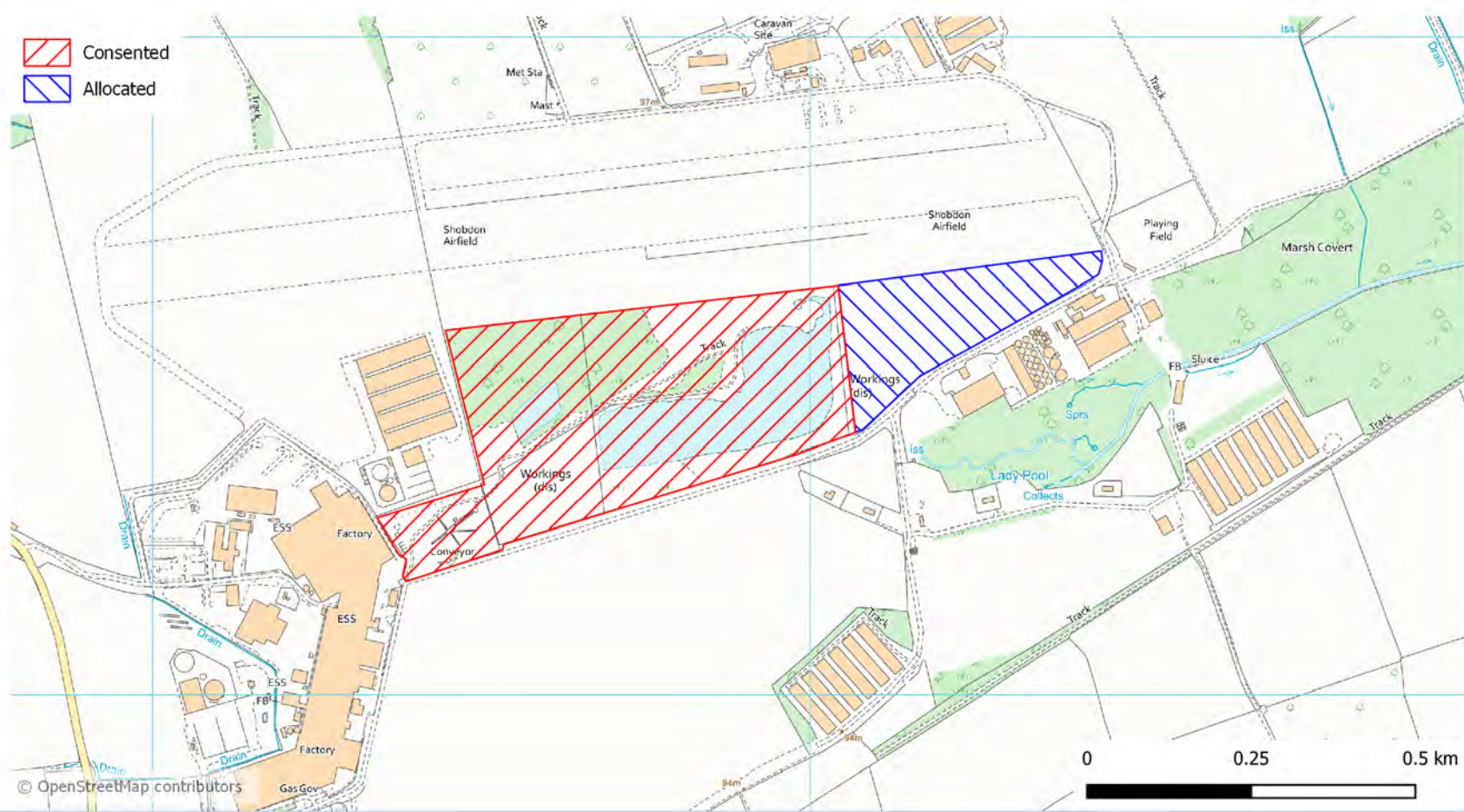
# Herefordshire Council Allocated Sites

## Shobdon Quarry Policy: W6(2)



**Consented Area:** 18.13 ha  
**Allocated Area:** 4.81 ha  
**Easting:** 339824  
**Northing:** 260459

 Consented  
 Allocated



### Key Development Criteria:

**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.

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

**Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate mitigation measures as appropriate. Mitigation will include recording, protection or recovery of any assets.

**Green infrastructure and reclamation:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Enhancement Zone 2. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

**Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.

**Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties.

**Pinsley Brook:** Need to demonstrate the level of effect on water quality and hydrology in Pinsley Brook.

**Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.

**River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.

**Shobdon Airfield:** Need to demonstrate the level of effect on the current and likely future operations of Shobdon Airfield.

