
Settlement:	Hereford	Site Ref:	BAPX
Site Address:	Brockington Council Offices, Hafod Road		

Summary Description:

Council offices, car parking and grounds. The site is within a Conservation Area and some trees are subject to TPOs. Flat site within a residential area. View into site: Limited Views from roadside, with well concealed mature boundary. Views of out site: Nearby dwellings only

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed. Retain trees as part of an overall scheme. TPO's present on the site.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Although visibility is poor at present from both existing accesses, the length of frontage to C1127 Hafod Road should allow a satisfactory junction to be achieved for the number of dwellings likely.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, due to the residential nature of the area. Availability may vary as relocation of offices should be accounted for. Mature trees would need protecting in order to preserve and enhance the sites location in the Conservation Area. Site is deliverable subject to conversion of existing buildings.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	ELR/05
Site Address:	Foley Trading Estate		

Summary Description:

Trading Estate, industrial/commercial buildings. Flat site within residential area.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Small employment site within residential area. Moderate quality buildings but well occupied. Access difficulties for longer vehicles. Despite being adjacent to and access through residential road, little or no bad neighbour issues.

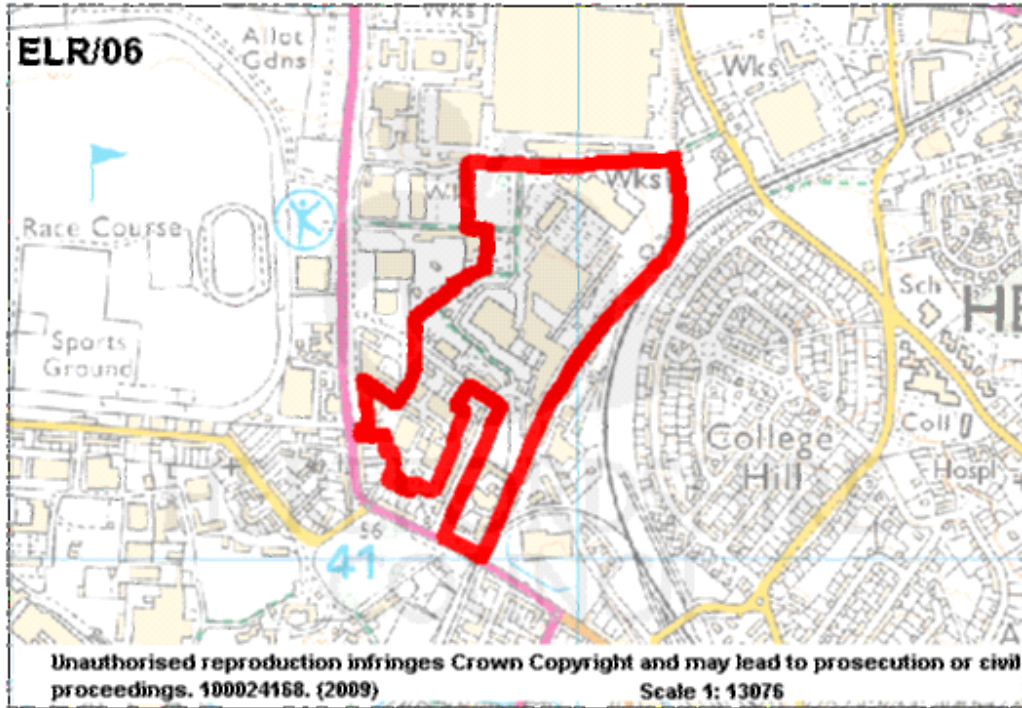
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: ELR/06

Site Address: Land at Holmer Road



Information Source:	Employment land review	Site Area (ha):	0.00
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	ELR/06
Site Address:	Land at Holmer Road		

Summary Description:

Employment site. Adjacent/surrounding land: Site is surrounded by office blocks, light industry. The site is visible from Holmer Road.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. The site is not well related to existing housing. Some new development and established businesses but scope for redeveloping to greater potential.

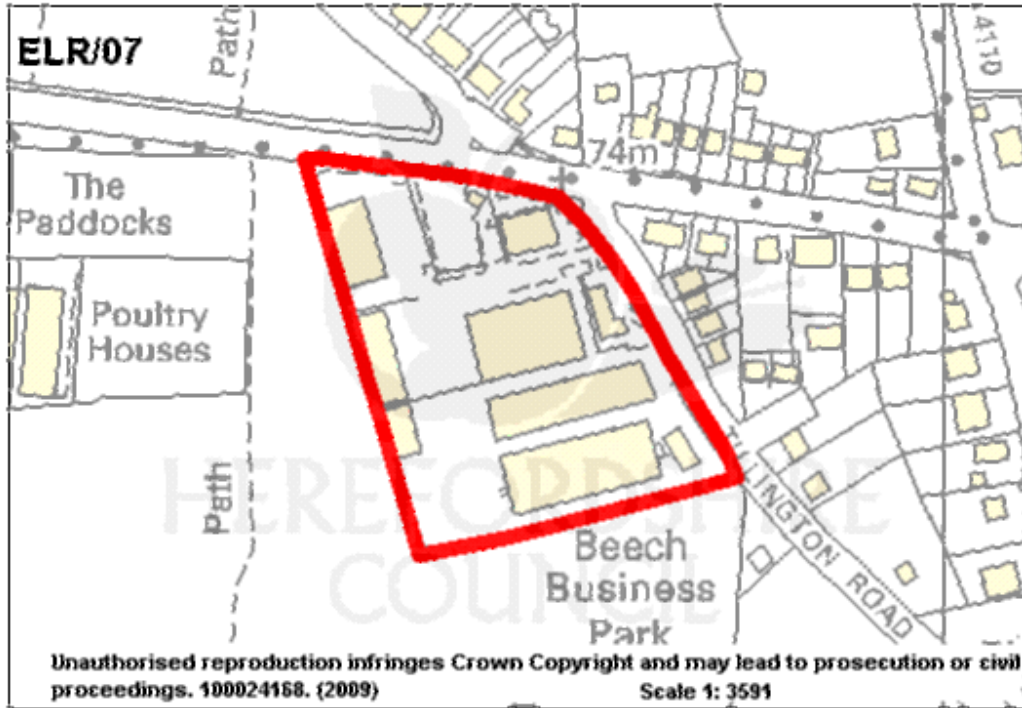
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: ELR/07

Site Address: Beech Business Park



Information Source:	Employment land review	Site Area (ha):	2.50
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	ELR/07
Site Address:	Beech Business Park		

Summary Description:

Employment Site. Adjacent/surrounding land: Agricultural to south and west, residential to east and north east.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

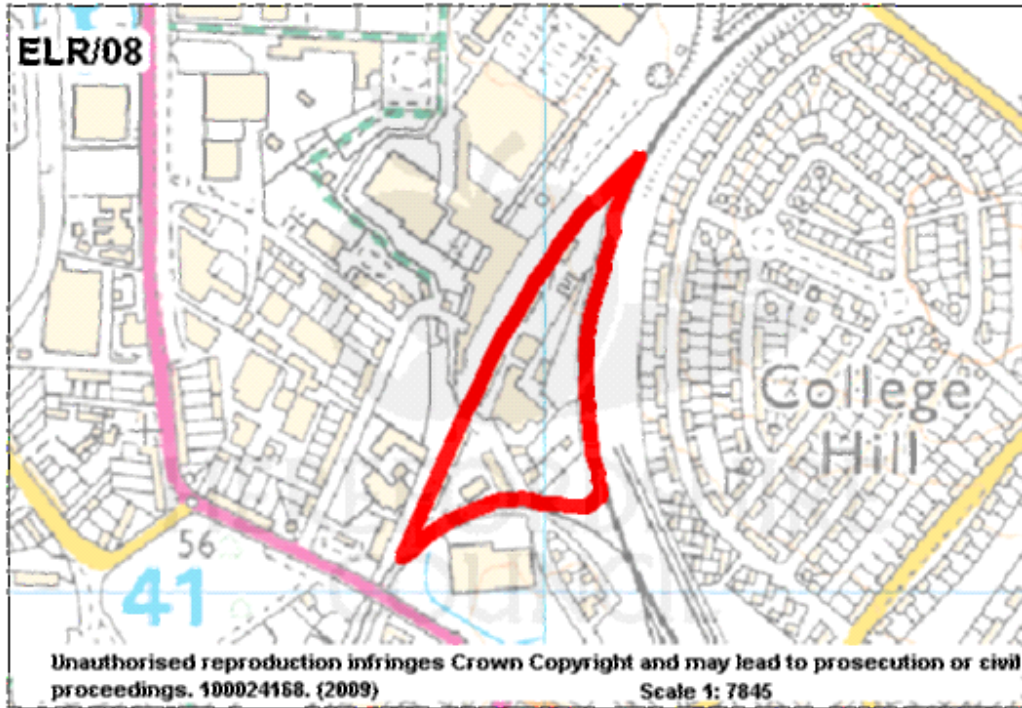
No. A small site with good mix of units and users. Little or no bad neighbour issues.

Can the entire site be developed?:

No

Settlement: Hereford
 Site Address: Burcott Road

Site Ref: ELR/08



Information Source:	Employment land review	Site Area (ha):	0.00
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	ELR/08
Site Address:	Burcott Road		

Summary Description:

Employment Site. Adjacent/surrounding land: Residential to east, light industry to north, south and west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

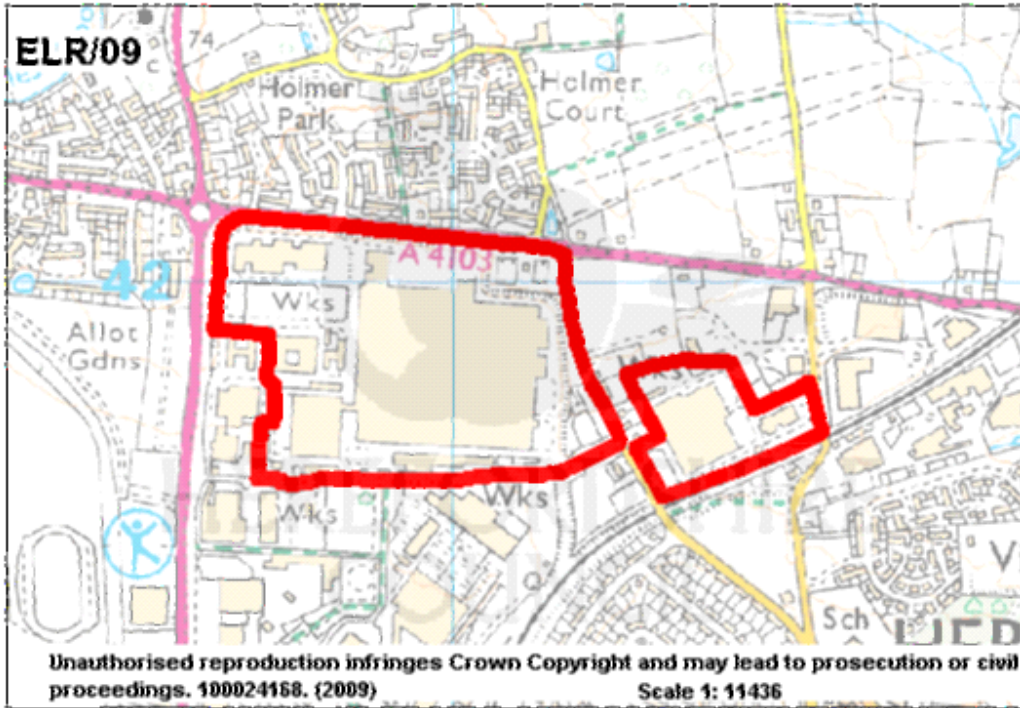
No. Small site with fairly modern units. Not well related to existing housing

Can the entire site be developed?:

No

Settlement: Hereford
 Site Address: Special Metals

Site Ref: ELR/09



Information Source:	Employment land review	Site Area (ha):	0.00
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	ELR/09
Site Address:	Special Metals		

Summary Description:

Employment Site. Adjacent/surrounding land: Site is surrounded by office blocks, light industry. The site has no relationship with residential areas. Height and character: 2/3 storey office blocks, light industrial units. Site is visible from Holmer Road

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Purpose built, established employment area split into two sites/owners. Little or no bad neighbour issues. Any redevelopment should be with employment B1 uses.

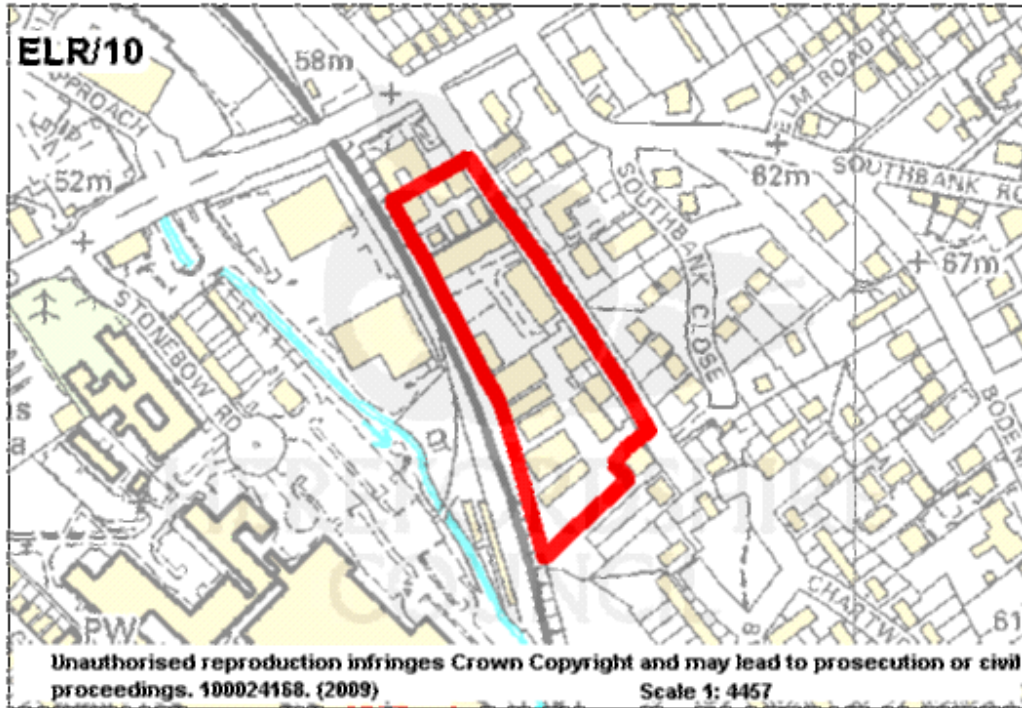
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: ELR/10

Site Address: Land at Rockfield Road



Information Source:	Employment land review	Site Area (ha):	1.70
Agricultural Land Classification:	N/A		

Suitable: Yes <input type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input checked="" type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	ELR/10
Site Address:	Land at Rockfield Road		

Summary Description:

Employment Site. Partly within a conservation area. Adjacent/surrounding land: Residential to north and east, hospital to west. Site integration: The site has no relationship with existing residential areas. Height and character: 2 storey dwellings.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Mixture of buildings and ages with good occupation. Little or no bad neighbour issues but well located to city centre.

Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: ELR/11

Site Address: Holmer Trading Estate



Information Source:	Employment land review	Site Area (ha):	8.20
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	ELR/11
Site Address:	Holmer Trading Estate		

Summary Description:

Employment Site. Adjacent/surrounding land: Residential to south, south west and east, light industry to north. Site integration: Site relates well to existing residential areas, but its proximity to railway line/light industry could cause problems. Height and character: 2 storey dwellings, 2/3 storey office blocks.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Comments not available - site was identified after Welsh Water's assessment of sites.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed.

Biodiversity:

Not surveyed

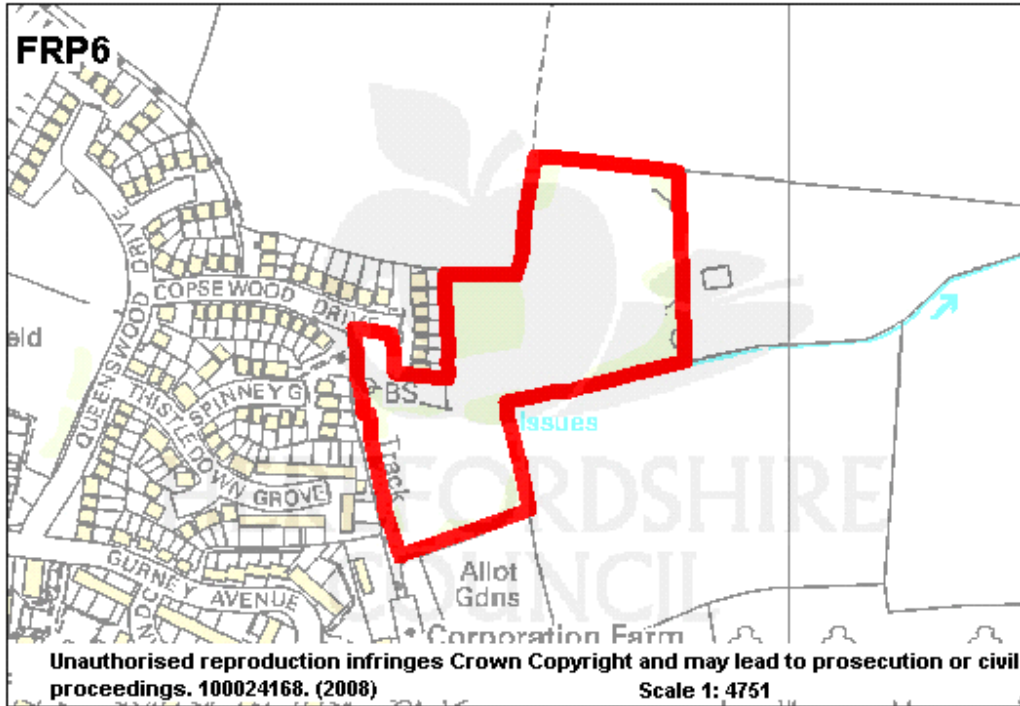
Is the site suitable (and achievable) for development?:

No. Council has confirmed its position at appeal in respect of mixed uses

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: FRP6
 Site Address: Land to the north of Highfield, Holywell Gutter Lane, Tupsley



Information Source:	Public sector land	Site Area (ha):	3.46
Agricultural Land Classification:	3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement: Hereford **Site Ref:** FRP6
Site Address: Land to the north of Highfield, Holywell Gutter Lane, Tupsley

Summary Description:

Grassland and garden. This site is incorporated with site HLAA/071/001 and HLAA/304/001. Adjacent/surrounding land: Allotment to south, farmland to east and south. Holywell Gutter Lane and housing to west. Site integration: The site lies adjacent to the current built form and is contained within physical boundaries. Views into site: Contained and localised. The land drops from Holywell Gutter Lane in an easterly and southerly direction. Garden land to south is flat

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High - Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Holywell Gutter Lane is not adopted highway, it is a bridleway HER47 and access could not be gained via this route. There is a possibility of access off Copsewood Drive subject to suitability and capacity of the road network in the area, and if the uneven topography can be overcome. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

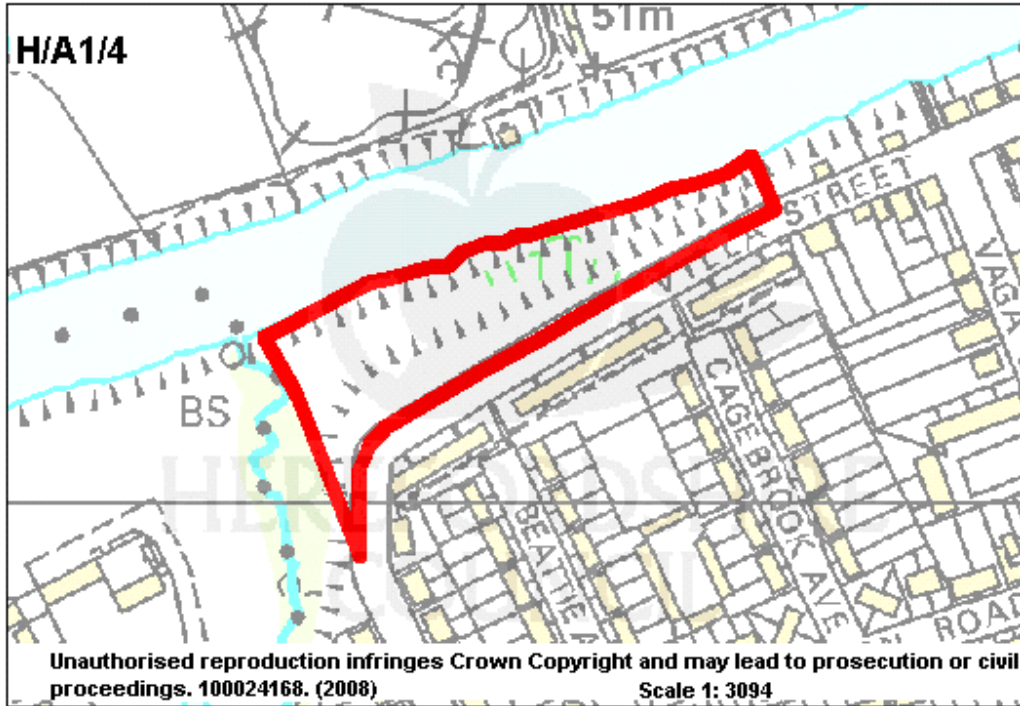
Is the site suitable (and achievable) for development?:

There may be some potential for development on part of this land subject to overcoming access and development should only be considered further towards the end of plan period if more suitable alternative sites are not available.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: H/A1/4
 Site Address: Land adjacent to Villa Street



Information Source:	2001 Capacity study	Site Area (ha):	0.92
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/A1/4
Site Address:	Land adjacent to Villa Street		

Summary Description:

Open space, flat narrow strip adjacent to river. Views into site: Very open site, views. Adjacent/surrounding land: Housing and open countryside and River Wye Site integration: The site is quite open and there is only one row of residential, little to link in with. Height and character: Flats 1970s 3 storey Additional comments: Site is within a Conservation Area

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Villa Street forms part of the cycle network route to the City Centre. Golden Post is quite narrow with on street parking and its capacity and suitability need to be considered.

Biodiversity:

Locally designated site adjacent to the River Wye SSSI

Is the site suitable (and achievable) for development?:

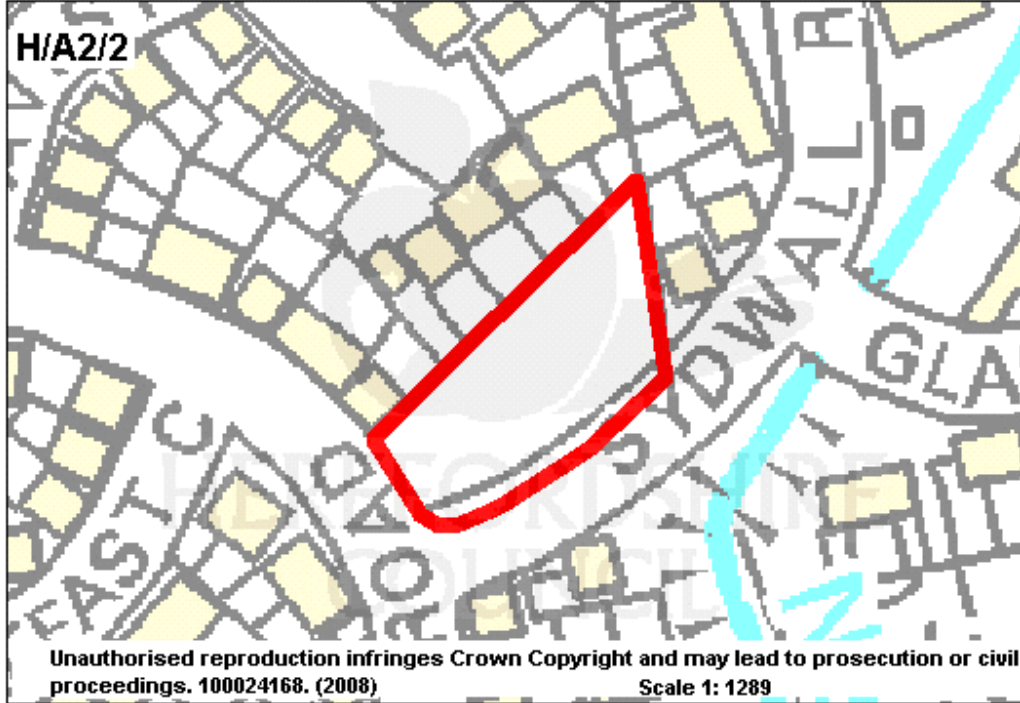
No, there are levelling issues as well as other nature and flooding constraints, also a very open site

Can the entire site be developed?:

No

Settlement: Hereford
Site Address: Sydwall Road

Site Ref: H/A2/2



Information Source:	2001 Capacity study	Site Area (ha):	0.14
Agricultural Land Classification:	N/A		

Suitable: Yes <input type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input checked="" type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	H/A2/2
Site Address:	Sydwall Road		

Summary Description:

Open Space.

