

Appendix E Employment Land Monitoring

Introduction

Policy SS5 of the Herefordshire Local Plan Core Strategy sets out a target for the supply and delivery of Employment Land in the County. In summary, the policy aims to provide 37ha of available land at any time with a 20-year target of 148ha. Section 2 of the AMR sets out the total land developed over the period since 2011.

The following tables provide details of the employment land permissions and delivery for the period since 2021. The tables also include those proposals brought forward as part of the Local Development Order on the Enterprise Zone in Hereford. These tables will be updated on an annual basis.

Table 1: Employment Land Completions 2021-24

Parish	Planning Ref	Floor Space (m2)	Site Area (ha)	Use Class	Decision Date	Site Address	Description
Brampton Abbotts	202694	104	0.0104	Ec gain	16/12/2020	Outbuilding at Gatsford House, Gatsford Nr Ross-on-Wye Herefordshire HR9 7QL	Demolition of existing residential outbuilding and erection of replacement building to be used for business purposes (Recruitment company - E(c) use class).
Bromyard and Winslow	184048	675	0.0675	Ec gain (Ea loss)	25/02/2019	34 Broad Street Bromyard Herefordshire HR7 4BS	Change of use of shop unit and basement from A1 (retail) to B1 (office).
Clifford	203156	150	0.015	B2 and B8 gain	18/12/2020	Glanwye Business Park Hay-On-Wye Hereford Herefordshire HR3 5EW	Proposed additional unit attached to existing building for use in industry and associated storage
Dinedor	203428	89	0.0089	E gain (B8 loss)	03/12/2020	Unit 5E, Sigeric Business Park Holme Lacy Road Hereford HR2 6BQ	Proposed change of use from B8 to Use class E
Hampton Bishop	201347	1560	0.156	B8 gain	21/07/2020	Court Farm Rectory Road Hampton Bishop Hereford Herefordshire HR1 4JU	Change of use of building from agricultural to B8 Storage
Haywood	211337	1500	0.15	05/07/2022	05/07/2025	The Apple Pad, The Old Mushroom Farm, Callow, Hereford	Proposed creation of industrial unit over existing apple pad for B1/B8; Use. (Retrospective)
Much Marcle	212749	420	0.042	19/10/2021	19/10/2024	The Bounds, Much Marcle, Ledbury, Herefordshire, HR8 2NQ	Proposed extension to existing building.
Hereford	213609	18,519	1.85	20/05/2022	20/05/2025	Unit 1, Staniers Way, Hereford, Herefordshire, HR1 1JT	4 silos, 1 DAL Tank, 1DAL column, 1 RO Tank & 1 Towns Tank in;replacement to 6 silos (Retrospective)

Parish	Planning Ref	Floor Space (m2)	Site Area (ha)	Use Class	Decision Date	Site Address	Description
Hereford	184075	1200	0.12	Ed gain (B2 loss)	05/03/2019	Unit 3 16 Coningsby Street Hereford HR1 2DY	Change of use from B2 to D2 full time martial Arts centre.
Hereford	192461	418	0.0418	Egi gain (Ea loss)	21/10/2019	22-23 & 25, Berrington Street, Hereford	Proposed change of use from a former motorcycle showroom and warehouse building into one single entity which will become an operations and office building for a charity. Works include a first-floor extension to increase existing floor space (For DOC 3 4 5 6 7 8 9 10 & 11 see 202847).
Hereford	203578	8500	0.85	E (no gain or loss)	12/03/2021	Units A & B Holmer Retail Park Holmer Trading Estate Holmer Road Hereford HR4 9SA	Proposed refurbishment and amalgamation of existing building and site layout to create a single retail unit (Class E); creation of a new shop front and entrance extension with associated cladding; reconfigured car parking including parent and child spaces; trolley corral; bollards; and associated works. (For DOC 5 see 213191) (For DOC 5 see 214081)
Ledbury	200066	16500	1.65	B2 gain (Ea loss)	14/05/2020	Land at former Countrywide Stores, Dymock Road, Ledbury HR8 2JQ	Demolition of retail building (A1) and erection of production building (B2)
Ledbury	201108	1325	0.1325	E gain (B2 loss)	16/09/2020	Former Poultry House at Fair Tree Farm, Little Marcle Road, Ledbury HR8 2JL	Proposed change of use and conversion of former redundant poultry unit into 10 rural/craft workshops complete with onsite parking and cycle store provisions
Ledbury	202635	4638.9	0.46389	B2 (no gain or loss)	06/11/2020	Bevisol Ltd, Orchard Business Park, Ledbury HR8 1LG	Demolition of part existing building, erection of replacement building and new tank cluster, improvements to car parking