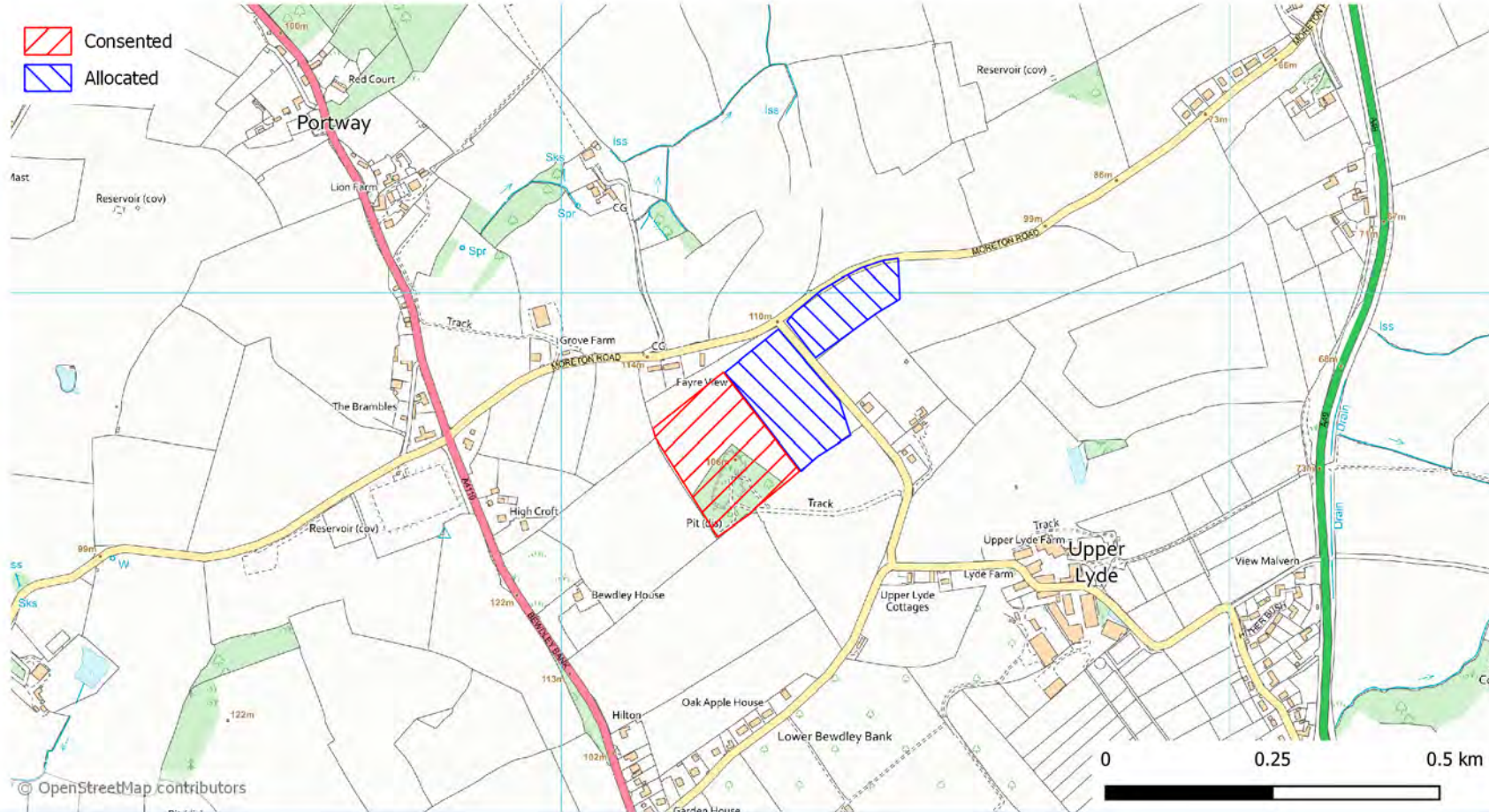


# Herefordshire Council Allocated Sites

## Upper Lyde Quarry Policy: W6(2)



**Consented Area:** 2.79 ha  
**Allocated Area:** 3.21 ha  
**Easting:** 349282  
**Northing:** 244805



### Key Development Criteria:

- Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate avoidance, mitigation and monitoring measures as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Green infrastructure and reclamation:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 2 and Hereford Fringe Zone 4. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.
- Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.
- Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties.
- Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.
- River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses.
- River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.
- Road network:** Highways England identifies the site as located near to the strategic road network. Need to demonstrate the level of effect on the local road network in the vicinity of the site.