(Application for six houses refused in 1996 under SH951340PF - open space)

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Subject to satisfactory access arrangement for the dwellings onto Sydwall Road, this site would be acceptable from a highway point of view.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. The site forms an important piece of open space in an otherwise built up area.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	H/A2/4
Site Address:	Home Farm, Belmont		

Summary Description:

Agricultural buildings. Adjacent/surrounding land: Residential and open countryside. The site is close to the residential area and flanked by housing on two sides. Height and character: 1980s style dwellings estate housing. Views into site: The site is visible from the roadside, there are some buildings which block views into the site. Views out of site: Local views only as the area is reasonably flat

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access to this site from A465 may be achievable at the eastern end, away from the junction with Haywood lane which is opposite the site and dependant on visibility. Alternatively an access would need to be through the adjacent site HLAA/310/001 onto C1199. A footpath/cycle link to the adjacent residential development to the north east would be required.

Biodiversity:

Not surveyed

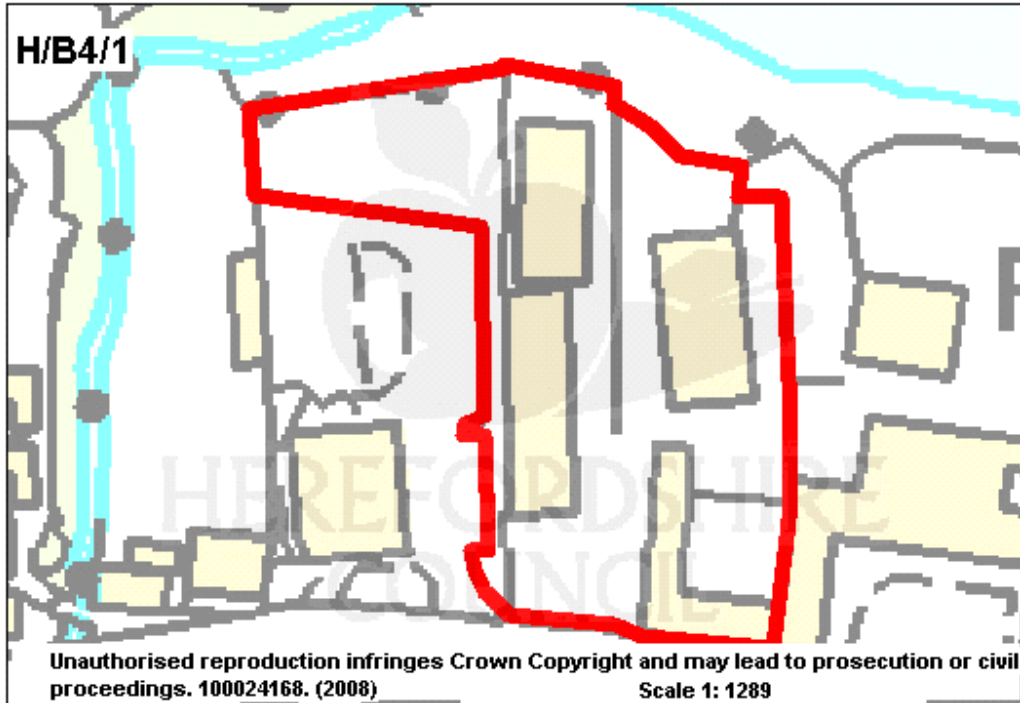
Is the site suitable (and achievable) for development?:

Yes, good site in relation to the Belmont area. Could easily link in with existing housing dependant on landowner

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/B4/1
 Site Address: Holme Lacy Industrial Estate



Information Source:	2001 Capacity study	Site Area (ha):	0.54
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/B4/1
Site Address:	Holme Lacy Industrial Estate		

Summary Description:

Commercial buildings. Adjacent/surrounding land: Public house (The Wye Inn) and residential.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Any access to this site is compromised by lack of junction stagger with Windsor Road opposite. A mini roundabout may be a possibility.

Biodiversity:

Not surveyed

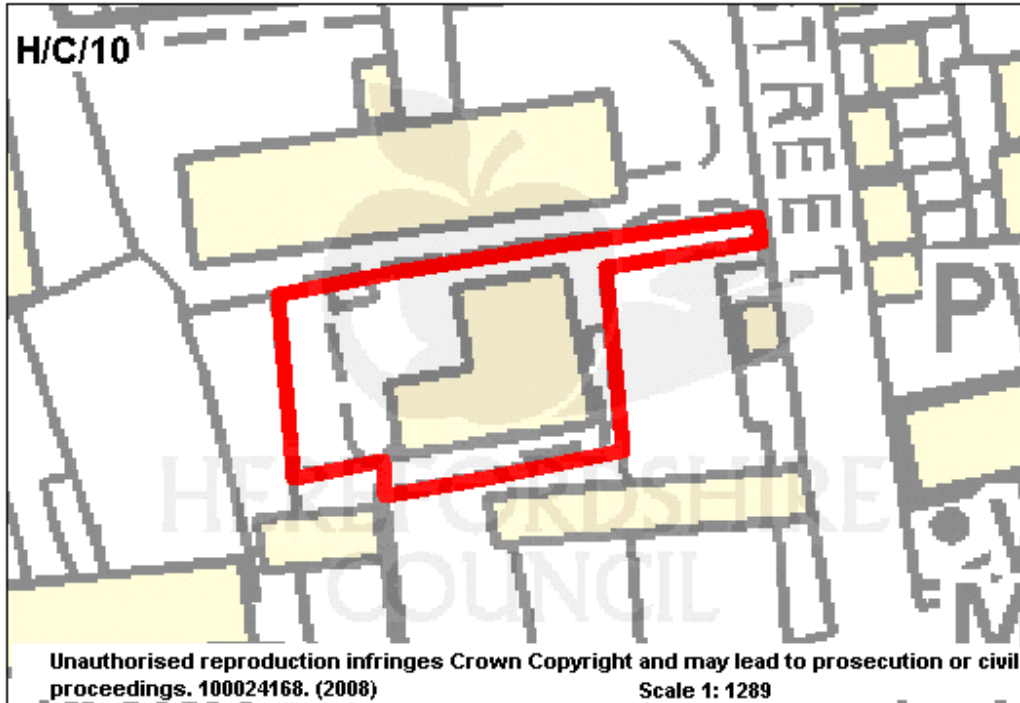
Is the site suitable (and achievable) for development?:

No. Site within a high risk of flood.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: H/C/10
 Site Address: Herefordshire Council Museum Resource Centre



Information Source:	2001 Capacity study	Site Area (ha):	0.22
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input checked="" type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/C/10
Site Address:	Herefordshire Council Museum Resource Centre		

Summary Description:

Museum Building. This resource centre has recently undergone a substantial refurbishment. Therefore the site is no longer available for housing development.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access off Friars Street, suitable for small number of dwellings. Reduced parking levels may be considered, with cycle storage, as this is a suitable sustainable location.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

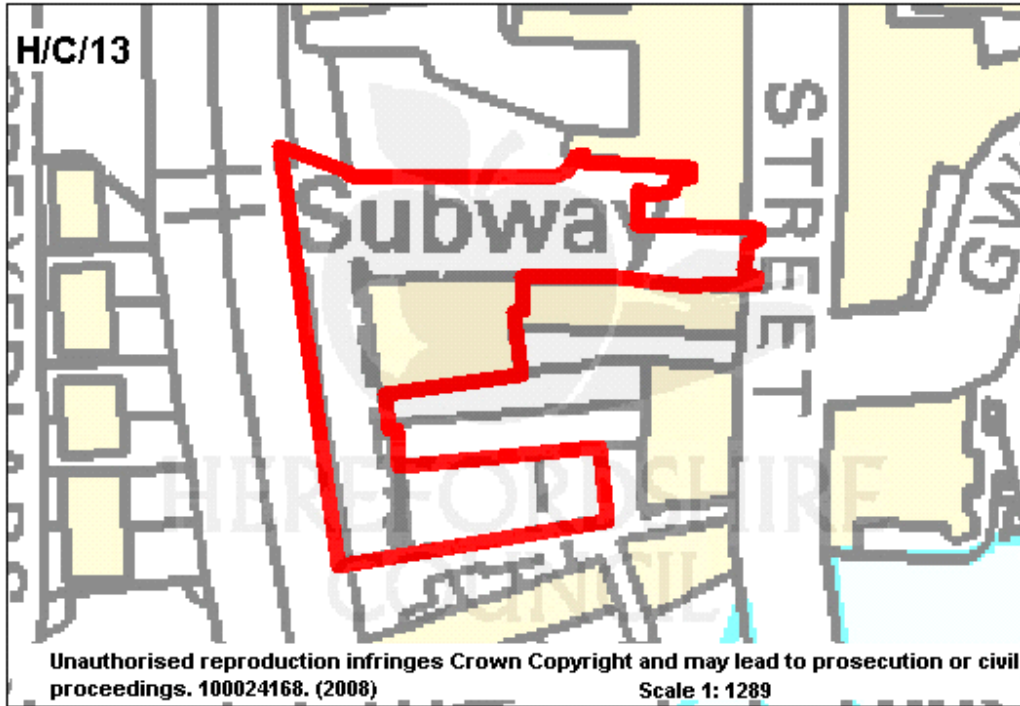
Site is suitable, however, the centre has only recently been opened following a substantial refurbishment. Therefore it is assumed that the site is no longer available for housing development.

Can the entire site be developed?:

Yes

Settlement: Hereford
Site Address: Rear of Bridge

Site Ref: H/C/13



Information Source:	2001 Capacity study	Site Area (ha):	0.29
Agricultural Land Classification:	N/A		

Suitable: Yes <input type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input checked="" type="checkbox"/>	
Suitable: Part <input type="checkbox"/>	
Achievable: Yes <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Achievable: No <input checked="" type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>

Settlement:	Hereford	Site Ref:	H/C/13
Site Address:	Rear of Bridge		

Summary Description:

Commercial land / premises. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access off Bridge Street would be acceptable for a small development Access via car park and subway unlikely to be acceptable. City wall severs site. Reduced parking levels would be considered, with cycle storage, as this is a sustainable location. Loss of city centre parking may be an issue.

Biodiversity:

Not surveyed

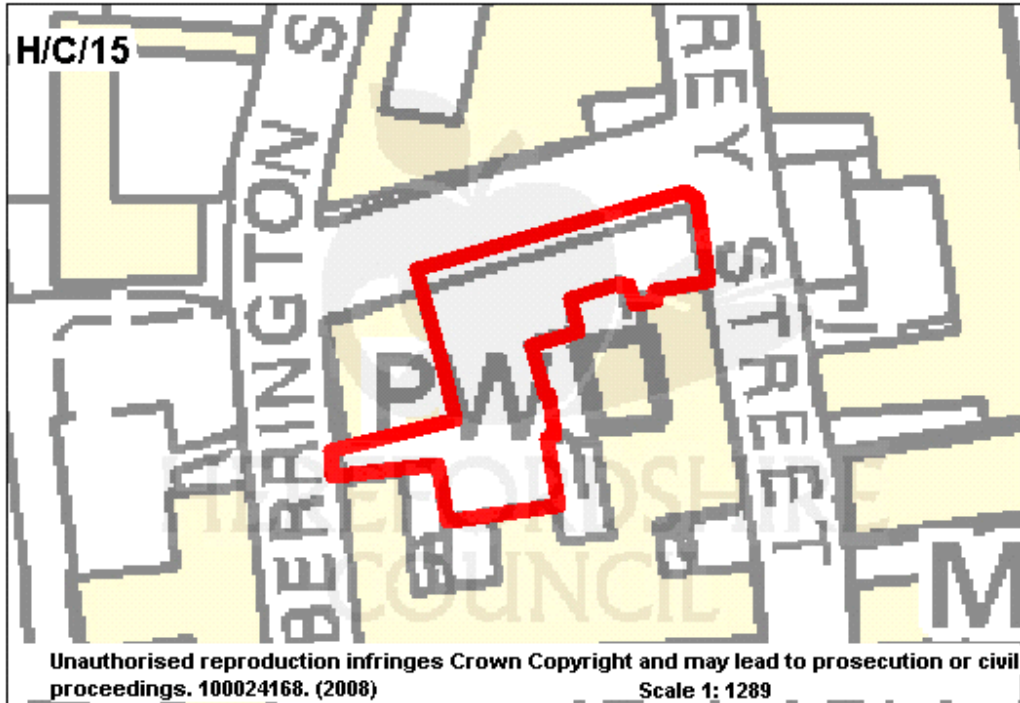
Is the site suitable (and achievable) for development?:

The site is not considered suitable and achievable for development, as there are ownership issues.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/C/15
 Site Address: Berrington Street, Aubrey Street



Information Source:	2001 Capacity study	Site Area (ha):	0.14
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 7
Suitable: No <input type="checkbox"/>	
Suitable: Part <input type="checkbox"/>	
Achievable: Yes <input checked="" type="checkbox"/>	Greenfield <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input checked="" type="checkbox"/>
	Timescale: Not In Current Plan Period <input type="checkbox"/>

Settlement:	Hereford	Site Ref:	H/C/15
Site Address:	Berrington Street, Aubrey Street		

Summary Description:

Commercial land/buildings. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access off Little Berrington Street would be acceptable. Reduced parking levels would be considered, with cycle storage, as this is a sustainable location. Loss of city centre parking may be an issue.

Biodiversity:

Not surveyed

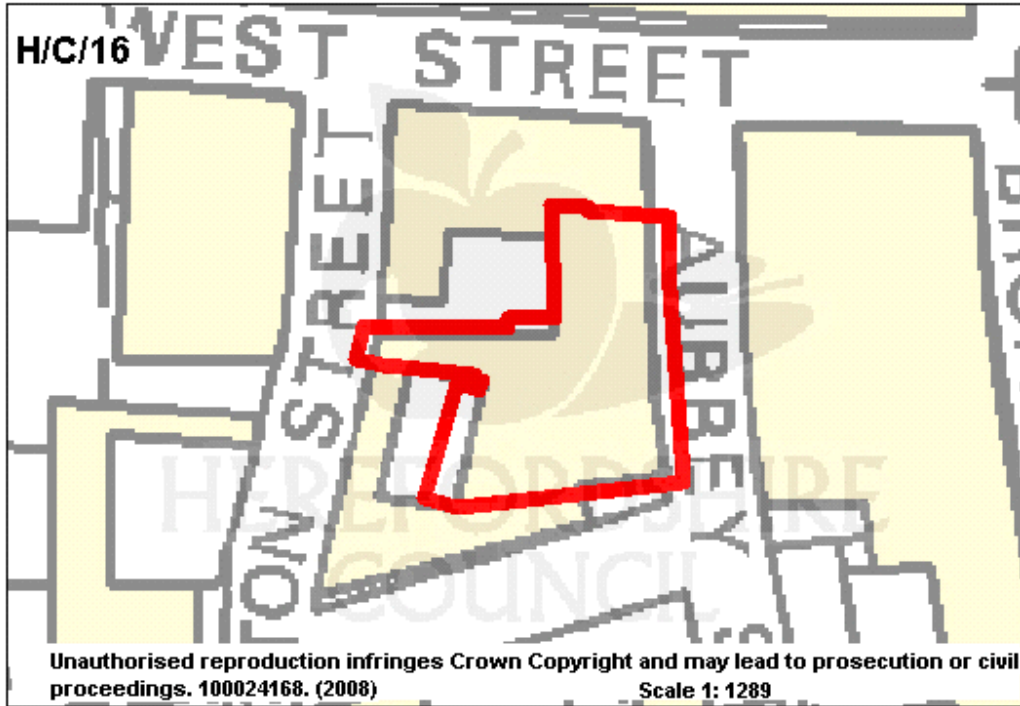
Is the site suitable (and achievable) for development?:

Yes, a site currently available in the urban area. Archaeological and flood issues to be addressed. Car parking to be offset.

Can the entire site be developed?:

No. Only land outside flood zone 3.

Settlement: Hereford Site Ref: H/C/16
 Site Address: Green Dragon Hotel Car Park



Information Source:	2001 Capacity study	Site Area (ha):	0.17
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 10
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	H/C/16
Site Address:	Green Dragon Hotel Car Park		

Summary Description:

Private hotel car park. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access off Aubrey Street or Little Berrington Street would be acceptable. Reduced parking levels would be considered, with cycle storage, as this is a sustainable location. Loss of hotel parking may be an issue.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, a site currently available in the urban area however loss of car parking may be an issue.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	H/C/18
Site Address:	Workshop at Portland Street		

Summary Description:

Commercial land and buildings. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

As long as no intensification of traffic over existing use, would be an acceptable site. Reduced parking levels would be considered, with cycle storage, as this is a sustainable location.

Biodiversity:

Not surveyed

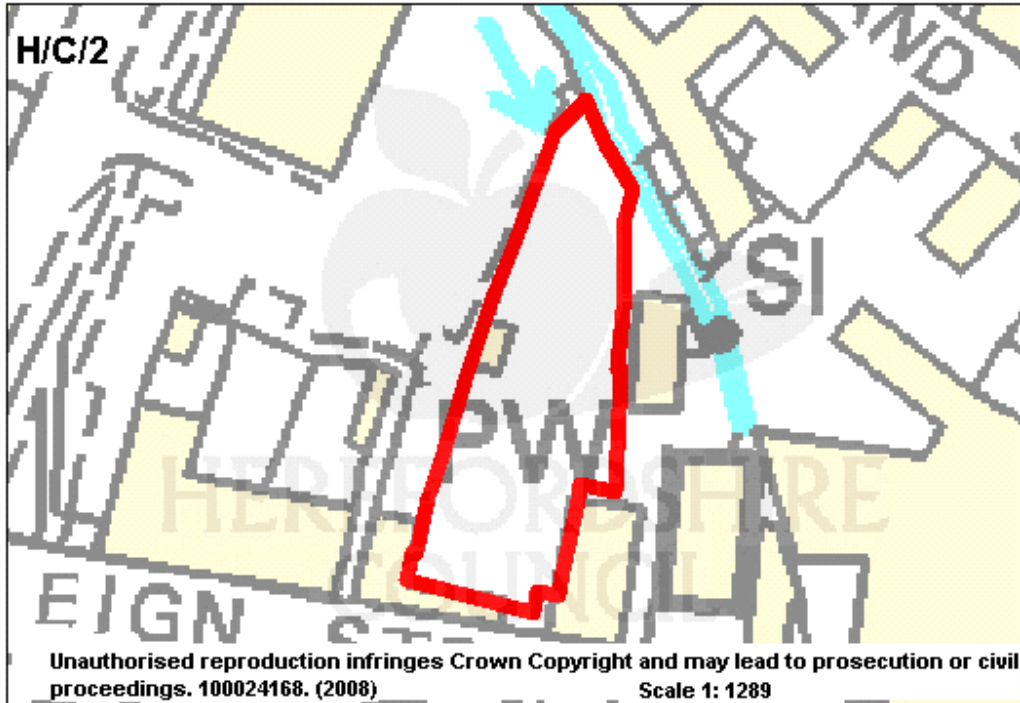
Is the site suitable (and achievable) for development?:

Yes, a site currently suitable for housing in the urban area

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/C/2
 Site Address: Horse and Groom Public House Car Park



Information Source:	2001 Capacity study	Site Area (ha):	0.19
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	10
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/C/2
Site Address:	Horse and Groom Public House Car Park		

Summary Description:

Public/private car park. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Parking provision for public house would need to be considered, if this is to remain. Reduced parking levels may be considered, with cycle storage, as this is a sustainable location. Access width may limit numbers.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, the site is suitable for housing in the urban area subject to addressing the flood constraint

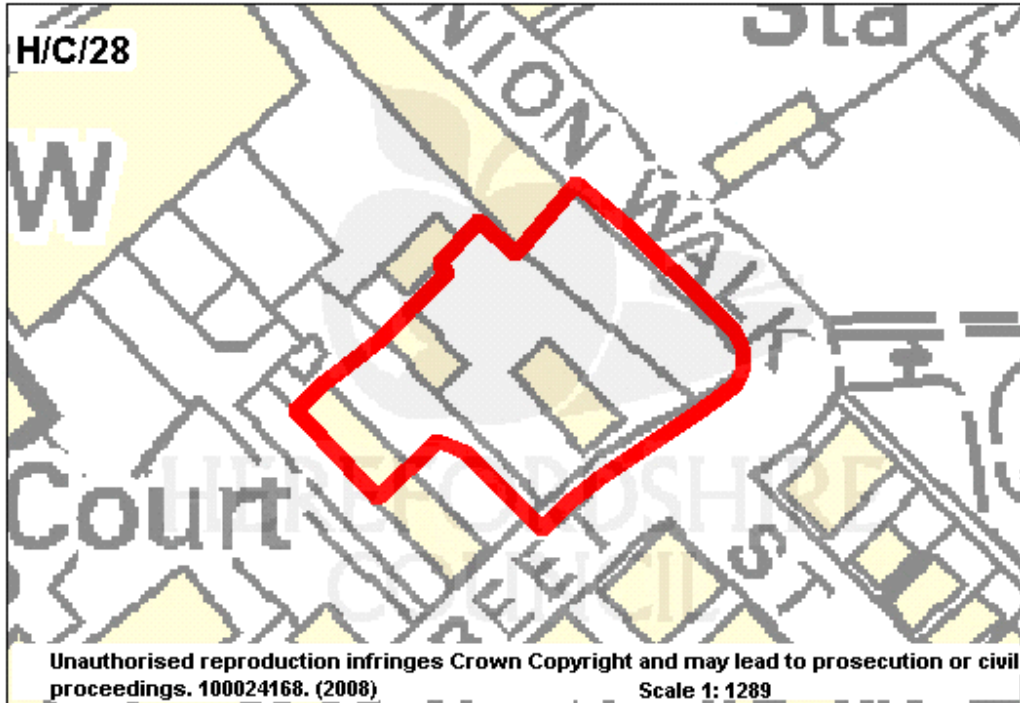
Can the entire site be developed?:

No. Only land outside flood zone 3.

Settlement: Hereford

Site Ref: H/C/28

Site Address: Land at Kyrle Street



Information Source:	2001 Capacity study	Site Area (ha):	0.24
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	10
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/C/28
Site Address:	Land at Kyrle Street		

Summary Description:

Surface (public) car park on corner plot. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access onto Kyrle Street preferable to avoid one way traffic restriction on Union Walk. Reduced parking levels may be considered, with cycle storage, as this is a sustainable location.

Biodiversity:

Not surveyed

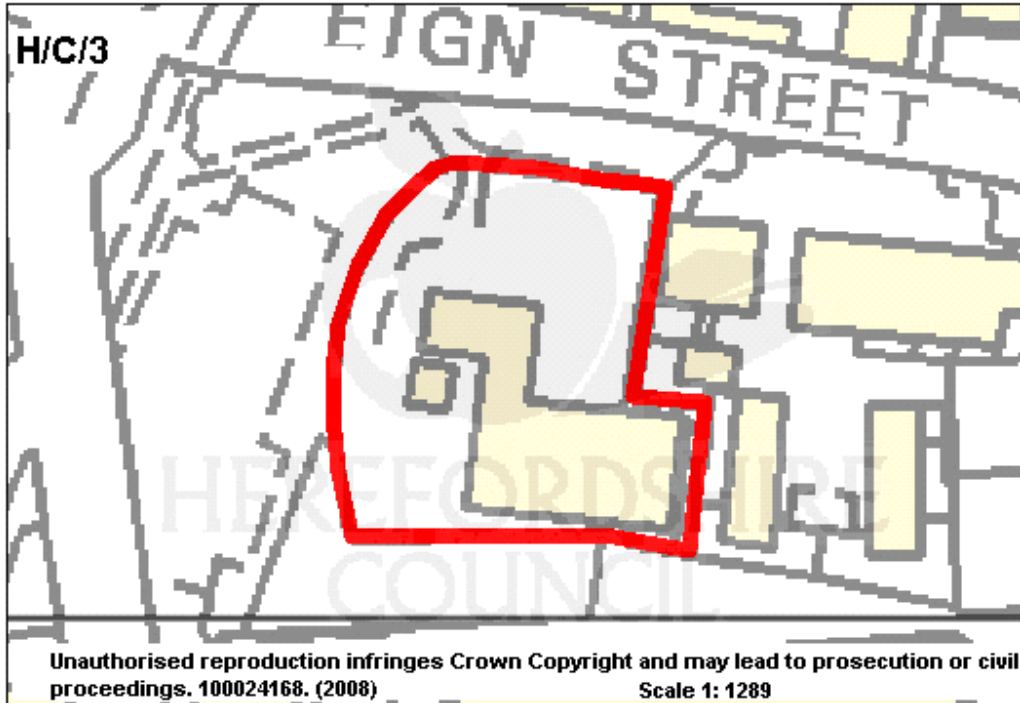
Is the site suitable (and achievable) for development?:

Yes, a site currently suitable for housing in the urban area

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/C/3
 Site Address: Health Authority Offices, Victoria Street



Information Source:	2001 Capacity study	Site Area (ha):	0.34
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	14
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/C/3
Site Address:	Health Authority Offices, Victoria Street		

Summary Description:

Previous Health Authority Offices. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Use of existing access would be acceptable for the numbers indicated. Reduced parking levels may be considered, with cycle storage, as this is a sustainable location.