Parish	Planning Ref	Floor Space (m2)	Site Area (ha)	Use Class	Decision Date	Site Address	Description
Leominster	190337	130	0.013	E gain	31/05/2019	Unit 4 Southern Avenue, Leominster HR6 0Qf	Proposed steel portal framed extension to the existing building
Marden	181296	61.2	0.00612	E (no change)	07/01/2019	Unit 10 Walkers Green, Marden HR1 3DN	Change of use of Unit 10 from A1 to B1 (retrospective)
Marstow	184464	0.69	0.000069	E and B8 gain	11/02/2019	Thorne House, Glewstone, Ross-on-Wye HR9 6AR	Change of use of redundant agricultural buildings to classes B1 & B8
Ross on Wye Town	174513	398	0.0398	E (Sui Generis loss)	25/05/2018	The Barrell Inn, 2 Brookend Street, Ross-on-Wye	Proposed change of use from a public house to retail outlet
Ross on Wye Town	202725	50	0.005	C3 (E loss)	19/11/2020	Montague House, 4 St Marys Street, Ross-on-Wye	Application for change of use from offices to residential
Kimbolton	183449	90	0.009	E gain	22/11/2018	Perry Wood Kimbolton Leominster Herefordshire HR6 0HJ	Proposed building within an existing agricultural fodder store for a butchery and cold store with change of use of agricultural building to B1 business use.
Ledbury	194396	4135	0.41	E (no change)	16/03/2020	Sequani Ledbury Herefordshire HR8 1LH	Demolition of existing buildings and the erection of a new employment building (For DOC 3 4 & 5 see 202099). (For DOC 9 & 10 see 220365).
Wellington	202596	1,723	0.17	B8, A1 gain	21/12/2020	Wellington Home And Gardens, Wellington, Hereford, Herefordshire, HR4 8BB	Change of use from part garden centre (A1) to architectural salvage business (B8) together with the erection of buildings for garden centre and architectural salvage storage with ancillary retail area. (DOC 3, 4, 5 & 7 see 231866)

Parish	Planning Ref	Floor Space (m2)	Site Area (ha)	Use Class	Decision Date	Site Address	Description
Eye, Moreton and Ashton	223417	18,400	1.84	B8 gain	16/02/2023	Cross Brook Farm, Moreton Eye, Leominster, Herefordshire, HR6 0DP	Retrospective new building for storage and distribution of exhibition stands (B8).
Leominster	230097	2,500.00	0.25	B8 gain	12/04/2023	Howdens, Glendower Road, Leominster, Herefordshire, HR6 0RL	Proposed gable end extension and side lean-to of existing industrial warehouse. (part retrospective)
Burghill	192181	625	0.0625	E	05/09/2019	Grove Farm, Burghill, Hereford, Herefordshire, HR4 8NF	Demolition of part of existing building and proposed offices and car park spaces (Associated operational development relating to a Prior approval determination ref 183746) (For DOC 3 see 192181)
Moreton on Lugg	210574		0	E, B8	09/12/2021	Moreton Business Park, A49 From Moreton Business Park to Hitherbush, Moreton-On-Lugg, Herefordshire	Reserved matters following outline approval 164009 (Application for variation of a conditions 5, 22, 24 and 33, and removal of condition;13 of planning permission S123075/O) Reserved Matters for appearance, landscaping, layout and scale of a building for B1c/B8 use.
Burghill	220041	435	0.04	12/04/2022	12/04/2025	Burlton Court Farm Business Park, Burghill, Hereford, Herefordshire, HR4 7RQ	Proposed commercial building
Lower Bullingham	223407	123.5	0.01	12/12/2022	12/12/2025	Land at Units 25-29a, Tarsmill Court, Rotherwas Industrial Estate, Hereford, Herefordshire, HR2 6JZ	Proposed single storey extension to house CHP plant together with external condenser unit (retrospective).