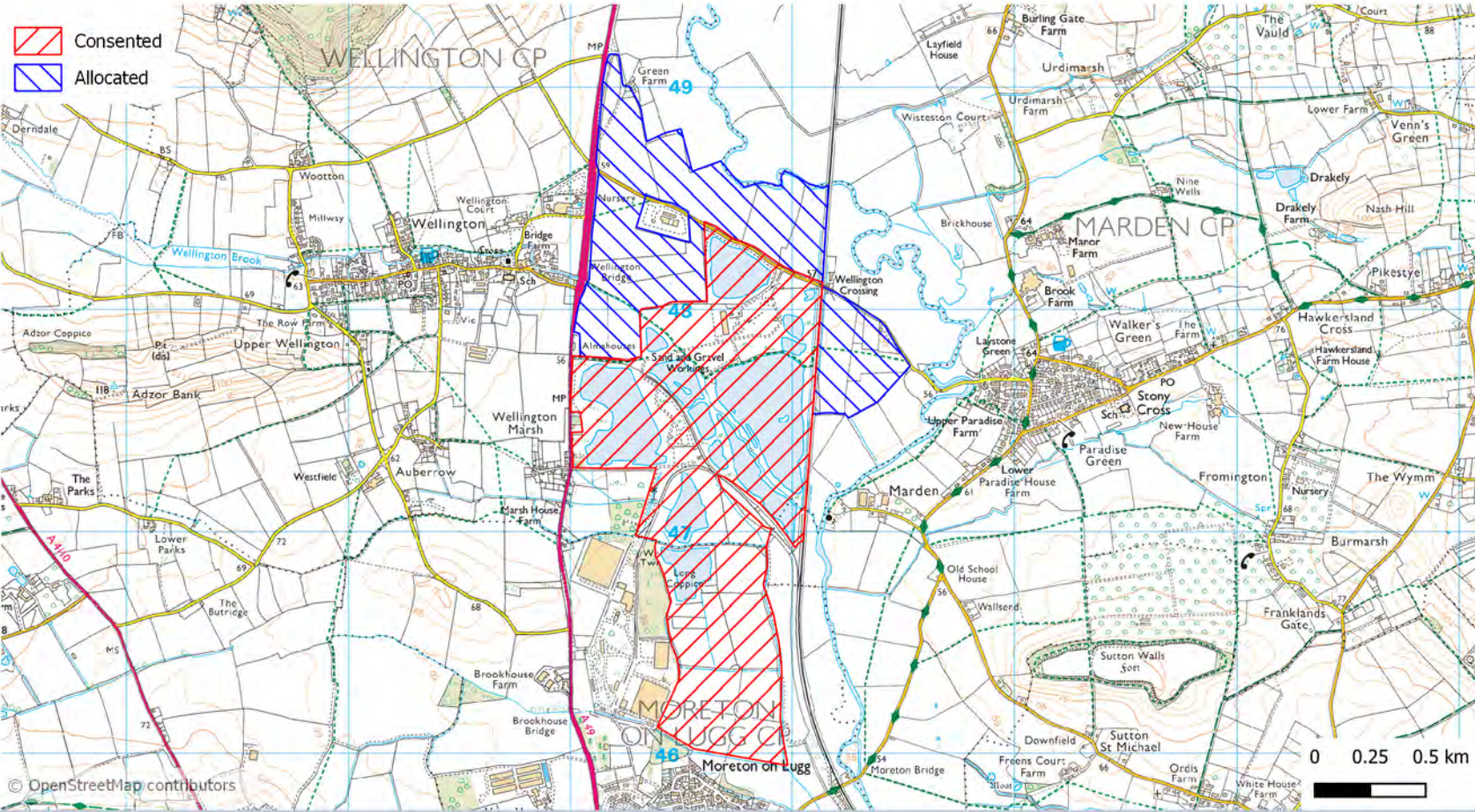


# Herefordshire Council Allocated Sites

## Wellington Quarry Policy: W6(2)



**Consented Area:** 152.88 ha  
**Allocated Area:** 80.83 ha  
**Easting:** 350685  
**Northing:** 247580



### Key Development Criteria:

- Archaeology and geodiversity:** Need to demonstrate the potential for archaeological remains or geological features to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets.
- Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere (including Leystone Bridge); and where possible, flood risk is decreased. Flood alleviation should be considered in designing site reclamation.
- Footpath:** Wellington footpaths 23, 23A and 34 cross the site and may require diversion or a non-working buffer such that the amenity value and connectivity of the footpaths are maintained.
- Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 1 and District Enhancement Zone 3. Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character.
- Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate potential risks to the water environment, including abstractions (public and private supply) wells and springs.
- Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s) particularly Sutton Walls Hillfort, St Mary's Church and the historic core of Malden and other listed buildings.
- Marches Line:** A non-working buffer may be required such that railway safety is maintained.
- Otter:** Detail protected species survey required to determine any site-specific mitigation and protection measures.
- Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.
- River Lugg and Wellington Brook:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses.
- River Lugg LWS and SSSI:** Need to demonstrate the level of effect on the key features of this designation.
- River Wye SAC:** An Appropriate Assessment is required to demonstrate no likely significant effect(s) on the SAC. Development will be required to demonstrate at least nutrient neutrality.
- Road network:** Highways England identifies this site as located near to the strategic road network. Need to demonstrate the level of effect on the A49 and that vehicles can access and leave the site, to and from the public highway, safely.
- Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (school and housing).
- Utilities:** Utility infrastructure (high pressure gas, water mains and foul sewer) that cross the site may require diversion or a non-working buffer to enable the site to be worked.