Biodiversity:

Not surveyed

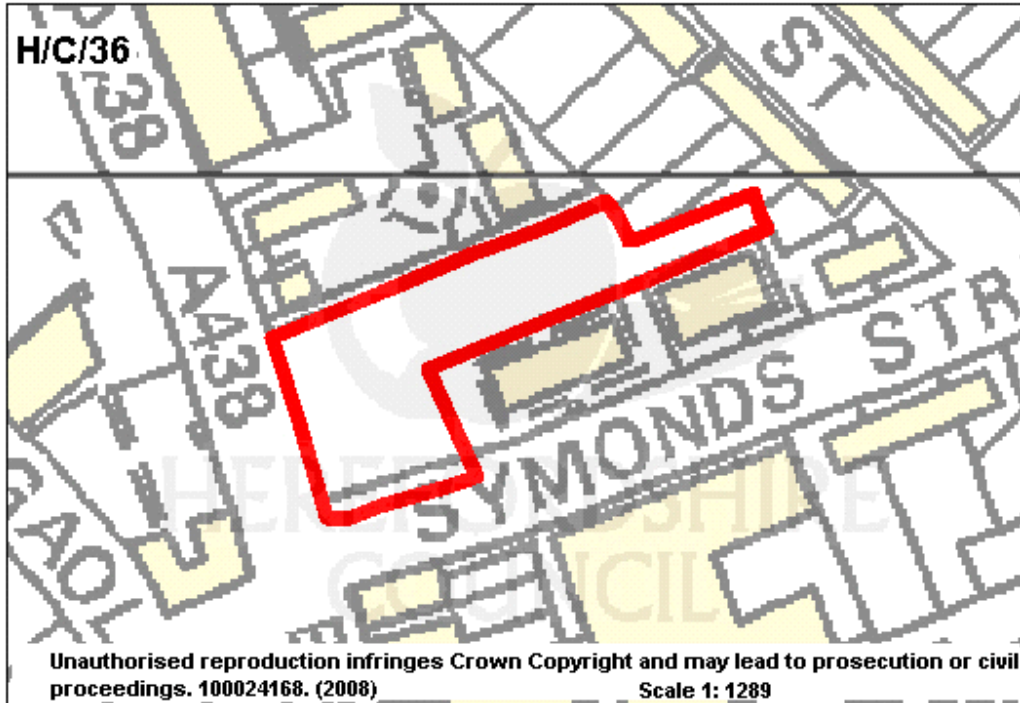
Is the site suitable (and achievable) for development?:

Yes, a site currently suitable for housing in the urban area

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/C/36
 Site Address: Land off Symonds Street



Information Source:	2001 Capacity study	Site Area (ha):	0.16
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity: 7	
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/C/36
Site Address:	Land off Symonds Street		

Summary Description:

Public car park. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Loss of city centre car parking may be an issue. Access should be from Symonds Street. Reduced parking levels may be considered, with cycle storage, as this is a sustainable location.

Biodiversity:

Not surveyed

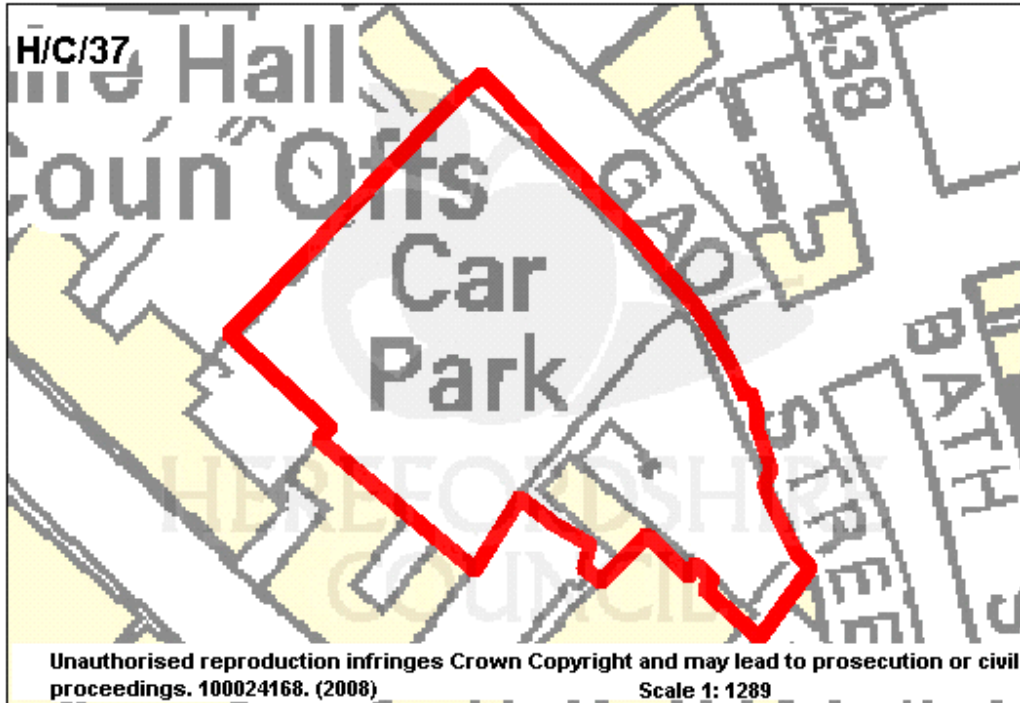
Is the site suitable (and achievable) for development?:

Yes, a site currently suitable for housing in the urban area. However, loss of town centre carpark should be considered

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/C/37
 Site Address: Car park opposite John Venn Building, Gaol Street



Information Source:	2001 Capacity study	Site Area (ha):	0.48
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	19
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/C/37
Site Address:	Car park opposite John Venn Building, Gaol Street		

Summary Description:

Public car park. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Loss of city centre car parking may be an issue. Access should be from Gaol Street, and could be more than one point of access but would need to avoid one way section of Gaol Street. Reduced parking levels may be considered, with cycle storage, as this is a sustainable location.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, a site currently available in the urban area. However, loss of town centre car park should be considered and impact of development on Scheduled Ancient Monument assessment.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	H/C/38
Site Address:	Rear of surgery, St Owen Street		

Summary Description:

Private car park. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Existing access is very poor, as very narrow with little visibility. Would be better as combined site with H/C37 adjacent. Reduced parking levels would be considered, with cycle storage, as is a sustainable location.

Biodiversity:

Not surveyed

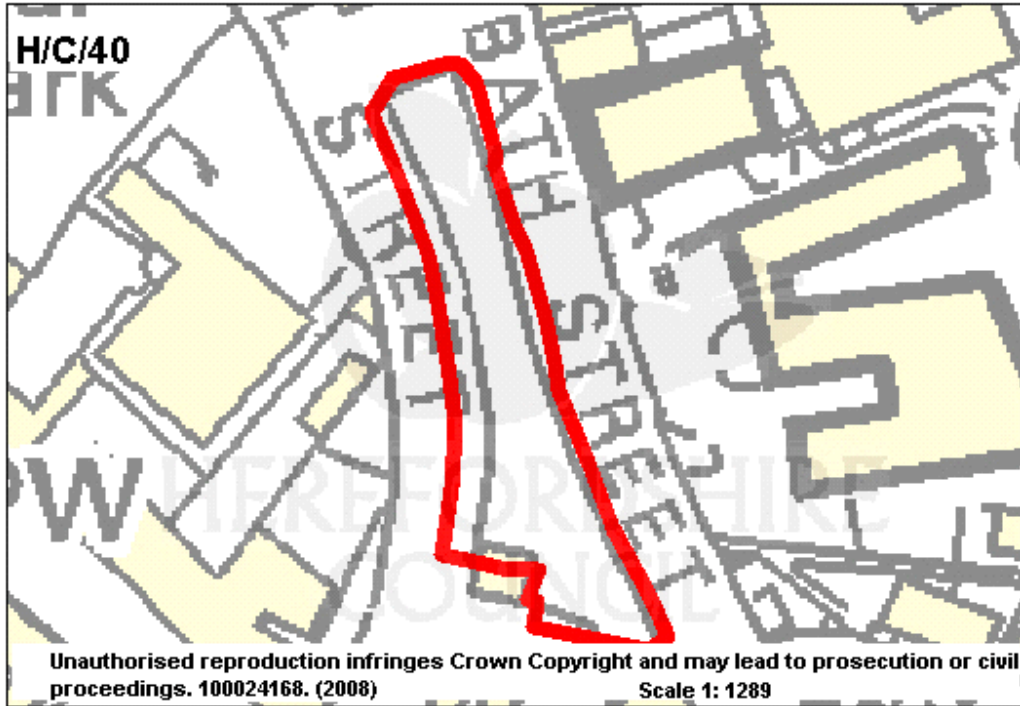
Is the site suitable (and achievable) for development?:

Yes, a site suitable for housing in the urban area. However, loss of town centre car park should be considered as well as poor access.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/C/40
 Site Address: Gaol Street Car Park



Information Source:	2001 Capacity study	Site Area (ha):	0.20
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity: 8	
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/C/40
Site Address:	Gaol Street Car Park		

Summary Description:

Public car park. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Loss of city centre car parking may be an issue. Due to shape of the site, to achieve dwellings with parking will be difficult, unless parking is situated in the wider southern section of the site. Frontage/undercroft parking would not be acceptable from either road. Vehicular access could be from Bath Street, but would need to be located away from the bend at the southern end of the site. A footway should be provided and dedicated as highway along Gaol Street frontage. Reduced parking levels may be considered, with cycle storage, as this is a sustainable location.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, a site currently considered suitable for housing in the urban area. However, loss of town centre car park should be considered and impact on Scheduled Ancient Monument - the city walls.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	H/C/47
Site Address:	Land adjacent to Pulling Mews		

Summary Description:

Private car park. Site is within a Conservation Area. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Loss of city centre car parking may be an issue. Access should be from East Street. Reduced parking levels, or car free may be considered, with cycle storage, as this is a sustainable location.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, a site currently considered suitable for housing in the urban area. However, loss of car park in residential area should be considered

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	H/D/25
Site Address:	Redevelopment of business south side of Kings Acre Road		

Summary Description:

Current business premises. Flat site. Views into site: Views are relatively contained by existing boundaries.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value and a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access is unsuitable for 10 properties, without land acquisition. A new access road here would be unacceptable due to the number of junctions and garage access in the vicinity. Possibly less than five dwellings (including existing) off a private drive may be acceptable, if no intensification of use, and would not require land acquisition.

Biodiversity:

Not surveyed

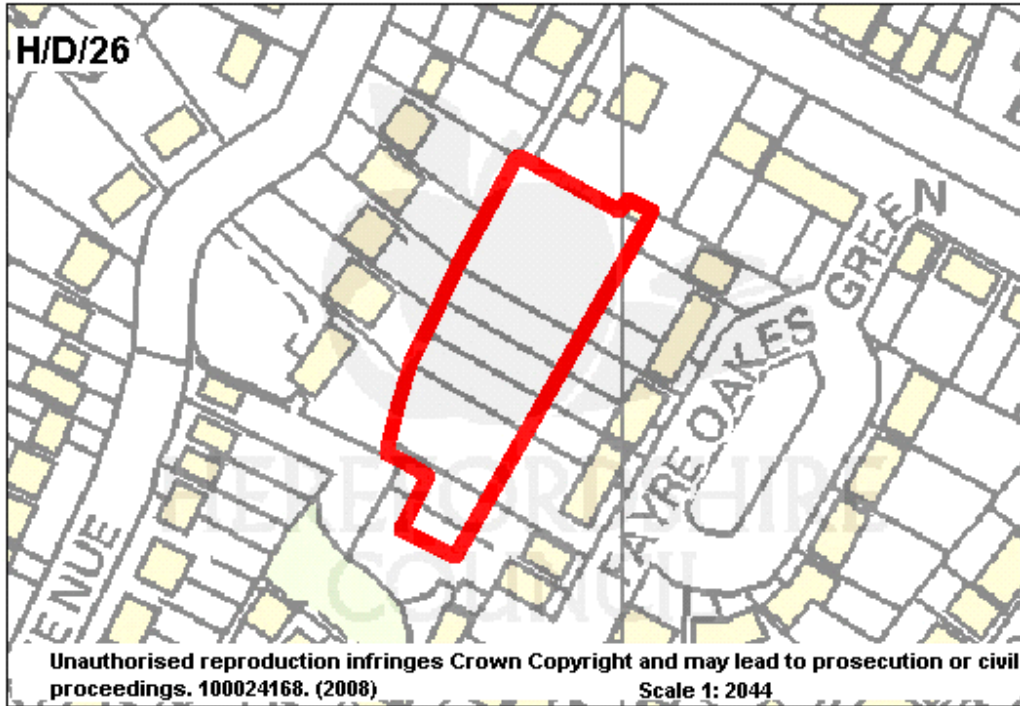
Is the site suitable (and achievable) for development?:

Yes, a site currently considered suitable for housing in the urban area. Site is deliverable pending resolution of access.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/D/26
 Site Address: Large rear gardens, Fayre Oakes Green



Information Source:	2001 Capacity study	Site Area (ha):	0.36
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/D/26
Site Address:	Large rear gardens, Fayre Oakes Green		

Summary Description:

Residential gardens.

Application for one dwelling dismissed on appeal DCCW2004/1158/O

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Existing access inadequate to serve proposed development. A new junction would be unacceptable due to proximity of Fayre Oaks Drive, Moor Park Road and service road to 45-51 Kings Acre Road. Any intensification of use of the existing access is not acceptable for this reason.

Biodiversity:

Not surveyed

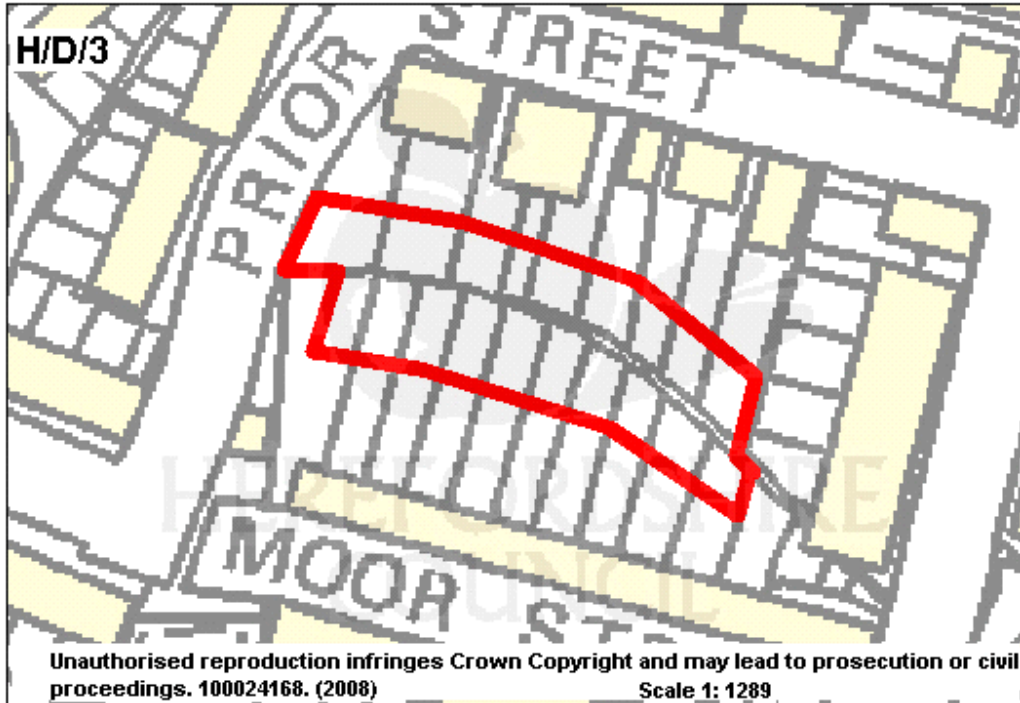
Is the site suitable (and achievable) for development?:

No the site is not considered suitable and achievable for housing primarily due to inadequate access opportunities and there are site assembly issues.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: H/D/3
 Site Address: Rear gardens between Prior Street and Moor Street



Information Source:	2001 Capacity study	Site Area (ha):	0.20
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/D/3
Site Address:	Rear gardens between Prior Street and Moor Street		

Summary Description:

Residential gardens.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

To achieve an access and parking for units within this site will be difficult, and the creation of a suitable access will involve the relocation of 5 existing parking spaces for properties on Prior Street.

Biodiversity:

Not surveyed

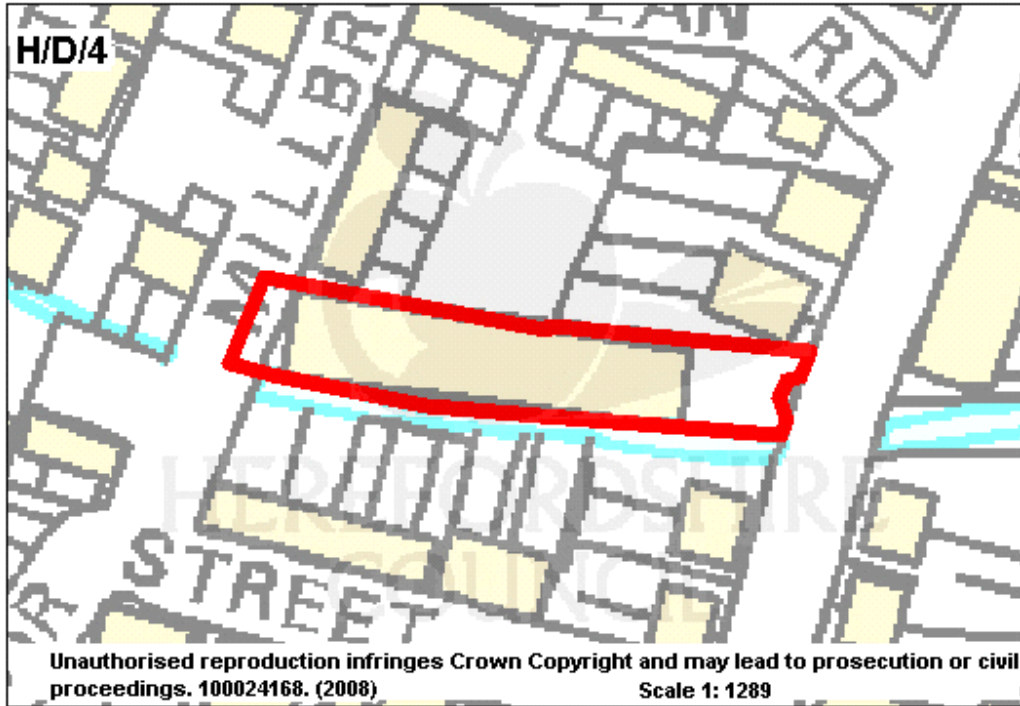
Is the site suitable (and achievable) for development?:

No given difficulties of gaining suitable access, flood constraints and land assembly issues.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: H/D/4
 Site Address: Noah's Ark Nursey and Christian Life Centre, Edgar Street



Information Source:	2001 Capacity study	Site Area (ha):	0.15
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 7
Suitable: No <input type="checkbox"/>	
Suitable: Part <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 6-10 Years <input checked="" type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>

Settlement:	Hereford	Site Ref:	H/D/4
Site Address:	Noah's Ark Nursey and Christian Life Centre, Edgar Street		

Summary Description:

Community building.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception must be applied for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Extent of any access to A49 would be subject to Highway Agency determination. Access could be obtained from Millbrook Street if this was widened to match that part to the north, however visibility is likely to be a problem to the south and may require third party land acquisition.

Biodiversity:

Not surveyed

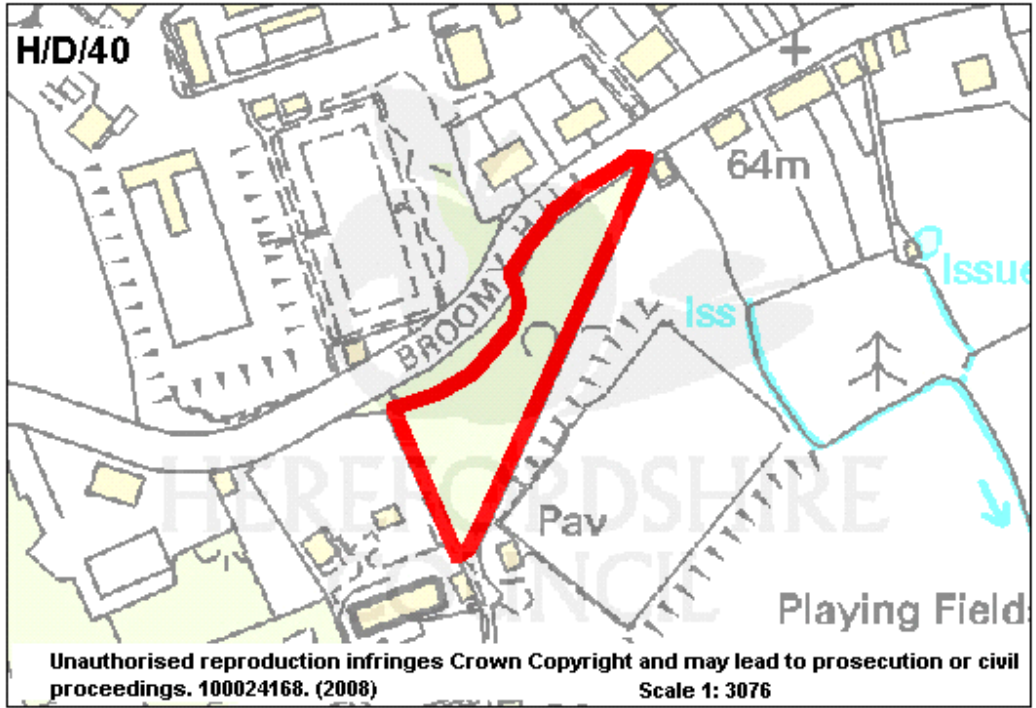
Is the site suitable (and achievable) for development?:

Yes, a site currently available in the urban area but subejct to flood alleviation

Can the entire site be developed?:

Yes - subject to Environment Agency approval.