Table 2: Employment Land Commitments November 2024

Parish	Application No	Status	Site Area (m2)	Site Area (ha)	Permission Date	Expiry Date	Address	Description
Leominster	193055	Not started	3750	0.375	15/07/2022	15/07/2025	Unit 1, Brierley Way, Leominster, Herefordshire, HR6 0RW	Steel portal framed light industrial building
Kingstone	201791	Not started	10680	1.68	04/08/2021	04/08/2024	Bridge Court Barn, Kingstone, Hereford, Herefordshire, HR2 9ES	Proposed single-storey, glazed reception building. Installation of a largely free-standing pergola structure, and several renewable technologies including a solar PV installation to the reception building, and four electric vehicle charging points.
Leominster	202647	Not started	10100	1.01	23/10/2020	23/10/2023	Shires Equestrian Products, M J Ainge & Co Ltd, Unit 15 Agricon House, Southern Avenue, Leominster, Herefordshire, HR6 0QF	Proposed canopy extension of existing covered yard area, canopy to covered yard area and extension to existing building.
Leominster	203604	Not started	3600	0.36	07/01/2021	07/01/2024	Area 11 Light Industrial Building, Leominster Enterprise Park, Enterprise Way, Leominster, Herefordshire	Extensions to existing building
Kilpeck	210189	Not started	3,734	0.37	17/08/2021	17/08/2024	Pontrilas Sawmills Ltd, Pontrilas, Hereford, Herefordshire, HR2 0BE	Proposed construction of new timber treatment building. (For DOC 4 see;213564)
Lugwardine	210280	Under construction	400	0.4	19/10/2021	19/10/2024	Site at The Walled Garden, Willcroft Lane, Bartestree, Herefordshire	Shed for green woodworker workshop (retrospective).

Parish	Application No	Status	Site Area (m2)	Site Area (ha)	Permission Date	Expiry Date	Address	Description
Kington	210316	Not started	50	0.005	01/06/2021	01/06/2024	Unit 7, Hatton Gardens Industrial Estate, Kington, Herefordshire, HR5 3RB	Proposed single storey extension to existing industrial unit for forestry and agricultural machinery repairs and fabrication.
Wellington	210578	Not started	109	0.01	23/07/2021	23/07/2024	Unit 14, Haywood Industrial Complex, Wellington, Herefordshire, HR4 8DZ	Removal of existing roof structure. Proposed first floor extension to offices and roof over existing footprint.
Linton (Bringsty)	214629	Not started	2700	0.27	09/09/2022	09/09/2025	Land at Linton Trading Estate, Linton, Bromyard, Herefordshire, HR7 4QT	The proposed erection of a new office, storage and manufacturing building (DOC 3, 6, 8, 14 see 231836)
Hereford	220741	Under construction	80	0.008	07/06/2022	07/06/2025	Unit 22a, Beech Business Park, Tillington Road, Hereford, Herefordshire, HR4 9QJ	Proposed 2 storey office building.
Moreton on Lugg	220809	Not started	21260	21.26	06/09/2022	06/09/2025	Zone C, Moreton Business Park, Moreton-On-Lugg, Herefordshire, HR4 8DS	Application for approval of reserved matters (appearance, landscaping, layout and scale) of a building for B8 use following outline approval;164009 Application for variation of a conditions 5, 22, 24 and 33, and removal of condition 13 of planning permission 123075 (Site for B1(c);light industrial, B2 general industry and B8 storage and distribution uses, together with motor vehicle showroom, ancillary nursery, access and associated works including demolition of redundant buildings)
Moreton on Lugg	222887	Not started	1000	0.1	29/11/2022	29/11/2025	Lugg View Industrial Estate, C1120 Moreton On Lugg, Moreton-On-Lugg, Herefordshire, HR4 8DP	Proposed erection of two incubation (Class E) units for small businesses.