Settlement: Hereford Site Ref: H/D/40
 Site Address: Land north of access road to Waterworks Museum, Broomy Hill



Information Source:	2001 Capacity study	Site Area (ha):	0.48
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/D/40
Site Address:	Land north of access road to Waterworks Museum, Broomy Hill		

Summary Description:

Open land, sloping with extensive views across the river. Site is within a Conservation Area.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

This area of land has severe level differences and to achieve dwellings with access, driveways and parking spaces will be very difficult. If an upgraded access along the museum access is chosen, any reductions in level of the site for building will require structural support of Broomy Hill. Visibility at junction of access with Broomy Hill is unacceptably poor in both directions, and in third party control to the east. Poor public transport availability.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No, due to the steep gradient of the slope.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	H/D/5
Site Address:	Redevelopment of commercial buildings, Millbrook Street (west)		

Summary Description:

Community buildings.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception must be applied for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Suitable access could be obtained from Millbrook Street. Access to Great Western Way cycle routes at Penhaligon Way and good cycle/pedestrian links from south end of Millbrook Street to north across Widemarsh Common.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

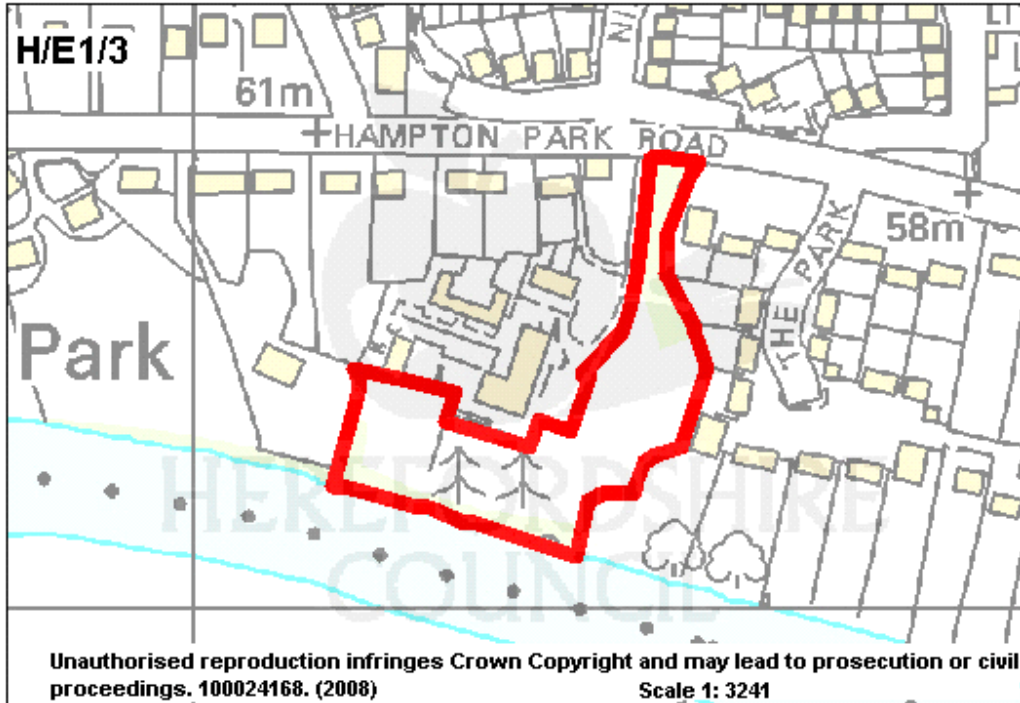
Yes

Can the entire site be developed?:

Yes, subject to flood constraint

Settlement: Hereford
 Site Address: Litley Court

Site Ref: H/E1/3



Information Source:	2001 Capacity study	Site Area (ha):	0.91
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input checked="" type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/E1/3
Site Address:	Litley Court		

Summary Description:

Residential grounds. Site gradually slopes to south and river. Site is within a Conservation Area. Views into site: Extensive views at south towards and across the river. Site was sold by Bond Homes to Litley Court Management Company Ltd subject to the rights being granted by the lease of the apartments for 999 years to be used as a private garden.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Existing access junction and road could probably be used to serve the development.

Biodiversity:

Locally designated sites where habitats are to be protected

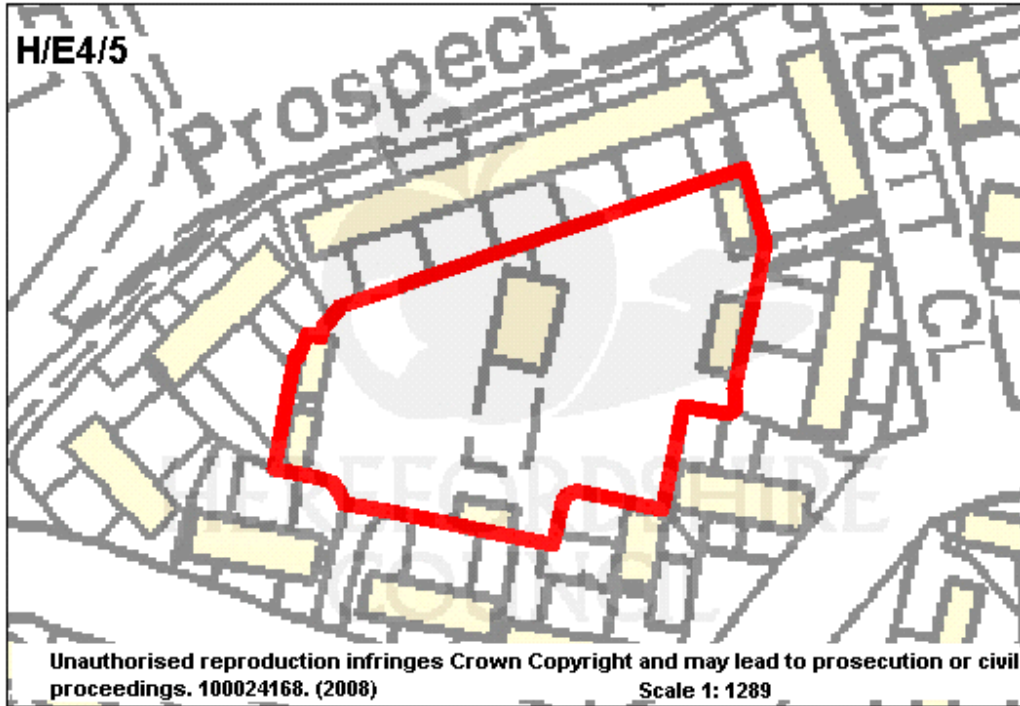
Is the site suitable (and achievable) for development?:

Whilst site is considered suitable for housing, it is subject to a restrictive covenant. As such there is no realistic prospect of the site coming forward for development.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: H/E4/5
 Site Address: Part Garage Court off Whittern Way



Information Source:	2001 Capacity study	Site Area (ha):	0.34
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/E4/5
Site Address:	Part Garage Court off Whittern Way		

Summary Description:

Garaging forecourt. Flat site. Views into site: Limited, local views

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Good access to schools and college. However, the development of this extensive garage/parking area (around 100 spaces), which serves many properties on Whittern Way, Prospect Walk and Pigott Close, and in an area which already suffers from problems due to on street parking, would be unacceptable.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Car parking and garages are well used, access points are totally inadequate and the site is therefore unlikely to be delivered in isolation. Development would be difficult to achieve and the site is overlooked by existing dwellings.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	H/E4/9
Site Address:	Part of garden of nursing home east side of Aylestone Hill		

Summary Description:

Grounds to nursing home. Site is within a Conservation Area. North/east sloping land. Views into site: Extensive views across Lugg Meadows to/from east.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Existing access is narrow and has poor visibility. Subject to satisfactory visibility being achieved, a private drive onto Aylestone Hill for up to 5 dwellings could be achieved. A greater number of dwellings is likely to require combination with the nursing home access and an adoptable road constructed, which would require greater visibility which may require third party land acquisition.

Biodiversity:

Not surveyed

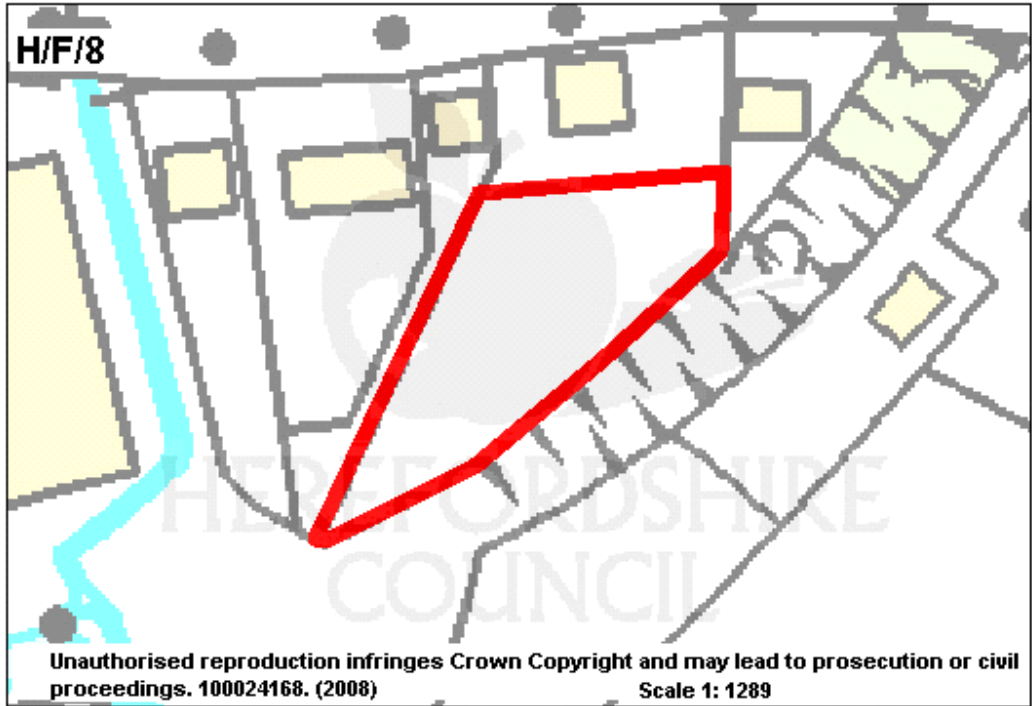
Is the site suitable (and achievable) for development?:

Yes, a site currently available in the urban area

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/F/8
 Site Address: Land to east of 'Coldbrook'



Information Source:	2001 Capacity study	Site Area (ha):	0.20
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 5
Suitable: No <input type="checkbox"/>	
Suitable: Part <input type="checkbox"/>	
Achievable: Yes <input checked="" type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
	Timescale: Not In Current Plan Period <input type="checkbox"/>

Settlement:	Hereford	Site Ref:	H/F/8
Site Address:	Land to east of 'Coldbrook'		

Summary Description:

Residential garden. Flat site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Visibility problems due to road curvature and vertical alignment to the east of the site mean that it is very unlikely that a satisfactory access could be obtained.

Biodiversity:

Not surveyed

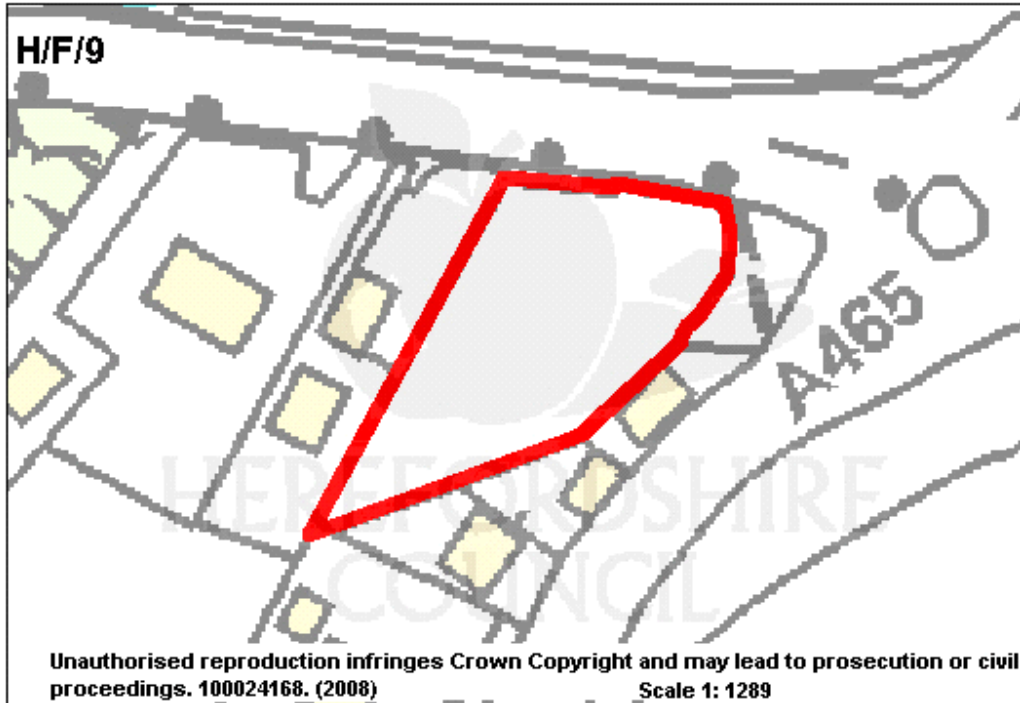
Is the site suitable (and achievable) for development?:

Yes, a site currently available in the urban area

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: H/F/9
 Site Address: Land east of April Lodge and Brampton



Information Source:	2001 Capacity study	Site Area (ha):	0.22
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	H/F/9
Site Address:	Land east of April Lodge and Brampton		

Summary Description:

Residential garden. Flat site. Views into site: Views from the north and open countryside. Views out of site: Views towards the north and open countryside.

Flood Information:

The site is classified as being partially in zone 2 and the risk of fluvial flooding may be medium to low. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Location of site very close to roundabout is unacceptable for an access on to A4103 Roman Road to serve the development. An access onto A465 Aylestone Hill is unlikely to be acceptable for the same reason.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Site is not considered suitable and achievable as it is constrained by flood risk, access and protected trees.

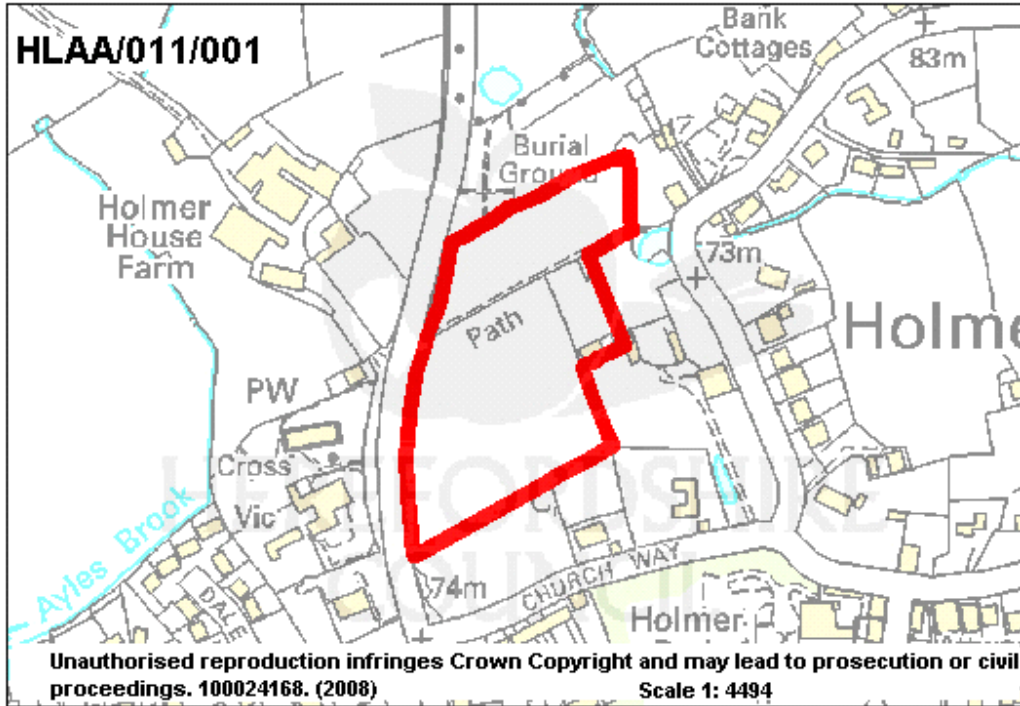
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/011/001

Site Address: Land opposite St Bartholomew's Church, Holmer



Information Source:	Call for sites	Site Area (ha):	2.02
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity: 40	
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/011/001
Site Address:	Land opposite St Bartholomew's Church, Holmer		

Summary Description:

Paddock land which rises from west to east. Adjacent/surrounding land: Housing. Site integration: Church Way forms limits to development. This site provides an attractive rural edge to the city. Other issues: Busy main road. Relatively contained paddocks, elevated above the road which rises from west to east. North east point elevated.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access would be to A49 which falls under the control of the Highways Agency.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain developments.

Is the site suitable (and achievable) for development?:

It is possible to build houses on this site, however this would impact heavily on the landscape sensitivity and natural habitats of this area. As a consequence the site has been pushed back to the latter part of the plan period and should only be considered further if there is a shortage of more suitable land. This site provides an attractive rural edge to the city.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	HLAA/038/001
Site Address:	Land adjacent to Wyevale, Kings Acre Road		

Summary Description:

Large flat arable field. Adjacent/surrounding land: Housing off Kings Acre Road to south, adjoins Wyevale Nursey land to west. Views into and out of the site to the north.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

A satisfactory junction could be formed onto A438 Kings Acre Road to serve the development. A controlled pedestrian crossing facility may be required, and enhancements to pedestrian links to Stretton Sugwas Primary School. Similarly the possibility of a cycle/pedestrian route from the north east corner of the site to Three Elms Road and Whitecross School along the former line of the railway should be investigated. Public transport enhancements would also be necessary. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited. Establish linear buffer areas of grassland, woodland and hedgerow near transport routes to preserve the rural character of the area.

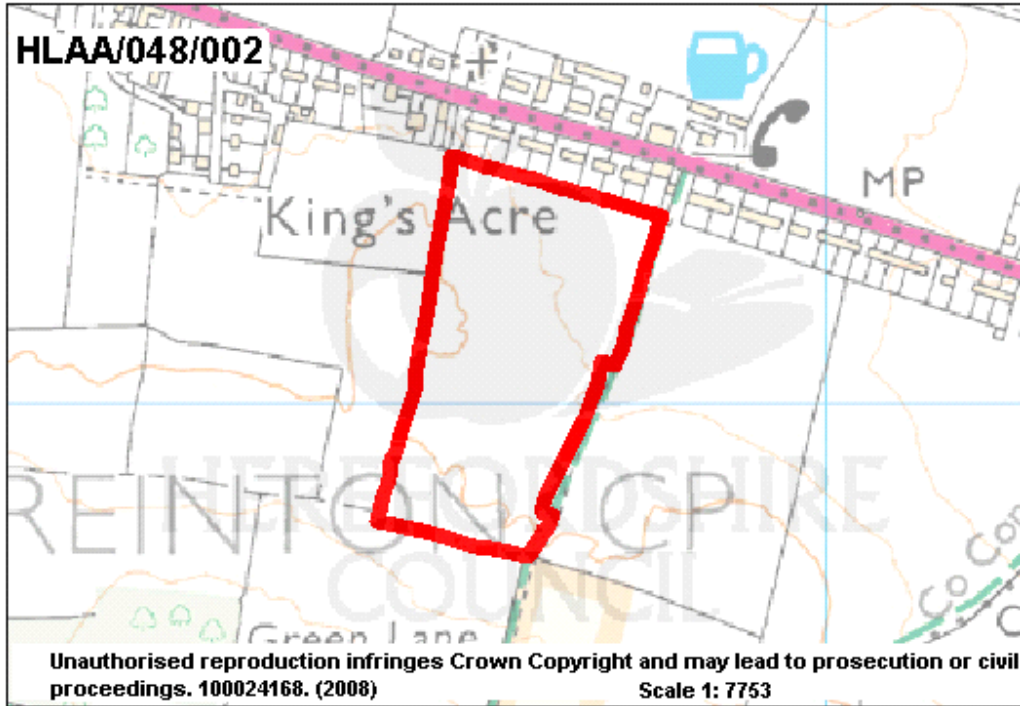
Is the site suitable (and achievable) for development?:

The site is considered suitable for housing as part of a wider scheme with adjoining land. However, it is crucial that the historic conservation value of Huntingdon must be preserved and the green corridor of Yazor Brook

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: HLAA/048/002
 Site Address: Land opposite Bay Horse Public House, Kings Acre Road



Information Source:	Call for sites	Site Area (ha):	7.35
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	300 (100/200)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/048/002
Site Address:	Land opposite Bay Horse Public House, Kings Acre Road		

Summary Description:

Arable/grassland, rising gently north to south / west to east. Views into site: Views from the south. This site is adjacent to HLAA/075/001 and HLAA/298/001. Adjacent/surrounding land: Residential to north with open countryside adjoining rest of boundaries. Policy constraints: Policy M5 Safeguarding mineral reserve in part.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Northern third of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change. Southern two thirds: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Land locked site with no evident suitable access point without land acquisition, or combination with adjacent sites . Public transport enhancements, and improvements to cycling/walking facilities would also be necessary. A Multi Modal Transport Assessment , including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

There may be some potential for development on the lower northern land subject to overcoming the access constraints. Land to the south is more sensitive should only be considered further towards the end of the plan period if more suitable alternative sites are not available.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/048/003
Site Address:	Land near Cherry Orchard, Swainshill		

Summary Description:

Flat grassland, open in parts. Views into site: Views of Breinton Lane from the west. Adjacent/surrounding land: Residential to east and north.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Land locked site with no suitable access point, unless adjacent sites available.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

The site has some potential for development. Subject to overcoming the landscape/access constraint. The site would only be deliverable if amalgamated with adjacent site HLAA/103/001

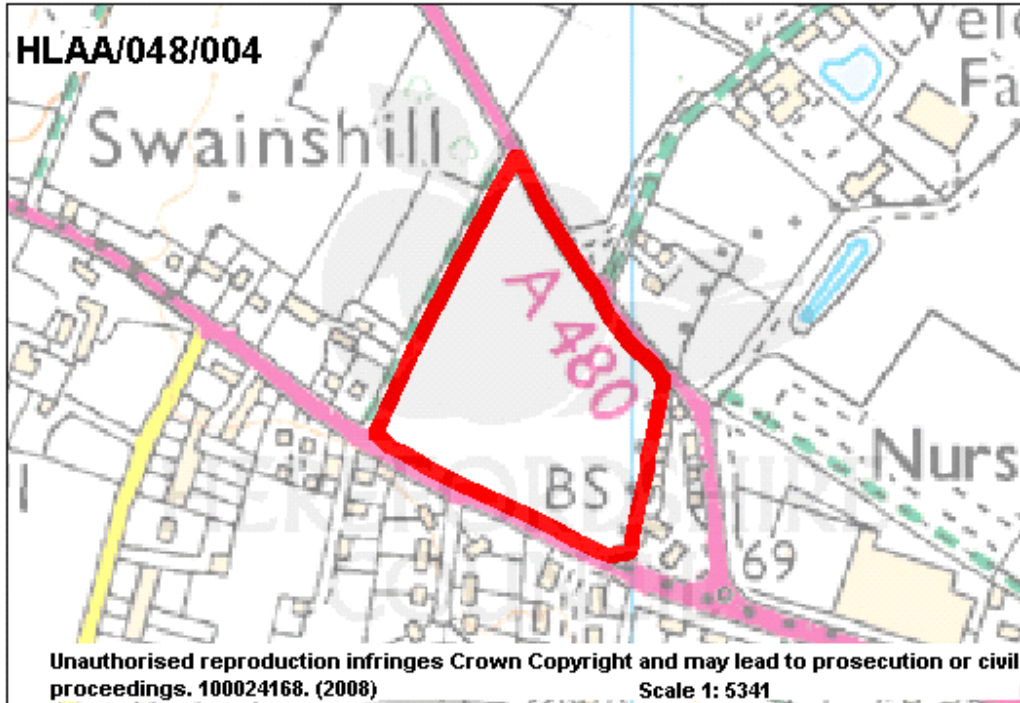
Can the entire site be developed?:

Yes

Settlement: Hereford

Site Ref: HLAA/048/004

Site Address: Land adjacent to Kings Acre Halt, Swainshill



Information Source:	Call for sites	Site Area (ha):	3.17
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 79
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/048/004
Site Address:	Land adjacent to Kings Acre Halt, Swainshill		

Summary Description:

Grassland field. Relatively flat. Views into site: Contained site with localised views. Adjacent/surrounding land: Static housing to the south and open land housing to the west, nursery land to the north, housing to the south.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage Treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plan post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The existing road at Breinton Lea is 5.5m in width up to the turning head, reducing to 4.8m thereafter and is adopted highway. It has visibility to our standards at the junction with A438 Kings Acre Road.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

Yes, the site has potential for housing development related to Swainshill linked to access improvements from Roman Road to Kings Acre Road

Can the entire site be developed?:

Yes

Settlement: Hereford **Site Ref:** HLAA/048/005
Site Address: Wyevale Nurseries, Veldifer Lane, Kings Acre Road

Summary Description:

Horticultural with glass houses/tunnels/sheds. Views into site: Extensive views to the north and east. Flat site. Policy constraints: Policy M5 safeguarding mineral reserves.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage system suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advanced of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

A satisfactory junction could be formed onto A480 to serve the development. A controlled pedestrian crossing facility may be required for access for pedestrians to Stretton Sugwas Primary School. The possibility of a cycle/pedestrian route through the site from A480 to Three Elms Road and Whitecross School along the former line of the railway should be investigated. A Multi Modal Transport Assessment , including possible Park & Ride provision, would be required to assess the impact of the development on the network. Public transport enhancements would be necessary.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

The site has a poor relationship with built form but has potential for housing subject to adequate landscaping. However, the availability of this site is subject to relocation of the current nursery gardens.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/050/001
Site Address:	Land at Kings Acre, Breinton Lee		

Summary Description:

Grassland / woodland. Views into site: Views from the south and west. Adjacent/surrounding land: Residential to north and east.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The existing road at Breinton Lea is 5.5m in width up to the turning head, reducing to 4.8m thereafter and is adopted highway. It has visibility to our standards at the junction with A438 Kings Acre Road, and the road is capable, with minor modifications beyond the turning head to serve the existing properties, of serving the likely additional number of properties within this site. Public transport is available on Kings Acre Road.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

The site has some potential for housing subject to habitat mitigation and adequate landscape details and could form part of a wider scheme.