Parish	Application No	Status	Site Area (m2)	Site Area (ha)	Permission Date	Expiry Date	Address	Description
Hereford	223093	Not started	5,276	0.53	16/02/2023	16/02/2026	Land East of Mortimer Road, Hereford, Herefordshire, HR4 9SP	Proposed redevelopment of vacant previously developed land to provide buildings for employment use (use classes E(g)(iii)/B8), access, parking, landscaping, and associated works.
Hereford	223395	Not started	2,196	0.22	02/03/2023	02/03/2026	Land north west of Marshall Business Centre, Faraday Road, Hereford, Herefordshire, HR4 9NS	Proposed multi-unit commercial building and associated infrastructure
Madley	230253	Not started	7,800	0.78	02/06/2023	02/06/2026	Brightwells Auction Site, Stoney Street Industrial Estate, Madley, Hereford, Herefordshire, HR2 9NH	Proposed erection of storage building for use in connection with established enterprise
Weston Beggard	223796	Not started	2,922.9	0.29	02/08/2023	02/08/2026	Shucknall Court, Weston Beggard Lane, Weston Beggard, Hereford, Herefordshire, HR1 4BH	Part retrospective application for the demolition of buildings and erection of a storage building and workshop along with associated infrastructure, to be used for the maintenance and repairs of HGVs. (DOC 3, 4, 5 & 6 see 233559)
Hope under Dinmore - prior 2019	232417	Not started	3000	0.3	13/10/2023	13/10/2026	Land at Marlbrook, Leominster, Herefordshire	Application for approval of reserved matters (appearance, scale, layout and landscaping) following 230100/O – Proposed Site for Storage;(B8)
Linton (Penyard)	231157	Not started	1,467	0.15	11/08/2023	11/08/2026	Homestead, Cothars Pitch, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SE	Erection of storage building.
Leominster	230966	Not started	60	0.006	18/08/2023	18/08/2026	31 Bridge Street, Leominster, Herefordshire, HR6 8DU	Proposed extension to existing premises to increase secure storage.

Parish	Application No	Status	Site Area (m2)	Site Area (ha)	Permission Date	Expiry Date	Address	Description
Ledbury	230652	Not started	6200	0.62	21/09/2023	21/09/2026	Juggs Green Business Park, Staplow, Ledbury, Herefordshire, HR8 1NR	Proposed demolition of mid C20 former hop kilns on the roadside and replacement with new storage building; Refurbishment of the late C19/early C20, 2-storey brick building for offices, staff facilities and two-bed apartment. Erection of mono-pitched, open-fronted canopy to link the proposed new storage building to the existing warehousing;(the northern range).
Kingsland	232145	Not started	2000	0.2	22/09/2023	22/09/2026	The African Natural History Research Trust, Street Court, Kingsland, Leominster, Herefordshire, HR6 9QA	Proposed storage building and relocation of mast
Hereford	231156	Not started	5,276	0.53	29/09/2023	29/09/2026	Land east of Mortimer Road, Hereford, Herefordshire, HR4 9SP	Proposed redevelopment of vacant previously developed land to provide buildings for employment use (use classes E(g)(iii)/B8), access, parking, landscaping and associated works.
Hereford	230454	Not started	2000	0.2	13/11/2023	13/11/2026	Church Ward Industrial Estate, Barrs Court Road, Hereford, HR1 1EN	Proposed industrial unit and storage unit.
Hampton Charles	194224	Not started	2300	0.23	13/07/2020	13/07/2023	The Barn Hampton Charles Tenbury Wells Herefordshire WR15 8PZ	Change of use with building works for the conversion of an existing barn into office, staff mess room with WC, WHB and shower facilities. Installation of a Bio-Disc type sewage package and grey water recycling/recovery system.
Haywood	194267	Not started	6600	0.66	02/04/2020	02/04/2023	Old Mushroom Farm Haywood Ind Est Callow HR2 8BY	Use of Land for the storage of 8 storage units each within their own compound and security fencing.