Can the entire site be developed?:

No

Settlement:

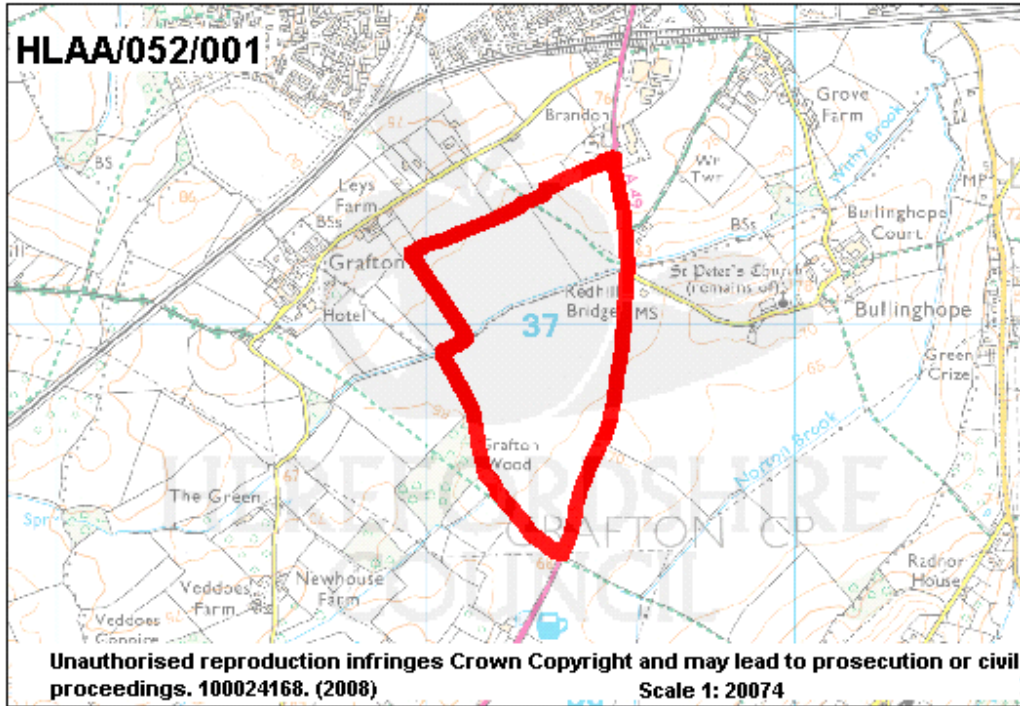
Hereford

Site Ref:

HLAA/052/001

Site Address:

Land west A49 part Bullinghope



Information Source:	Call for sites	Site Area (ha):	36.54
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	500 (200/300)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/052/001
Site Address:	Land west A49 part Bullinghope		

Summary Description:

Open grassland fields. Views into site: Site is very visible from the A49. Views out of site: Views out to the east to Callow Hill. Adjacent/surrounding land: A49 to east, open field to north and west leading onto Grafton Lane and open fields to south.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access is likely to be gained from A49 via a fourth leg to the existing roundabout, subject to Highways Agency approval. Cycling/walking links and public transport provision need to be considered. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

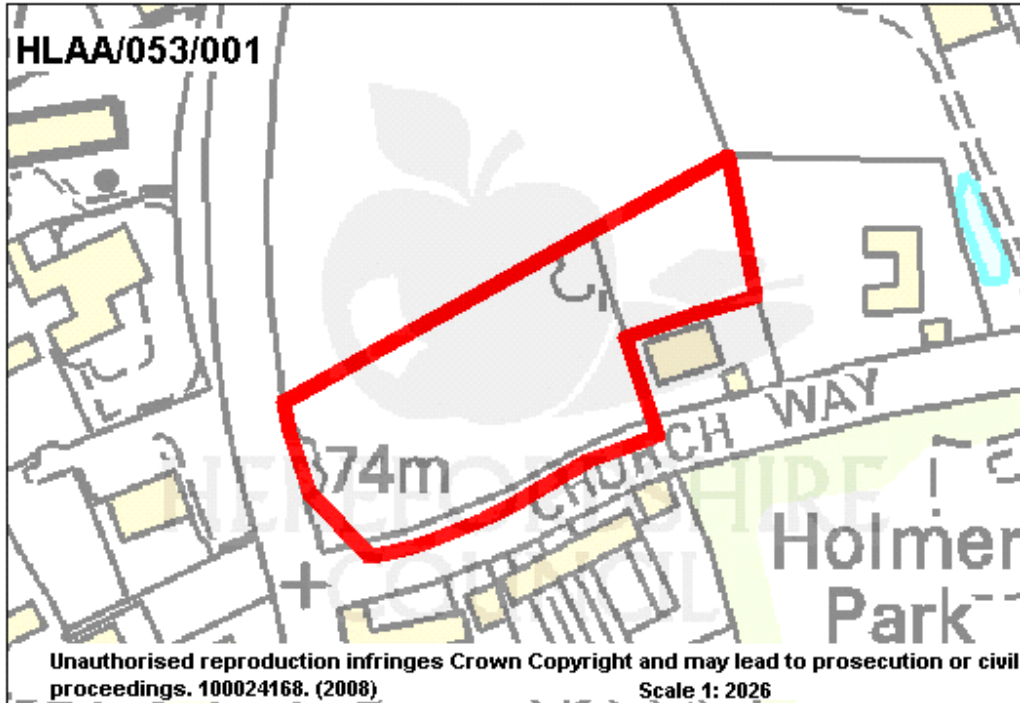
This outlying site has a poor relationship to the main built form and is significantly constrained by its landscape sensitivity. Other more suitable sites should be considered before this site.

Can the entire site be developed?:

No

Settlement: Hereford
Site Address: Land at Church Way

Site Ref: HLAA/053/001



Information Source:	Call for sites	Site Area (ha):	0.63
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 15
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input checked="" type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/053/001
Site Address:	Land at Church Way		

Summary Description:

Grassland / paddock, elevated above the road. Adjacent/surrounding Land: Housing to east, road and residential to south, A49 to west and paddock to north. This site forms a rural edge to Hereford. Site is located opposite to a listed building.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access to Church Way would require widening of Church Way and improvements to the junction with A49, which would require Highways Agency approval.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

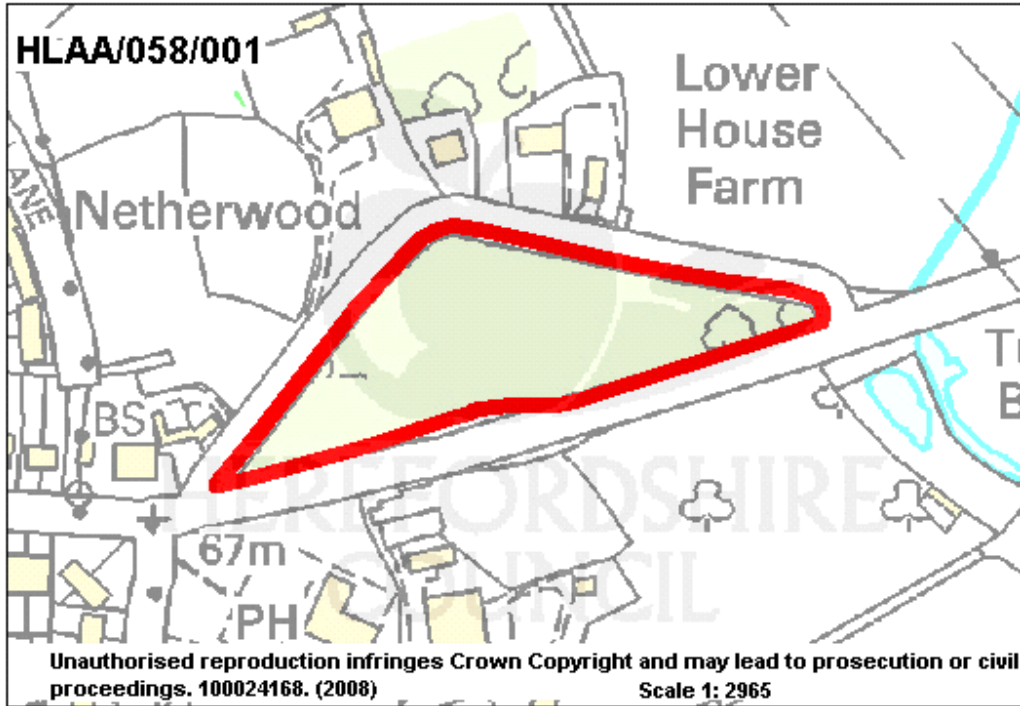
Is the site suitable (and achievable) for development?:

The site forms an attractive rural edge to the city which contributes to its setting. It is possible to build houses on this site, however this would impact heavily on the landscape sensitivity of this area. As a consequence more appropriate sites should be considered first and this site has been pushed back to the latter part of the plan period. The site is heavily constrained by its landscape quality.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: HLAA/058/001
 Site Address: Land opposite Tupsley Court



Information Source:	Call for sites	Site Area (ha):	1.08
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/058/001
Site Address:	Land opposite Tupsley Court		

Summary Description:

Woodland, sloping site bordered by roads. Adjacent/surrounding land: Agriculture, residential.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Unlikely to be suitable for access from A438 due to vertical alignment in the vicinity and de-restricted length of road. Existing junctions of the U72200 have poor visibility, particularly at the west, so do not provide suitable access. Level differences also to be addressed.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

No, the site is not considered suitable principally on access and landscape grounds.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/058/002
Site Address:	Land adjacent to Cock of Tupsley Public House		

Summary Description:

Commercial / former agricultural buildings. Views into site: Very prominent views into the site when approaching from the east. Views out of site: Views out to the east. Adjacent/surrounding land: Public house to west, residential to east, open countryside to south, Ledbury road and adjoining countryside to north. The site provides a rural edge to Hereford.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

An access road onto A438 would not be acceptable. There is an existing access drive onto Hampton Dene Road which serves the site and is shared by a number of properties, but in its current form this would not be suitable to additionally serve this development and would need upgrading to an initially 5.5m wide road with 2m footways. To achieve a satisfactory junction layout that accommodates the school access opposite and the public house access/turning area which combines with the current access may not be practicable.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No, the site is clearly visible from the Ledbury Road and due to landscape and access considerations is not considered suitable for development.

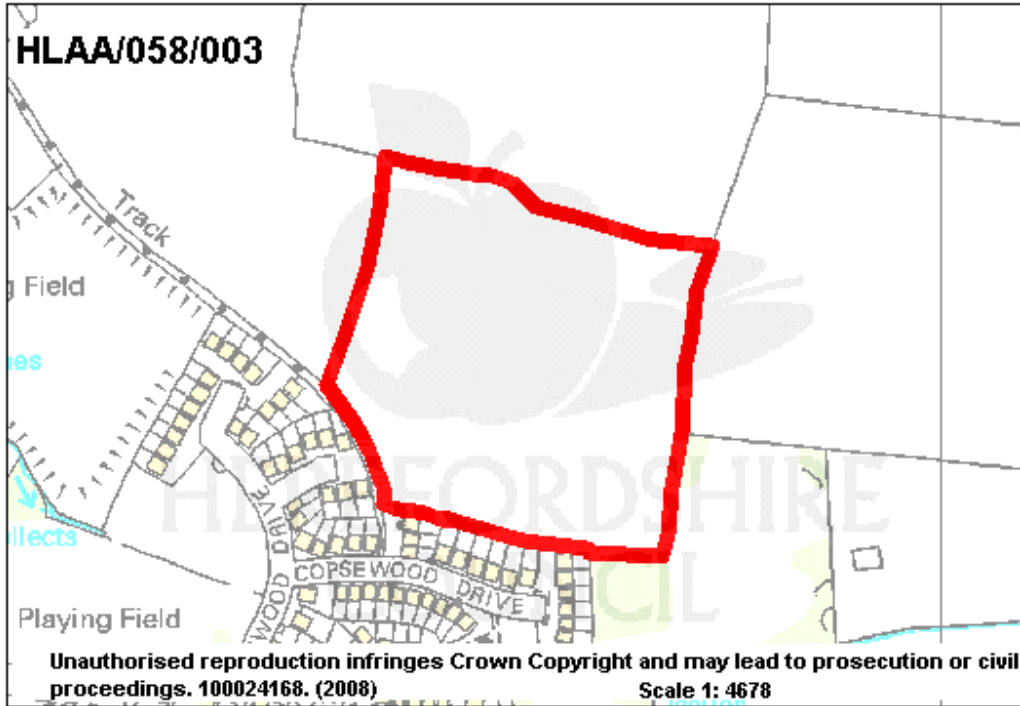
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/058/003

Site Address: Land off Queenswood Drive, Tupsley



Information Source:	Call for sites	Site Area (ha):	4.26
Agricultural Land Classification:	3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/058/003
Site Address:	Land off Queenswood Drive, Tupsley		

Summary Description:

Arable field, open land sloping south/east. Views into site: Views from east into site, property to south overlooking site. Views out of site: Long distance views to the east. Adjacent/surrounding land: Housing to west and south, open fields to north and west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access from bridleway would not be acceptable. Access would have to be gained from Hay Croft or Copsewood Drive, which would involve third party land acquisition/ransom strip. Hay Croft is only suitable to serve a total of 50 dwellings. The topography from Copsewood Drive may also cause problems. The network in the area may not be suitable to serve an additional development of this size. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

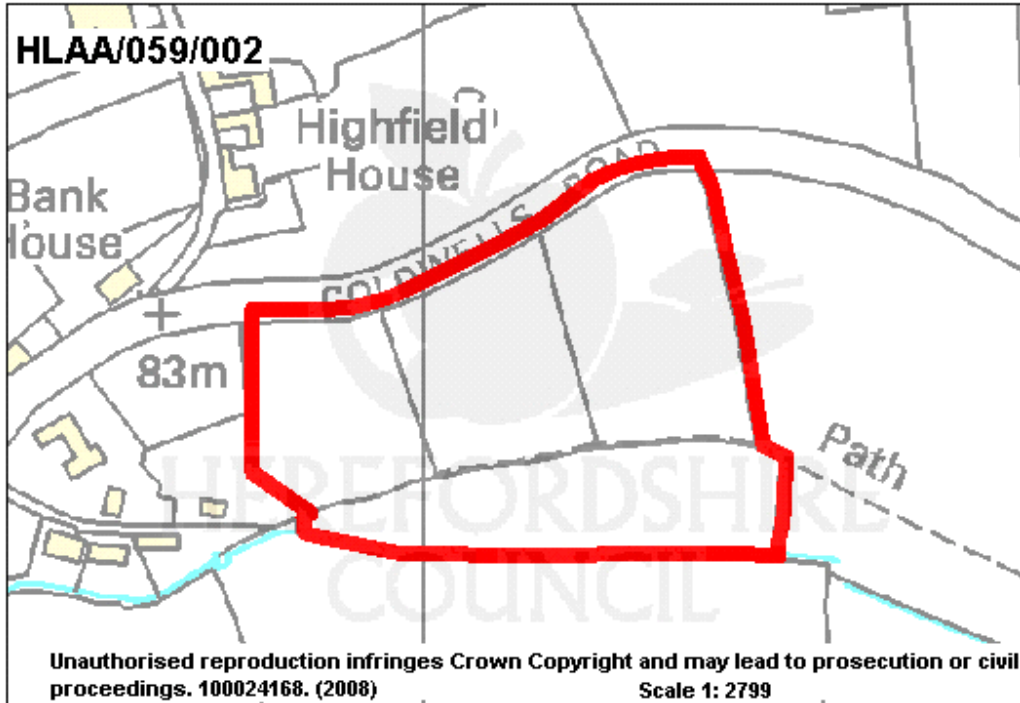
Is the site suitable (and achievable) for development?:

The site is not suitable for development on access and landscape considerations.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: HLAA/059/002
 Site Address: Land south of Coldwells Road



Information Source:	Call for sites	Site Area (ha):	2.16
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/059/002
Site Address:	Land south of Coldwells Road		

Summary Description:

Grassland valley side fields, sloping north to south and east to west. Views into site: Views from east and localised from south.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Coldwells Road, its junction with Munstone Road and Munstone Road itself are totally inadequate to serve a development of the size proposed without significant road and junction improvements. Sustainability of the location is also questionable without improvements to pedestrian links to Roman Road and due to lack of public transport provision.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

No, on landscape and access grounds

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/075/001
Site Address:	Land to rear of Conifer Walk, Kings Acre		

Summary Description:

Grassland/arable fields, gently rising north to south and west to east. Views into site: Views from the south. This site is linked to HLAA/048/002 and HLAA/298/001. Adjacent/surrounding land: Residential to north with open countryside adjoining rest of boundaries.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

North west part of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change. Rest of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Land locked site with no evident suitable access point without land acquisition, most likely to gain access to Breinton Lea which is part adopted. If this site was progressed, Public transport enhancements would be necessary. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

There may be some potential for development on the lower northern western land subject to overcoming the access constraints. Land to the south is more sensitive and therefore heavily constrained and should only be considered further towards the end of the plan period when there is a shortage of more suitable sites.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	HLAA/076/001
Site Address:	Land at Canon Pyon Road		

Summary Description:

Arable/orchard. Adjacent/surrounding land: Housing to the west and south, agriculture to the north and east. Site rises south to north and west to east, southern section of the site, together with adjoining paddock and orchard are relatively flat and well contained. Views into site: Quite localised. Views out of site: View out from northern boundary of site towards the north, otherwise overlooked.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

A suitable priority junction could be formed onto A4110 Canon Pyon Road, but achieving adequate visibility may require third party land acquisition from the property to the north due to the curvature of the road, or may be achievable without by a reduction of the speed limit to 30 (subject to meeting criteria). Improvements to pedestrian/cycling links and public transport would be required.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

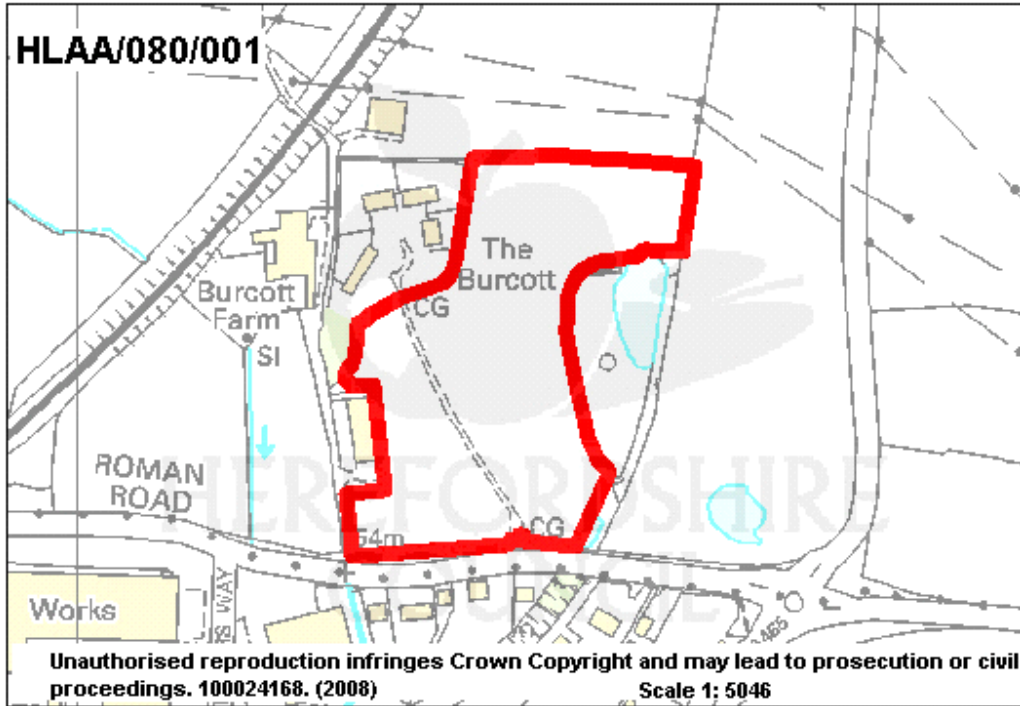
Is the site suitable (and achievable) for development?:

This site is heavily constrained by its landscape quality and although has the potential to physically accommodate houses this would be at a significant cost to the landscape setting of the area. As such, other more appropriate sites should be considered first.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: HLAA/080/001
 Site Address: Land at Burcott Farm, Burcott, Holmer



Information Source:	Call for sites	Site Area (ha):	3.75
Agricultural Land Classification:	2&3b		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	100
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/080/001
Site Address:	Land at Burcott Farm, Burcott, Holmer		

Summary Description:

Flat open grassland field. Views into site: Views from north. Views out of site: Views out to north.
Adjacent/surrounding land: Housing to the south and west, agriculture north, east and west.