Parish	Application No	Status	Site Area (m2)	Site Area (ha)	Permission Date	Expiry Date	Address	Description
Hereford	192410	Under construction	400	0.04	07/05/2020	07/05/2023	New Court Farm Huntington Lane Huntington Hereford HR4 7RA	Proposed change of use of buildings (B1) to wedding venue (D2)
Hereford	233511	Not started	1300	0.13	06/03/2024	06/03/2027	Land off Red Barn Drive, Hereford, HR4 9NS	Proposed erection of commercial units
Bromyard and Winslow	233580	Not started	496	0.05	20/03/2024	20/03/2027	Micron, Porthouse Industrial Estate, Bromyard, Herefordshire, HR7 4NS	Proposed construction of a steel frame, single story extension to existing industrial building and associated cladding.
Linton (Penyard)	240433	Not started	1,467	0.15	27/03/2024	27/03/2027	Homestead, Cothars Pitch, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SE	Application for the discharge of details reserved by Condition 3 attached to planning permission 231157
Whitney-on-Wye	240625	Not started	1,422	0.14	30/05/2024	30/05/2027	The Old Garage, Whitney-on-Wye, Herefordshire, HR3 6ER	Application for erection of 2 additional industrial units.
Ross-on-Wye Town	240397	Not started	7,706	0.77	14/06/2024	14/06/2027	Paragon Laundry, Netherton Road, Ross on Wye, Herefordshire, HR9 7QQ	Proposed rebuild of industrial unit following fire damage.
Much Marcle	223195	Not started	25,037	2.5	08/10/2024	08/10/2027	The Bounds, Much Marcle, Ledbury, Herefordshire, HR8 2NQ	Proposed B8 storage and distribution buildings and 24 storage silos and associated works.
Hope under Dinmore	241721	Not started	3600	0.36	04/11/2024	04/11/2027	Dinmore Caravans, Hope-Under-Dinmore, Leominster, Herefordshire, HR6 0PJ	Proposed stand-alone workshop.
Ledbury	230103	Not started	16500	1.65	29/11/2024	29/11/2027	Countrywide Stores, Dymock Road, Ledbury, Herefordshire, HR8 2JQ	Proposed variation of condition 2 of planning permission 200066;(Demolition of retail building (A1) and erection of

Parish	Application No	Status	Site Area (m2)	Site Area (ha)	Permission Date	Expiry Date	Address	Description
								production building (B2)) - additional of HGV yard, 1 loading bay to be added, 3 loading bays to be removed and parking spaces to be consolidated to the south of the extension.

Table 3: Enterprise Zone Completions

Parish	App Ref	Site Area (m2)	Site Area (ha)	Use Class	Decision Date	Address	Description
Dinedor	200718	1300	0.1	B2	24/03/2020	Chapel Road Site 1 units E and F, Rotherwas, Hereford	Hereford Enterprise Zone - Part B of the Hereford Enterprise Zone Local Development Order for the Council's determination as to whether the proposal complies with the Order.
Dinedor	201884	1300	0.1	B2/B8	13/07/2020	Site 2 - Unit 4 Chapel Road Hereford Enterprise Zone Herefordshire	Erection of a building (Unit 4) for B2/8 general industrial and storage use, extending to 1300 square metres.
Dinedor	203180	2800	0.28	E/B2/B8	13/10/2020	Unit 10 Beech Lane Hereford Herefordshire HR2 6FG	Proposed steel portal framed building for storage and additional steel fabrication workshop space and further submission of DOC 7, 8, 9, 12, 14 (partially) and 15)
Lower Bullingham	203996	1166	0.12	E/B2	11/01/2021	Land West of Clean My Ltd - Part of Plot N4 Festival Way Skylon North Magazine - Skylon Par Hereford HR2 6ST	Proposed new high tech manufacturing building with ancillary offices and associated development including car parking, landscaping and drainage for Central Engineering Ltd
Dinedor	204590	2307	0.23	B8	08/02/2021	Site of Former Building 704 Chapel Road Rotherwas Industrial Estate Hereford	Proposed replacement commercial building.