Flood Information:

The site is classified as being partially in zone 2 and the risk of fluvial flooding may be medium to low. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The development would require an access onto A4103 Roman Road. There is an existing access to take into account and upgrading of the existing access to an adoptable road is a possible option. A new junction at this location to serve the number of dwellings proposed may, however, not be acceptable, as the overall number of accesses onto Roman Road when all sites are considered may be excessive. Improvements to pedestrian/cycle links and public transport are necessary. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

The site has some potential for accommodating housing subject to resolving access issues.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	HLAA/087/001
Site Address:	Land adjacent to Rose Gardens Public House		

Summary Description:

Grassland field, sloping north to south. Views into site: Localised. Views out of site: Localised. Comments also relate to HLAA/087/002 which is adjacent to this site. Adjacent/surrounding land: Housing to north, agricultural fields to southern and eastern boundaries.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High sensitivity : The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Coldwells Road, its junction with Munstone Road and Munstone Road itself are totally inadequate to serve a development of the size proposed without significant road and junction improvements. Sustainability of the location is also questionable without improvements to pedestrian links to Roman Road and due to lack of bus service.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

No, the site has access issues and is within a landscape of high sensitivity which will provide a rural edge to the city once the adjoining housing allocation is implemented

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/087/002
Site Address:	Land adjacent to Meadow Bank		

Summary Description:

Grassland field, sloping north to south. Views into site: Localised. Views out of site: Localised. Comments also relate to HLAA/087/001 which is adjacent to this site. Adjacent/surrounding land: Housing to north, agricultural fields to south and west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Munstone Road is not suited to the addition of the number of houses proposed without improvement and provision of pedestrian links.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

No, the site has access issues and lies in landscape of high sensitivity which will provide a rural edge to the city once the adjoining housing allocation is implemented

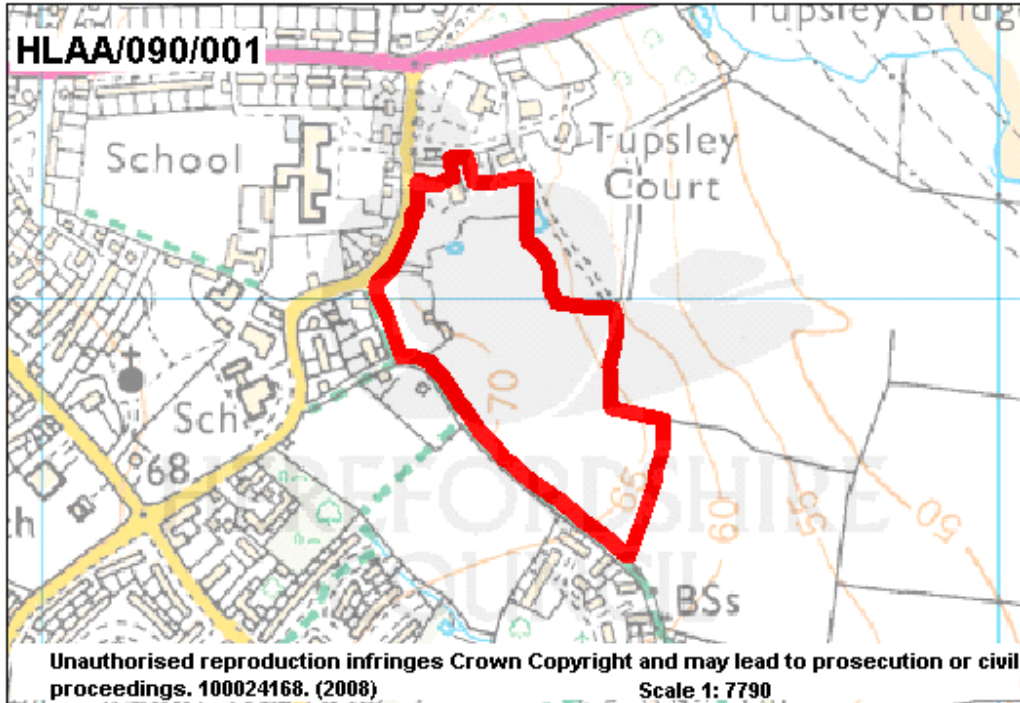
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/090/001

Site Address: Field adjoining Hampton Dene



Information Source:	Call for sites	Site Area (ha):	5.85
Agricultural Land Classification:	3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/090/001
Site Address:	Field adjoining Hampton Dene		

Summary Description:

Flat grassland field. This site includes HLAA/317/002 which is mainly the northern half of the site. Views into site: Long distance views to east. Adjacent/surrounding land: Rough grassland. Public right of way: Bridleway to west adjoining site. There may be potential to relocate adjoining rugby playing field (M9KB) onto this land which would be close to school and enable the playing fields to be redeveloped for housing.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of our Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Good sustainable location with schools and bus services in close proximity. Hampton Dene Road should be adequate to serve this development, subject to satisfactory junction being achievable. School access opposite to take into account. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

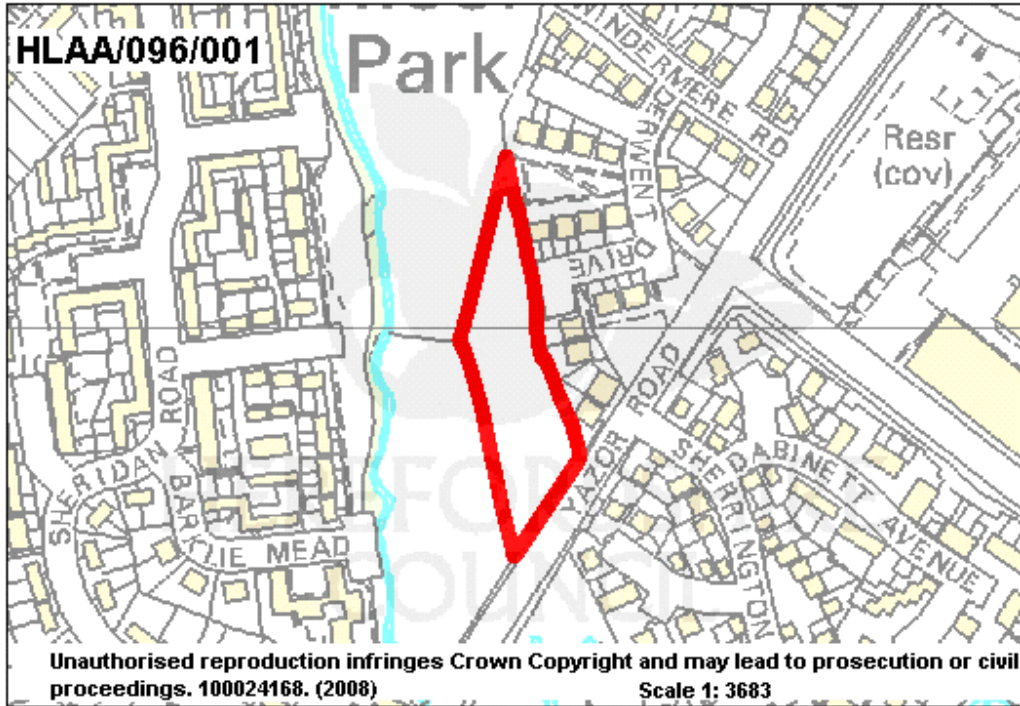
No, the site is not considered suitable for housing primarily on landscape grounds, however there may be potential for the relocation of adjoining playing fields due to its close relationship with Bishops Blue Coat School.

Can the entire site be developed?:

Not for housing, however may be suitable for relocation of playing fields

Settlement: Hereford
 Site Address: Land at Yazor Road

Site Ref: HLAA/096/001



Information Source:	Call for sites	Site Area (ha):	0.53
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/096/001
Site Address:	Land at Yazor Road		

Summary Description:

Woodland. Site is protected open space within UDP. This was a Representation site through UDP ref: P368. Views into site: Clearly visible from Yazor Road. Views out of site: Nearby residential only. Adjacent/surrounding land: Residential on one side, remainder parkland. Policy constraints: Policy RST5 new open space in/adjacent to settlements.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

A priority junction could be formed onto Yazor Road to serve the development.

Biodiversity:

Local designated site protected by policy.

Is the site suitable (and achievable) for development?:

No, this local wildlife site needs to be protected as open space and provides added amenity to the wider grassed park area

Can the entire site be developed?:

No

Settlement: Hereford **Site Ref:** HLAA/103/001
Site Address: Land at Cherry Orchard, Hala Carr Nursery, Swainshill

Summary Description:

Orchard grassland, contained site. HLAA/110/001 is adjacent to this site. Views into site: Localised views from the south which would need to be assessed by landscape officers. Views out of site: Localised views. Adjacent/surrounding land: Residential to north, east and west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage system suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advanced of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Existing access road from Kings Acre Road is a private road and also would not appear to provide adequate width for an adoptable road and footways without land acquisition (unless adjacent properties are in same ownership).

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

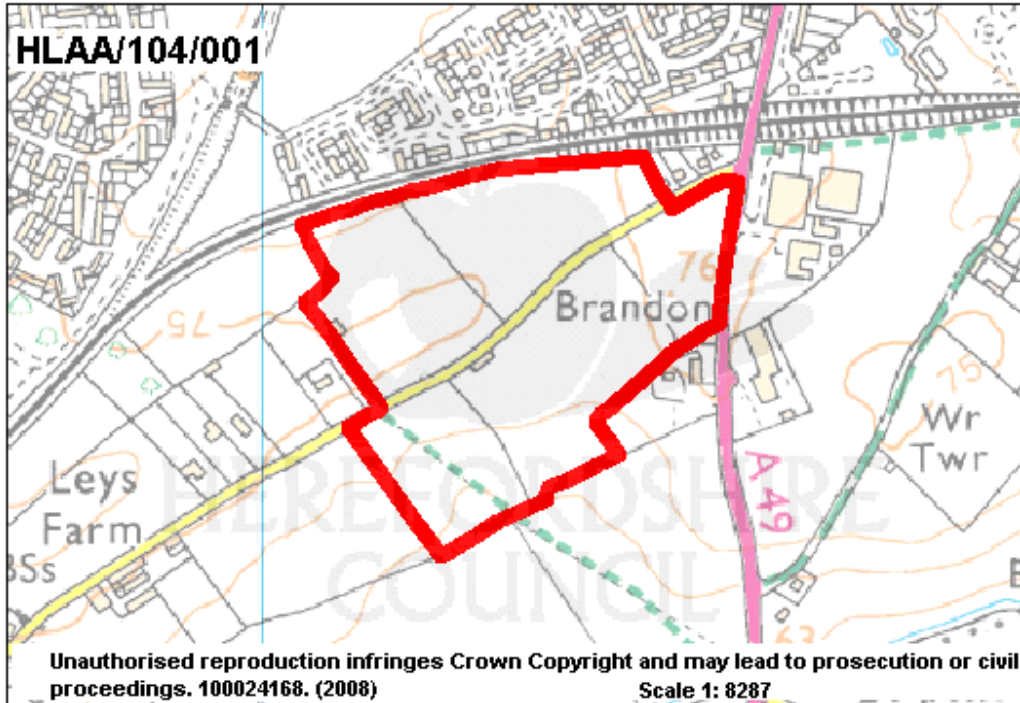
Yes, this is a contained vacant derelict site which consolidates the built form at the end of ribbon development. This site could be developed on its own or with the adjoining site HLAA/110/001, subject to resolving access issues.

Can the entire site be developed?:

Yes

Settlement: Hereford
Site Address: Grafton Lane

Site Ref: HLAA/104/001



Information Source:	Call for sites	Site Area (ha):	13.38
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	200
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/104/001
Site Address:	Grafton Lane		

Summary Description:

Grassland fields, sloping to south. This site also incorporates HLAA/308/001 and HLAA/308/002 to form one large site. Comments therefore relate to the site as a whole. Views into site: Majority of site can be seen from south and A49 approach to city. Only eastern portion has restricted views. Adjacent/surrounding land: Grafton lane to north, A49 to east, agricultural to west and south. Policy constraints: Policy M5 safeguarding minerals in part.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access onto A49 would need to incorporate Grafton Lane and is likely to need improvements to the junction. Would require Highways Agency approval. Pedestrian and cycling accessibility need to be addressed, as would public transport provision. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Northern section comprises artificial habitats considered to have limited ecological constraints. Southern sector is arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

Developing the northern and eastern portion may be possible, but difficult due to its weak connection with built form. Majority of site is hillside, beyond any reasonable extension of built area within open countryside where significant views from south/A49 approach to city form major constraint. This site is therefore heavily constrained and consequently more appropriate sites should be considered first.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/108/001
Site Address:	Lyde Cross Tree Farm, Lyde		

Summary Description:

Grassland fields. Open site which slopes from south to north and east to west. Elevated above the road and surrounding properties. Views into site: Significant views from south. Views out of site: Views towards south. HLAA/311/001 lies to the south of this site. Adjacent/surrounding land: Agricultural and scattering of residential properties.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

North: Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Munstone Road itself is totally inadequate to serve a development of the size proposed without significant road and junction improvements, which would not be practicable due to existing properties. Sustainability of the location is also questionable due to lack of bus service, pedestrian/cycle routes and local facilities. If this site was progressed, A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

No, the site is not considered suitable on landscape and access grounds. The site has no relationship with built form and would not integrate well.

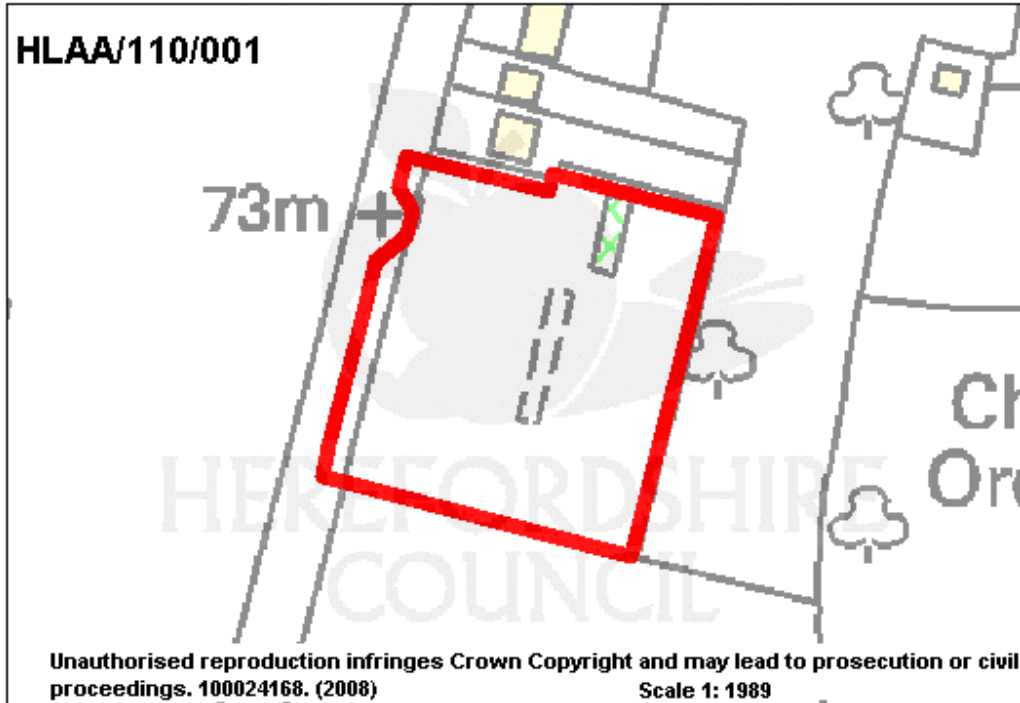
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/110/001

Site Address: Land at Hala Carr, Breinton Lane, Kings Acre Road



Information Source:	Call for sites	Site Area (ha):	0.77
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	15
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford **Site Ref:** HLAA/110/001
Site Address: Land at Hala Carr, Breinton Lane, Kings Acre Road

Summary Description:

Grassland orchard, former nursery. Contained site. HLAA/103/001 is adjacent to this site. Adjacent/surrounding land: Residential to north, east and west.

DCCW2007/2784/O, dated 30th August 2007, was refused by notice dated 30 November 2007. The proposal sought approval for the construction of 23 dwellings

Appeal Ref: APP/W1850/A/08/207596 - Inspector dismissed the appeal

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access onto Breinton Lane would be possible if it were widened and footway provided for the remaining length from the junction with Kings Acre Road. However, this would require land acquisition from a number of properties.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes. Notwithstanding the Inspector's comments, this is a contained vacant derelict site which consolidates the built form at the end of ribbon development. Although access is poor, there is a covenant on adjoining land that would enable widening of the road to create an acceptable access. This would allow the site to be developed in isolation or with adjoining land.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	HLAA/112/001
Site Address:	Land adjacent to Playing Fields, Straight Mile Road		

Summary Description:

Allocated employment site. Adjacent/surrounding Land: Offices and industrial units with outlying dwellings nearby.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewage system for domestic foul discharge from this development.

Sewerage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of water supply for this development.

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Existing access is through industrial estate which would not be desirable. A junction onto B4399 Straight Mile would need to be located in the west half of the site to accommodate the signalised crossing and entrance to industrial estate opposite the site.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Site is within the Rotherwas Industrial Estate and very much in an employment zone where neighbouring buildings are not residential. Site is also within flood zone 3 and therefore unsuitable for a residential development

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/114/001
Site Address:	Land to the west of Huntingdon Lane		

Summary Description:

Grassland field. Adjacent/surrounding land: Huntingdon Lane to east, housing along Kings Acre Road to the south and open fields to west and north. Views into site: Relatively contained, but some long distance views to/from the west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

A priority junction could be formed onto Kings Acre Road to serve the site, suitably spaced from Huntingdon Lane, or possibly to re-route Huntingdon Lane through the site and combine with the new junction. This would be desirable to provide access to the adjacent site to the east of Huntingdon Lane (HLAA/134/001). A footway would be required to be provided along Kings Acre Road to link to residential to east and existing footways/footpath network. Public transport enhancements required. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited. Establish linear buffer areas of grassland, woodland, hedgerow near transport routes to preserve the rural character of the area.

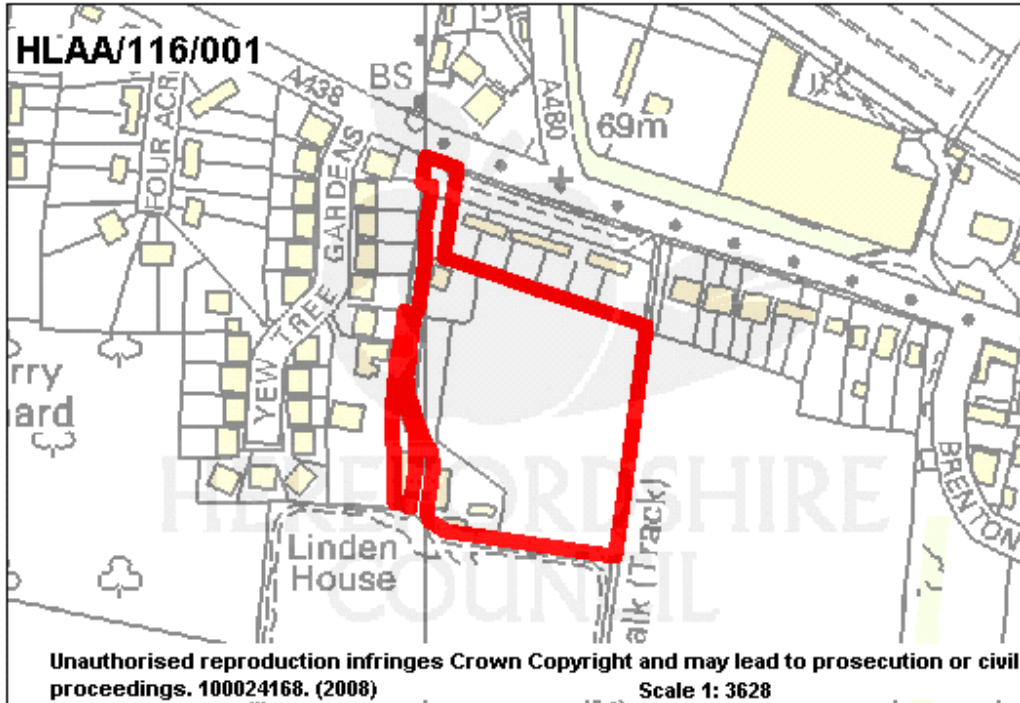
Is the site suitable (and achievable) for development?:

The site is relatively contained and has potential for housing development linked to adjoining land to the east, subject of overcoming any landscape issues. Develop in conjunction with HLAA/134/001.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: HLAA/116/001
 Site Address: Land adjoining Pomona Cottage, Swainshill



Information Source:	Call for sites	Site Area (ha):	1.39
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	28
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/116/001
Site Address:	Land adjoining Pomona Cottage, Swainshill		

Summary Description:

Grassland field. Contained site. Views into site: Localised views. Views out of site: Views from the east. Adjacent/surrounding land: Residential to north and west and commercial car dealership to south. Site integration: Site is not well related to existing development. Backland development. Concern that this site sets up further land to the east which is open. Height and character: Residential to north and west Policy constraints: Policy M5 safeguarding mineral reserves in part.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

The existing access is not satisfactory to serve the development. A new junction and access road onto Kings Acre Road at this location is unlikely to be acceptable due to proximity of other junctions.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

Yes, with adjacent land and subject to a resolution on overcoming access to the site.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/120/001
Site Address:	Land adjoining Munstone Cottage		

Summary Description:

Fallow field, steeply sloping east to west with some long distance views. Adjacent/surrounding land: Housing, agricultural.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Munstone Road is not suited to the addition of the number of houses proposed without improvement. Sustainability of the location is also questionable without improvements to pedestrian links to Roman Road and due to lack of bus service.

Biodiversity:

Western portion comprises artificial habitats considered to have limited ecological constraints

Is the site suitable (and achievable) for development?:

No. Site is within landscape of high sensitivity and unrelated to current built form.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/134/001
Site Address:	Land to the east of Huntingdon Lane		

Summary Description:

Flat fallow field with views to and from the north. Adjacent/surrounding land: Huntingdon Lane to the west and open fields.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Huntingdon Lane is not suitable to serve the development without improvement, and it is unlikely this could be achieved without land acquisition. A possible alternative would be to re-route Huntingdon Lane onto a new length of road to the west of No 144 through the adjacent site (HLAA/114/001) and form a new priority junction with Kings Acre Road. A footway would be required to be provided along Kings Acre Road to link to residential to east and existing footways/footpath network.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development. Would be beneficial to retain site as open space if part of a larger development.

Is the site suitable (and achievable) for development?:

There is potential for this site to be combined with land adjoining Cotswold Drive to create a more appropriate housing site which has a better relationship with built form. A landscape buffer would be required on the northern boundary to help screen development. In addition, access improvements would be required onto Kings Acre Road. Develop only in conjunction with HLAA/114/001.

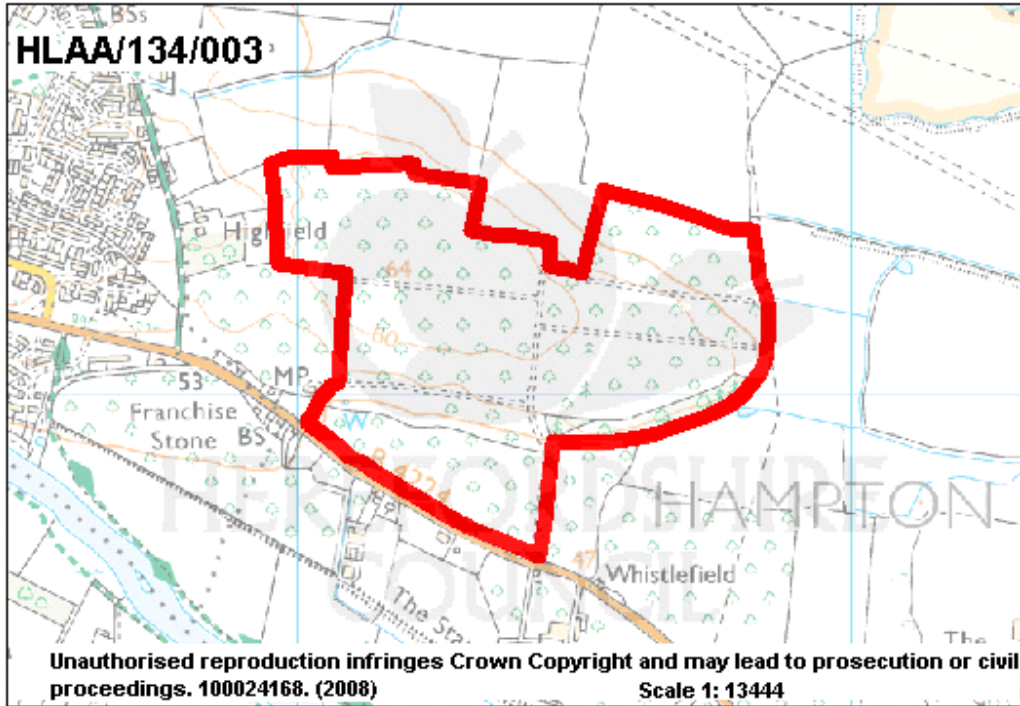
Can the entire site be developed?:

Yes

Settlement: Hereford

Site Ref: HLAA/134/003

Site Address: Land to north of Hampton Park Road



Information Source:	Call for sites	Site Area (ha):	43.64
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	50
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HCAA/134/003
Site Address:	Land to north of Hampton Park Road		

Summary Description:

Current orchards rising from south to west. This site is linked with HCAA/134/003a, HCAA/304/001, HCAA/071/001 and FRP6 which lie adjacent to site. Views into site: Views into site from south, east and north. Views out of site: Views out of site in a southerly and easterly direction. Adjacent/surrounding land: Agriculture north, east, south. Housing to west and scatter of housing on south west boundary.

Flood Information:

The site is classified as partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements developers may be required to fund the essential improvements.

Sewage treatment: Sewage treatment: The total allocations for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to carry out essential improvements. Should any development occur in advance of the Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlining from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

An access could be gained from B4224 Hampton Park Road. If this was at the eastern extreme of the site, it could be free standing and combine to serve HCAA/134/003a, however if at the western end it would need to incorporate traffic from Holywell Gutter Lane to avoid conflict. Accessibility for cyclists and pedestrians to the development would need to be taken into account. Public transport enhancements required. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

This site is significantly constrained by its landscape quality and other more appropriate sites should be considered first before this site.

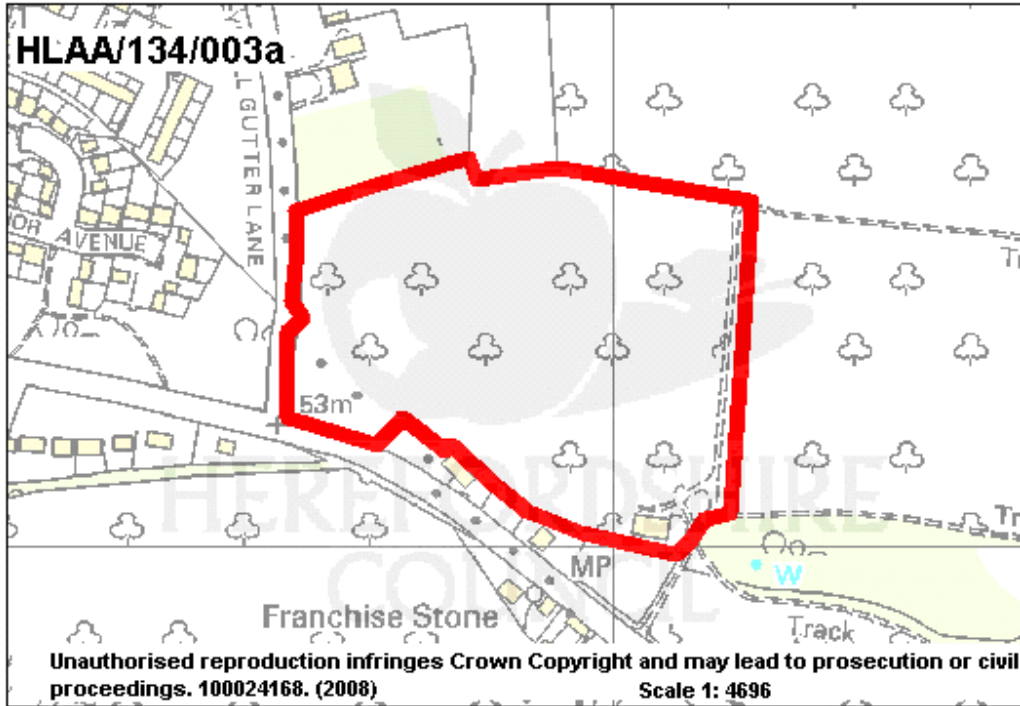
Can the entire site be developed?:

No, most of this site is being promoted as a sports development in conjunction with housing on adjoining land to the west

Settlement: Hereford

Site Ref: HLAA/134/003a

Site Address: Land to east of Hampton Park Road



Information Source:	Call for sites	Site Area (ha):	5.48
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 200
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input checked="" type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/134/003a
Site Address:	Land to east of Hampton Park Road		

Summary Description:

Grassland, orchard, rising from south/west. Views into site: Views into site from south, east and north. Views out of site: Views out of site in a southerly and easterly direction. This site is linked with HLAA/134/003, HLAA/304/001, HLAA/071/001 and FRP6. Adjacent/surrounding land: Agriculture north, east, south. Housing to west and scatter of housing on south west boundary.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

An access could be gained from B4224 Hampton Park Road. If this was at the eastern extreme of the site, it could combine to serve HLAA/134/003. Accessibility for cyclists and pedestrians to the development would need to be taken into account. Public transport enhancements required. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

The site is significantly constrained by its landscape qualities and other more appropriate sites should be considered first before this site.

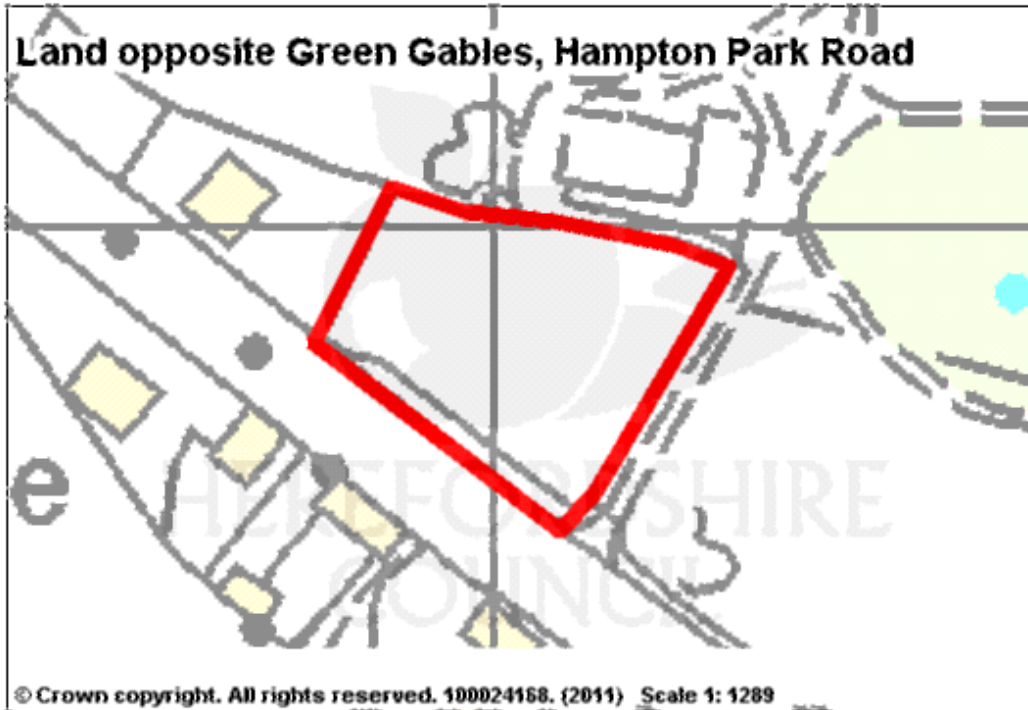
Can the entire site be developed?:

Yes. This site with adjoining land to the east is being promoted as a mixed housing/recreational scheme.

Settlement: Hereford

Site Ref: HLAA/134/003b

Site Address: Land opposite Green Gables, Hampton Park Road



Information Source:	Call for sites	Site Area (ha):	0.30
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 10
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input checked="" type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/134/003b
Site Address:	Land opposite Green Gables, Hampton Park Road		

Summary Description:

Grassland, orchard, rising from south/west. Views into site: Views into site from south, east and north. Views out of site: Views out of site in a southerly and easterly direction. This site is linked with HLAA/134/003, HLAA/304/001, HLAA/071/001 and FRP6. Adjacent/surrounding land: Agriculture north, east, south. Housing to west and scatter of housing on south west boundary.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

An access could be gained from B4224 Hampton Park Road. If this was at the eastern extreme of the site, it could combine to serve HLAA/134/003. Accessibility for cyclists and pedestrians to the development would need to be taken into account. Public transport enhancements required. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

The site is significantly constrained by its landscape qualities and other more appropriate sites should be considered first before this site.

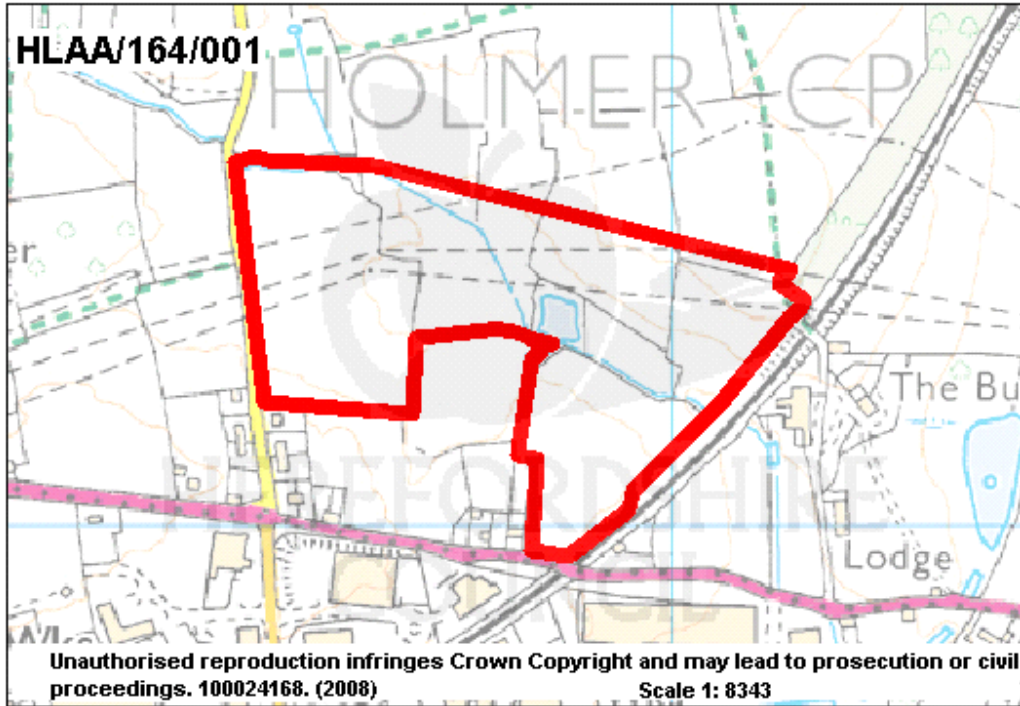
Can the entire site be developed?:

Yes.

Settlement: Hereford

Site Ref: HLAA/164/001

Site Address: Land to the west of Burcot Farm, Holmer



Information Source:	Call for sites	Site Area (ha):	14.41
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	430
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/164/001
Site Address:	Land to the west of Burcot Farm, Holmer		

Summary Description:

Grassland fields. Views into site: Long distance views. Views out of site: Long distance views towards north and west. Adjacent/surrounding land: Housing to the south, remainder agriculture, railway line to east, woodland adjoining.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

North east of site: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change. Rest of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Munstone Road is not suited to the addition of the number of houses proposed without significant improvement. Pedestrian/cycling improvements necessary and public transport enhancements required. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

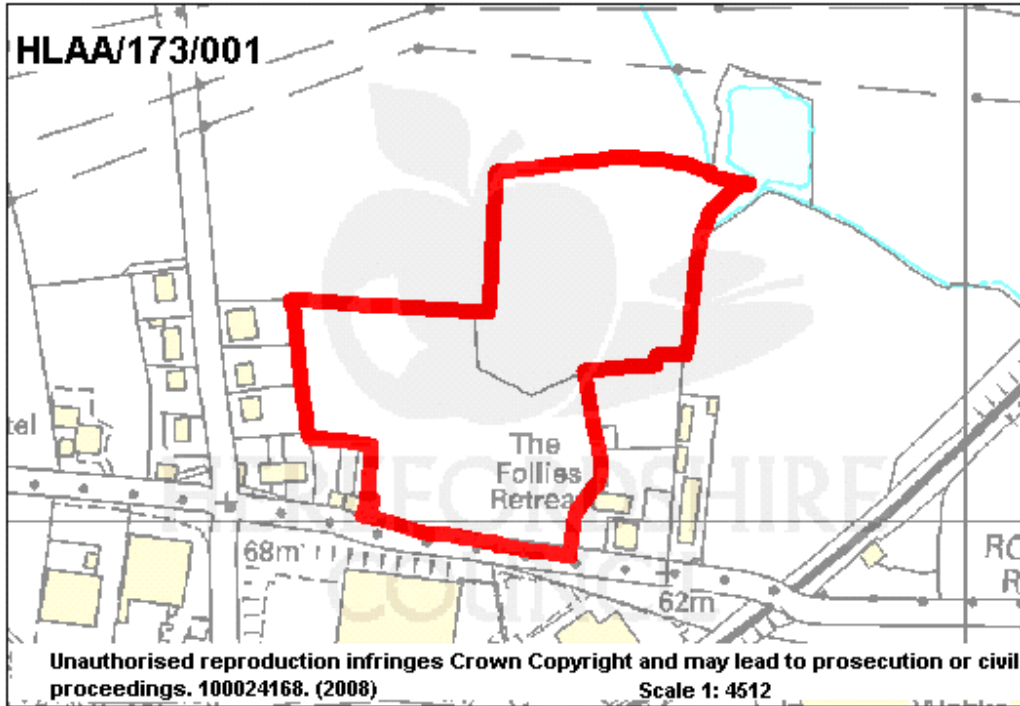
Is the site suitable (and achievable) for development?:

Once considered suitable for employment in the UPD. The site is suitable for housing. The site forms a degraded landscape and has suffered significant loss of hedgerows. High voltage lines traverse the site and the land sits within the bowl of Hereford

Can the entire site be developed?:

Yes, with careful boundary treatment on northern edge of site

Settlement: Hereford Site Ref: HLAA/173/001
 Site Address: Land adjacent to the Willows, Roman Road



Information Source:	Call for sites	Site Area (ha):	3.53
Agricultural Land Classification:	4		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 100
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/173/001
Site Address:	Land adjacent to the Willows, Roman Road		

Summary Description:

Grassland fields, elevated to north due to previous landfill. Views into site: Generally limited but some views into site from the north. Views out of site: Views out to north. Residential to east and west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

The development would require an access junction onto Roman Road, which may not be achievable due to proximity of signalised railway bridge and proximity of Munstone Road and a new junction at this location to serve the number of dwellings proposed may not be acceptable, as the overall number of accesses onto Roman Road when all sites are considered may not be appropriate. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

Once considered suitable for employment purposes through the UDP process. The site is suitable for housing. The site forms a degraded landscape and has suffered from significant loss of hedgerows. The land sits within the bowl of Hereford

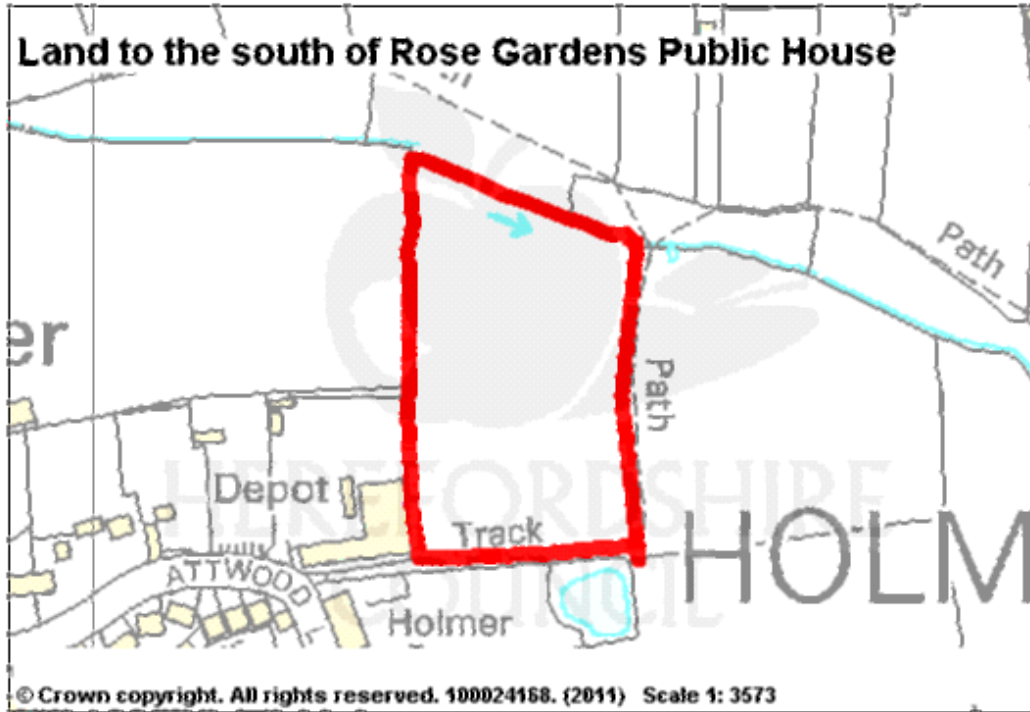
Can the entire site be developed?:

Yes

Settlement: Hereford

Site Ref: HLAA/174/001

Site Address: Land to the south of Rose Gardens Public House



Information Source:	Call for sites	Site Area (ha):	4.20
Agricultural Land Classification:	2&3		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/174/001
Site Address:	Land to the south of Rose Gardens Public House		

Summary Description:

Grassland fields, sloping north to south to valley in centre. Views into site: Views from south. Views out of site: Views to south. Adjacent/surrounding land: Public house and gardens with residential to north. Housing and open field to east, UDP allocation to south and industrial site to west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Coldwells Road, its junction with Munstone Road and Munstone Road itself are totally inadequate to serve a development of the size proposed without significant road and junction improvements. Sustainability of the location is also questionable without improvements to pedestrian links to Roman Road and public transport provision. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Predominantly artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

No, the site lies partly in landscape of high sensitivity and beyond limits of development. Not suitable on access and landscape grounds. Site comprises a number of fields with the southern field (ref 3244) within the Crest Nicholson Holmer development site and is to be used for drainage purposes.

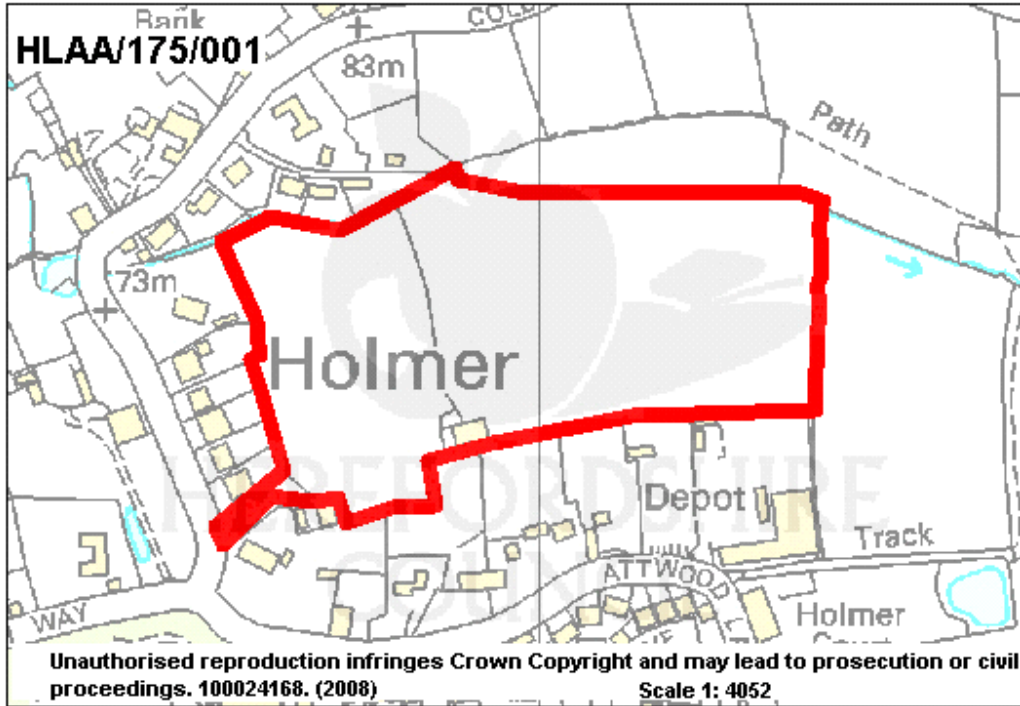
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/175/001

Site Address: Land at Attwood Lane, Munstone



Information Source:	Call for sites	Site Area (ha):	4.25
Agricultural Land Classification:	3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/175/001
Site Address:	Land at Attwood Lane, Munstone		

Summary Description:

Grassland field steeply sloping to valley bottom. Adjacent/surrounding land: Housing to the south and west. Agriculture to the north and east.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

No suitable corridor for access to adopted highway. The existing access point is not acceptable for a new junction. Attwood Lane, Coldwells Road and Church way are totally inadequate to serve the development proposed.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

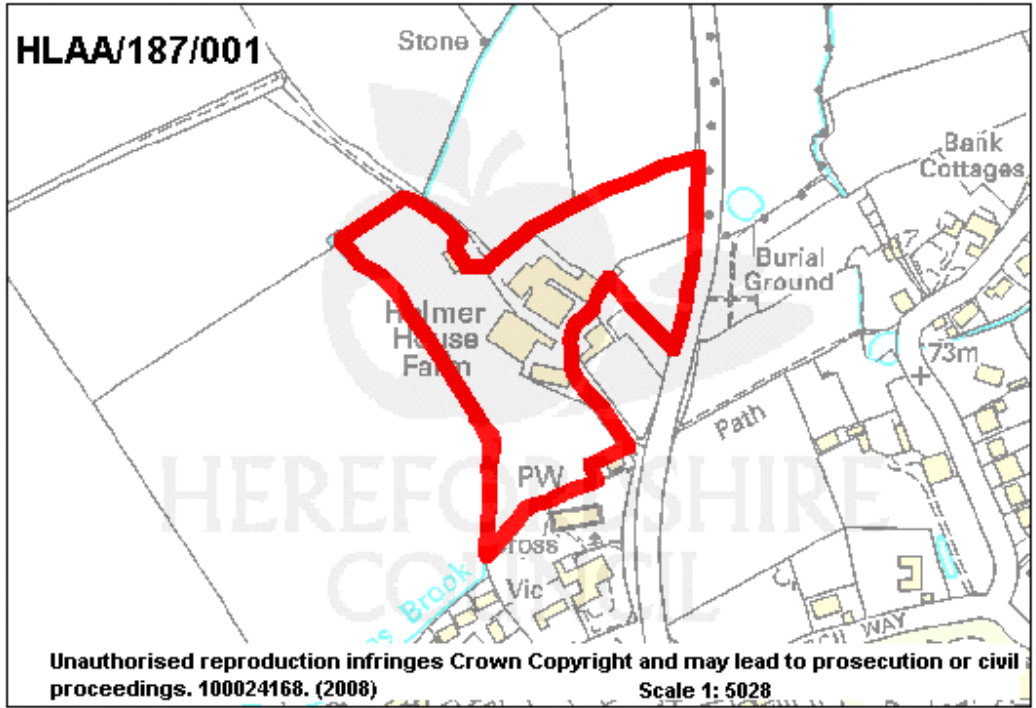
Is the site suitable (and achievable) for development?:

No, steeply sloping land contributing to setting of properties on Attwood Lane and Coldswell Road. There is no acceptable access to the site

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: HLAA/187/001
 Site Address: Land at Holmer House Farm, Holmer



Information Source:	Call for sites	Site Area (ha):	2.62
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity: 50
Suitable: No	<input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years <input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/187/001
Site Address:	Land at Holmer House Farm, Holmer		

Summary Description:

Grassland and buildings. Views into site: Extensive views from west. Views out of site: Extensive views to west. Adjacent/surrounding land: Agricultural adjoins Holywell Church and Holmer House. House has attractive grounds.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

West of site: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change. East of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Conserve and enhance the hedgerow pattern. Opportunities for new tree planting should be concentrated along watercourses.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

The road frontage to A49 Trunk Road is on the inside of a bend, which may give rise to problems in achieving adequate visibility to north to suit current speed limit. A new junction would require the consent of Highways Agency. Footway/cycling links would require upgrading, as would public transport. Starting Gate Roundabout (A49(T)/A4103) is already at capacity and, without mitigation, this development would exacerbate that. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Majority artificial habitats considered to have limited ecological constraints.

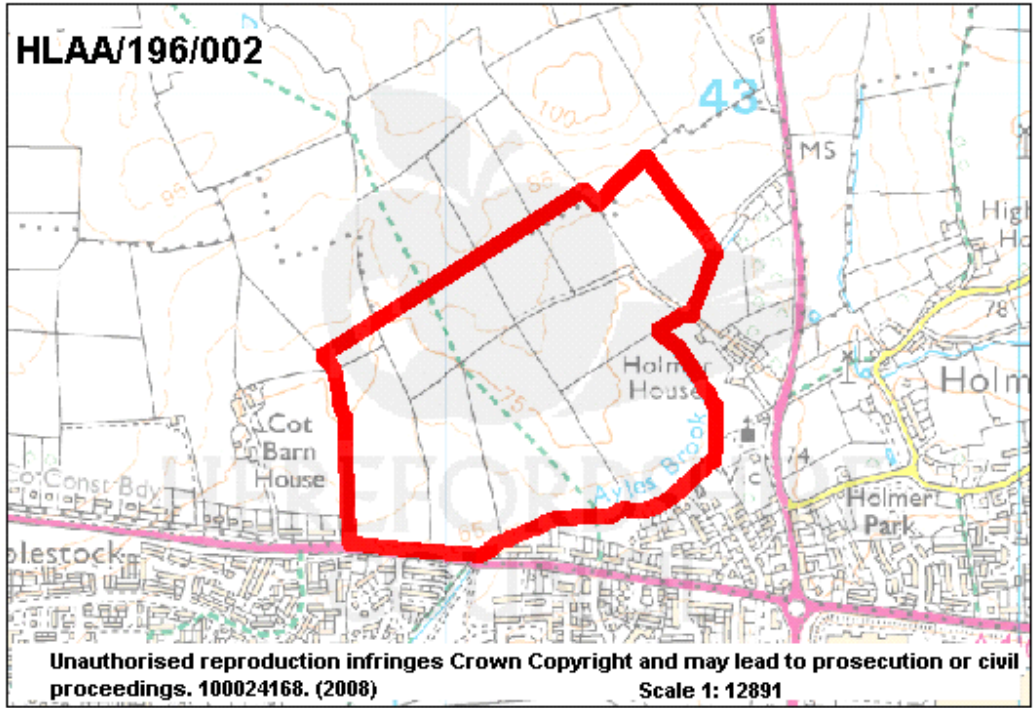
Is the site suitable (and achievable) for development?:

Site forms an attractive rural edge to Hereford and contributes to the setting of Holmer House and church as an important visual gateway to the city. However, some of the western portion offers potential for housing providing it forms part and is accessed from development on adjoining land.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: HLAA/196/002
 Site Address: Land to the west of Holmer House Farm, Holmer



Information Source:	Call for sites	Site Area (ha):	31.24
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	700 (400/300)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/196/002
Site Address:	Land to the west of Holmer House Farm, Holmer		

Summary Description:

Grassland/arable fields, rising from south. Views into site: Views off Roman Road A4103. Views out of site: Views southward across Hereford. Adjacent/surrounding land: Housing to the south, agriculture to the north, mainly arable, some grassland.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Western, northern and eastern parts of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Southern part: Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change. Conserve and enhance the hedgerow pattern. Opportunities for new tree planting should be concentrated along watercourses. The gap in development along Roman Road offers an opportunity for green infrastructure corridor from the racecourse to the rural areas further north.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

In view of the size of the development, a new junction onto A4103 Roman Road would be likely to need to be signalled and take account of the racecourse entrance opposite. Park & Ride may also be at racecourse location. Starting Gate Roundabout (A49(T)/A4103) is already at capacity and, without mitigation, this development would exacerbate that situation. Likely increase in traffic through Kempton Avenue to Grandstand Road would also be of concern. Walking/cycling facilities, and public transport provision would need to be addressed. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited. Opportunities to restore or enhance ponds that are on or adjacent to development sites should be sought i.e. Ayles Brook. Small areas of unimproved or semi improved grasslands should be retained and appropriate long term management strategies secured. A 250m buffer zone should be maintained around the site of the nationally protected species.