Parish	App Ref	Site Area (m2)	Site Area (ha)	Use Class	Decision Date	Address	Description
Lower Bullingham	210548	10000	1	E	15/03/2021	Plot N24 at Skylon Park Rotherwas Hereford	Application for landscaping and revised development for a proposed D1 development and associated estate road, car parking and landscaping.
Lower Bullingham	183148	240	0.024	E	22/11/2018	Unit 12a, Thorn Business Park, Rotherwas, Hereford HR2 6JT	Proposed change of use to mixed use development for storage distribution and veteran rehabilitation centre.
Dinedor	203180	0		13/10/2020	13/10/2023	Unit 10, Beech Lane, Hereford, Herefordshire, HR2 6FG	Proposed steel portal framed building for storage and additional steel fabrication workshop space and further submission of DOC 7, 8, 9, 12, 14 (partially) and 15)

Table 4: Enterprise Zone Commitments November 2024

Parish	Application Reference	Application Status	Floorspace (m2)	Area (ha)	Permission Date	Expiry Date	Use Class	Address	Description
Lower Bullingham	231583	Not started	1,366	0.14	27/07/2023	27/07/2026	B8	Techtest (HR Smith), Netherwood Road, Rotherwas, Hereford, Herefordshire, HR2 6JU	Proposed storage building. (DOC 3, 4 & 7 see 233528)
Lower Bullingham	231121	Not started	5,500	0.55	29/09/2023	29/09/2026	E	Unit 15, Thorn Business Park, Rotherwas, Herefordshire, HR2 6JT	Proposed alteration of the existing empty workshop building to create two zones; The first to accommodate an HGV Wash and valet facility. The second to accommodate an environmental station, this is an area where the recycling skips are kept under cover. Construction of a single- storey office and welfare facility located between the two existing workshops. Construction of a double storey workshop extension.
Lower Bullingham	231816	Not started	1,152	0.12	10/10/2023	10/10/2026	B8	Arthur Oakley Transport Ltd, Ramsden Road, Rotherwas, Hereford, Herefordshire, HR2 6RQ	Proposed extension to existing storage building.
Dinedor	240694	Not started	226	0.02	01/08/2024	01/08/2027	B2/B8	Carpigiani House, Coldnose Road, Rotherwas, Hereford, Herefordshire, HR2 6JL	Proposed erection of a 226m ² (2,400 sq. ft.) Class B2/B8 industrial building and extended gabion wall (For DOC 3 & 4 see 240694)

Parish	Application Reference	Application Status	Floorspace (m2)	Area (ha)	Permission Date	Expiry Date	Use Class	Address	Description
Lower Bullingham	233512	Not started	5,237	0.52	01/03/2024	01/03/2027		Schaeffler UK, Holme Lacy Road, Hereford, Herefordshire, HR2 6BQ	Proposed extension of warehouse and replacement parking.
Lower Bullingham	220884	Not started	5,500	0.55	10/06/2022	10/06/2025		Keltruck Limited, Unit 15, Thorn Business Park, Rotherwas, Hereford, Herefordshire, HR2 6JT	Proposed extension to existing service workshop to create one additional service bay. alterations to existing empty workshop to create an internal HGV wash and valet facility, construction of a two-storey office and welfare facility in the space between the two existing buildings all to replace the temporary portable cabin office and welfare facility.