Is the site suitable (and achievable) for development?:

The majority of the lower lying land is considered suitable for housing. However, there are sensitivities on northern and western boundaries which would limit development. Development of this site could provide a setting and context for Holmer Church and Holmer Farm. Development of land constrained by landscape quality should only proceed when other more appropriate sites have been first considered.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/197/001
Site Address:	Land to west of Bullinghope, adjacent to A49		

Summary Description:

Mainly agricultural field with highways depot/haulage yard and previous ambulance depot. The land rises up steeply from southern point and then flattens out in its central section before falling down to its north east corner. Views into site: The central and northern parts of the site are limited to low lying views mainly. The southern part of the site is open to long distance views. Site is very visible from A49. This site also incorporates site O/Her/023. Adjacent/surrounding land: A49 to west, railway line to north, housing and countryside to east and south. Policy constraints: Policy M5 safeguarding mineral reserves.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access could be gained from A49, subject to satisfactory junction provision and Highways Agency approval. Pedestrian and cycling accessibility need to be addressed, as would public Transport provision. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Undeveloped land is mainly arable where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

Only the central and northern sections of the site combined with a rationalisation of adjoining developed land to the west offers any potential for housing. Rising land to the south is not considered suitable on landscape grounds. Development would need to be set back from ridgeline to ensure housing is screened from views off A49 and should only proceed when other more appropriate sites have been considered first.

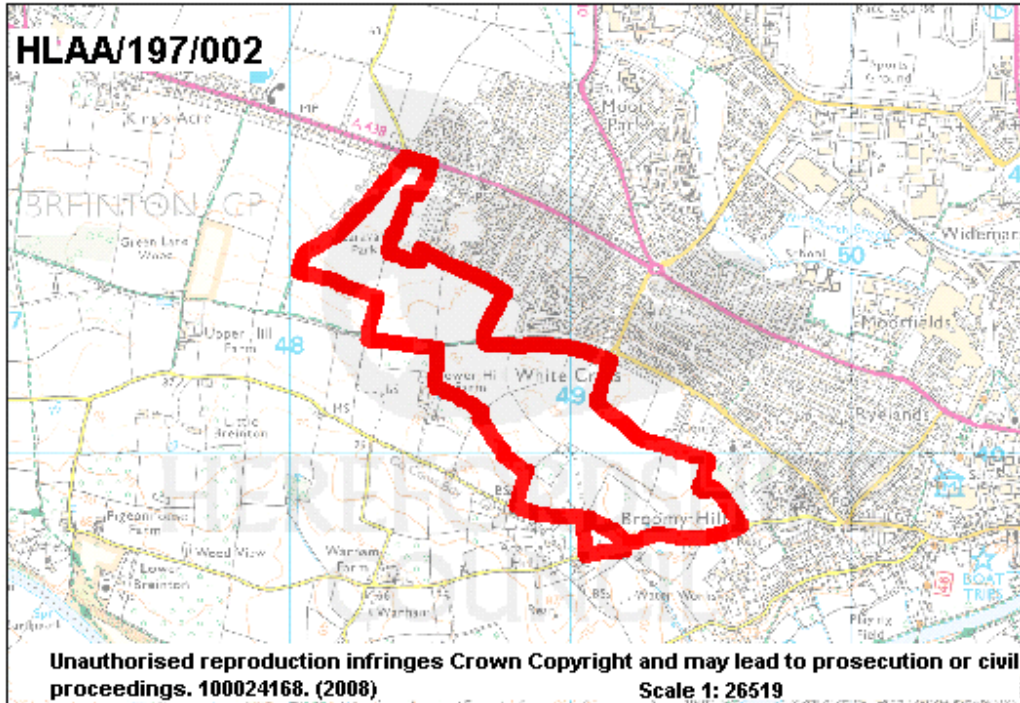
Can the entire site be developed?:

No, only the central and northern sections combined with a rationalisation of adjoining developed land to the west

Settlement: Hereford

Site Ref: HLAA/197/002

Site Address: Land to the north east of Lower Hill Farm, Whitecross



Information Source:	Call for sites	Site Area (ha):	60.42
Agricultural Land Classification:	1		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	1250 (50/500/700)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford **Site Ref:** HLAA/197/002
Site Address: Land to the north east of Lower Hill Farm, Whitecross

Summary Description:

Arable fields. Land to the north west adjoining Kings Acre Road is relatively flat up to a level with the Caravan Park. The land rises up in a southerly direction getting increasingly steeper up to the ridge which runs in a west to east line with Westfaling Street. Views out of site: Views out to the west to the cathedral and to housing in the north. Adjacent/surrounding land: Residential to north, playing fields and cemetery to east, open fields to west and south. Policy constraints: Policy M5 safeguarding mineral reserves on small part of site adjoining Kings Acre Road.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of our Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to carry out essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The area suffers from low water pressure and additional new development would merely exacerbate service levels.

Landscape:

Southern part of site: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Northern part of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. North west corner: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The existing network is not capable of supporting this development. Westfaling Street, Wordsworth Road, Breinton Road and Broomy Hill should not be used as points of vehicular access, except possibly for buses. Ransom strips possibly involved. No other road access available without further infrastructure to link to main roads or adjacent sites providing this. Public Transport provision and cycling/walking links would need addressing. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Site comprises artificial habitats/arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

Given landscape sensitivity the more northern and western parts of the site are considered the only areas to have potential for development subject to overcoming access difficulties with the site.

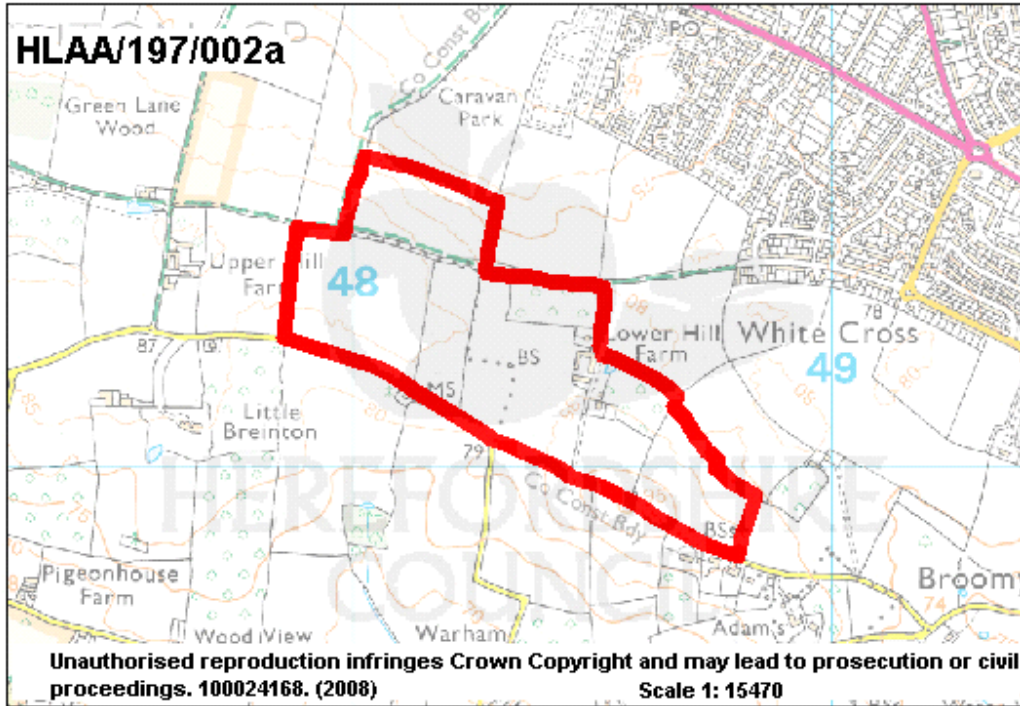
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/197/002a

Site Address: Land to south west of Lower Hill Farm, Whitecross



Information Source:	Call for sites	Site Area (ha):	33.06
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford **Site Ref:** HLAA/197/002a
Site Address: Land to south west of Lower Hill Farm, Whitecross

Summary Description:

Rising open arable fields. Views out of site: Views towards the cathedral and to housing in the north.
Adjacent/surrounding land: Farmland to north, east and west, Breinton Road to south. Site integration: The southwest corner of the site is very open and poorly related to built form being open countryside in character. Height and character: Housing to north.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

The existing network (Breinton Road) is not capable of supporting this development. Further infrastructure would be required to link to main roads, or dependant on adjacent sites. Public Transport provision and cycling/walking links need addressing. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

The site which has a poor relationship to built form is not considered suitable principally on landscape grounds. In addition, there are access issues constraining development.

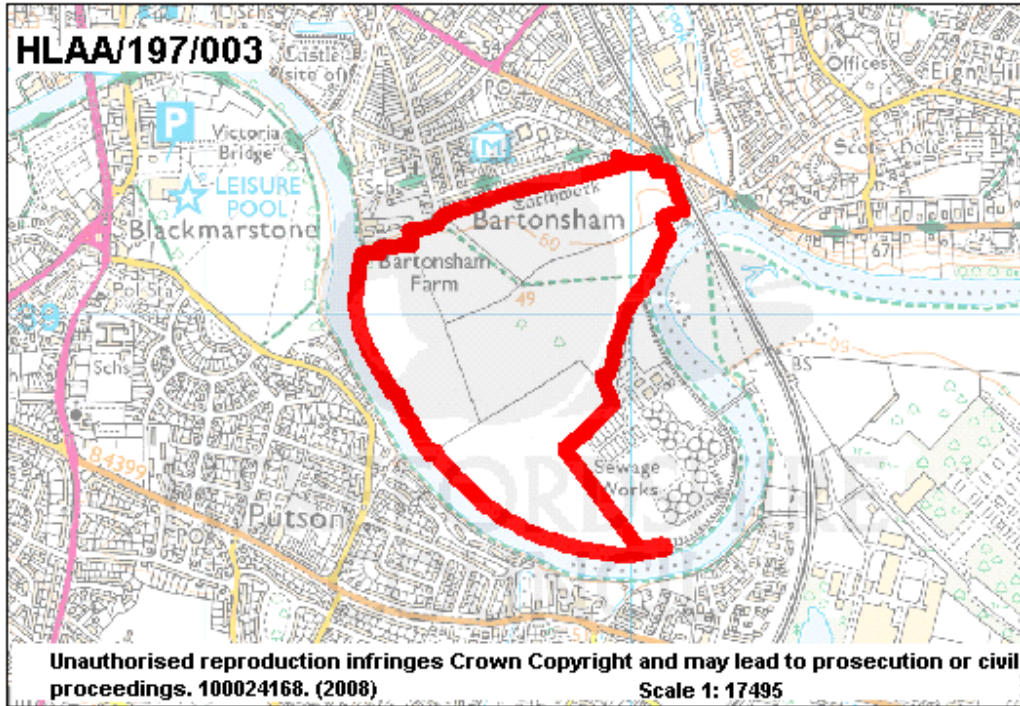
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/197/003

Site Address: Land at Bartonsham Farm Dairy



Information Source:	Call for sites	Site Area (ha):	42.70
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/197/003
Site Address:	Land at Bartonsham Farm Dairy		

Summary Description:

Grassland field. Views into site: Visible site from different angles both north and south on the river. Views out of site: Long distance views towards Haugh woods (south) and hills to the east. Adjacent/surrounding land: Housing, agriculture and adjacent to sewerage works. Additional comments: Site within a Conservation Area

Flood Information:

The site is classified as being almost totally in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of our Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to carry out essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The area suffers from low water pressure and additional new development would merely exacerbate service levels.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The existing network is not capable of supporting this development, and no suitable alternative corridors for infrastructure appear to exist. Only possible route might be to form a junction on B4224 to take an access road through the Scout Hut site, but would to incorporate Park Street/Harold Street and Scots Lane opposite and would require third party land acquisition. Any development would require Public Transport provision and walking/cycling link provision would need addressing, particularly links to the Connect2 route. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

No. This site is at high risk of flooding and is required as a functional flood plain. The site is quite open and has long distance views into and out of it which does not make it a very contained site. Access issues also constrain its development.

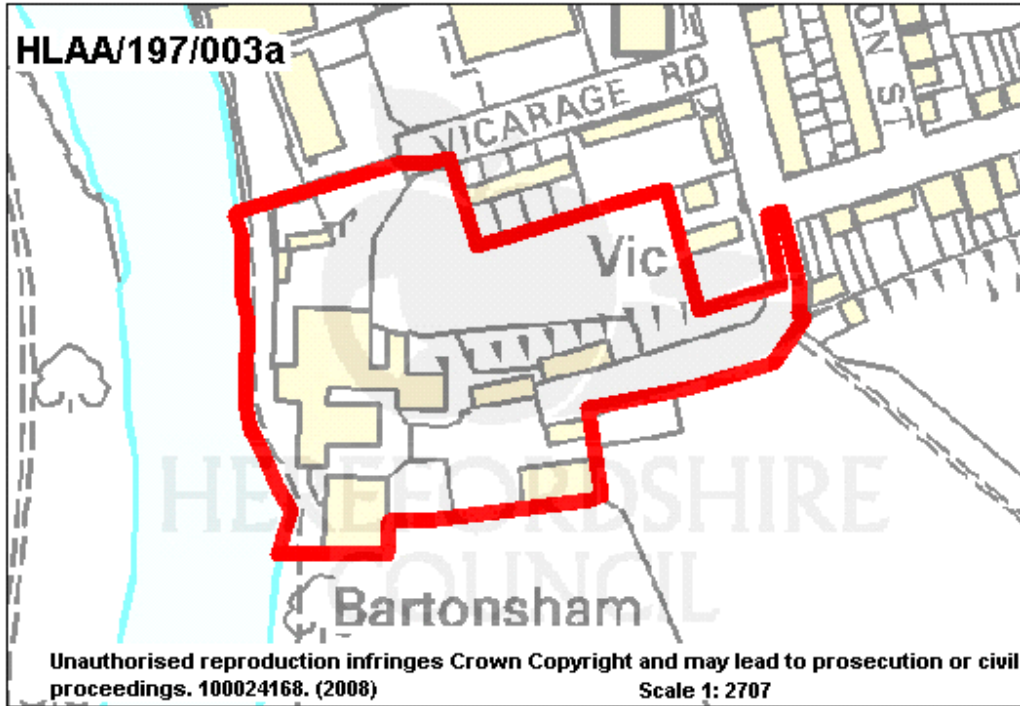
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/197/003a

Site Address: Bartonsham Farm Dairy (Dairy site)



Information Source:	Call for sites	Site Area (ha):	0.75
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 20
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input checked="" type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/197/003a
Site Address:	Bartonsham Farm Dairy (Dairy site)		

Summary Description:

Farm Dairy. Views into site: Visible site from different angles both north and south of the river. Views out of site: Long distance views towards Haugh Woods (south) and hills to the east. Site is within a Conservation Area. Flat site. This site also incorporates site H/C/59 (2001 Urban Capacity site). Adjacent/surrounding land: Housing, agriculture and near to sewerage works.

Flood Information:

The site is classified as being mainly in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

In view of the removal of the employment use, a small development would not cause intensification and may be acceptable to be served by the existing network. Access should be from Green Street. Pedestrian links to Victoria Footbridge would benefit from improvement along the riverside to the boundary of the site.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

This brownfield site has potential for redevelopment upon its footprint provided that the risk of flooding can be addressed comprehensively

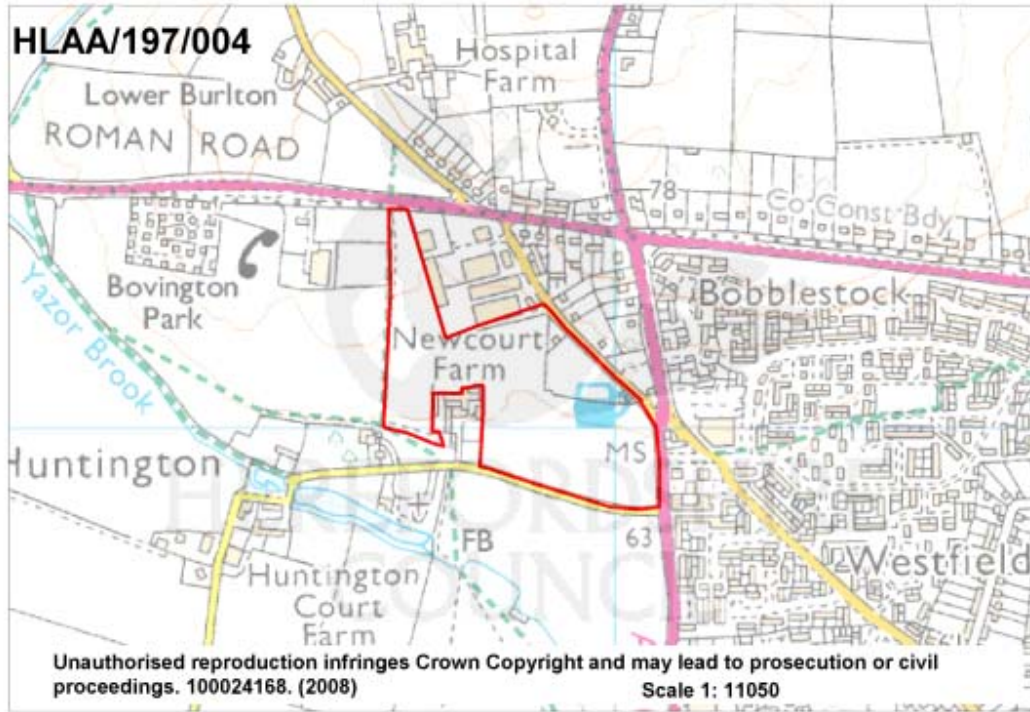
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/197/004

Site Address: Land at Newcourt Farm, Huntingdon



Information Source:	Call for sites	Site Area (ha):	8.61
Agricultural Land Classification:	1&2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	150
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HAAA/197/004
Site Address:	Land at Newcourt Farm, Huntingdon		

Summary Description:

Grassland/arable fields. This site also incorporates site O/Her/003 and H/F/1 (2001 Urban Capacity Site). Very open large area of farmland with few features other than field hedges and tree belts around Huntingdon. The land does gradually rise from Yazor Brook to development on Roman Road particularly Bovingdon Caravan Park. Significant views from Kings Acre Road north and Roman Road looking south across the site. Adjacent/surrounding land: Housing, industrial/commercial buildings. Additional comments: Site is within a Conservation Area.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

South west corner: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Rest of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

A junction onto Three Elms Road would be acceptable to serve this site. Provision of an off road cycle route along Three Elms Road is desirable, and footway along Tillington Road frontage. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

This land retains its historic boundary shape and hedgerows and it would be beneficial to retain as open space if part of a larger development. Small areas of unimproved or semi improved grasslands should be retained and appropriate long term management strategies secured. Opportunities to restore or enhance ponds that are on or adjacent to development sites should be sought with improved habitat linkages.

Is the site suitable (and achievable) for development?:

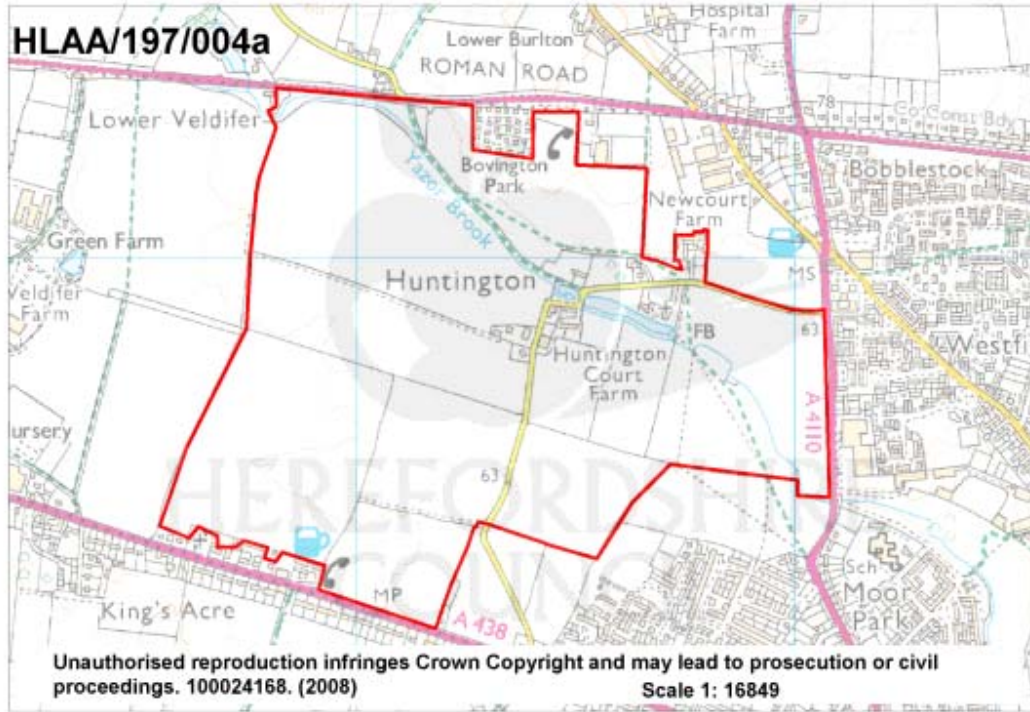
The site forms part of a larger site which consists of a flat, featureless site lacking in character identity. However, it is crucial that the historic conservation value of Huntingdon must be preserved and the green corridor of Yazor Brook

Can the entire site be developed?:

No

Settlement: Hereford
 Site Address: Land at Huntingdon

Site Ref: HLAA/197/004a



Information Source:	Call for sites	Site Area (ha):	104.88
Agricultural Land Classification:	1,2&3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	2000 (1000/1000)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/197/004a
Site Address:	Land at Huntingdon		

Summary Description:

Agricultural fields and farm. Very open large area of farmland with few features other than field hedges and tree belts around Huntindon. The land does gradually rise from Yazor Brook to development on Roman Road particularly Bovingdon Caravan Park. Significant views from Kings Acre Road looking north and Roman Road looking south across the site. Adjacent/surrounding land: Housing, industrial buildings and school. Policy constraints: Policy M5 safeguarding mineral reserves. Additional comments: Site is within a conservation area

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage system network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers

Landscape:

Court Farm: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Rest of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value. North eastern part of site is in an historic satellite settlement sensitivity area

Highways information:

An access could be formed onto Three Elms Road, Kings Acre Road or possibly Roman Road, subject to network capacity. A strategic cycle route through the development on the line of the old railway line is desirable from Three Elms Road to the west extreme of the site. Public transport provision would be necessary. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Majority arable land where ecological constraints are likely to be limited. Yazor Brook is an important landscape feature and provides an opportunity for enhancement as a green corridor. The former railway has potential for linear habitats such as woodland, hedgerow and grasslands. The existing hedgerow pattern should be conserved and enhanced.

Is the site suitable (and achievable) for development?:

The site is considered suitable in part for housing. Land subject to flooding and around Court Farm of high landscape sensitivity needs to be free of built development to ensure that the historic value of Huntingdon is preserved along with the green flood corridor of the Yazor Brook.

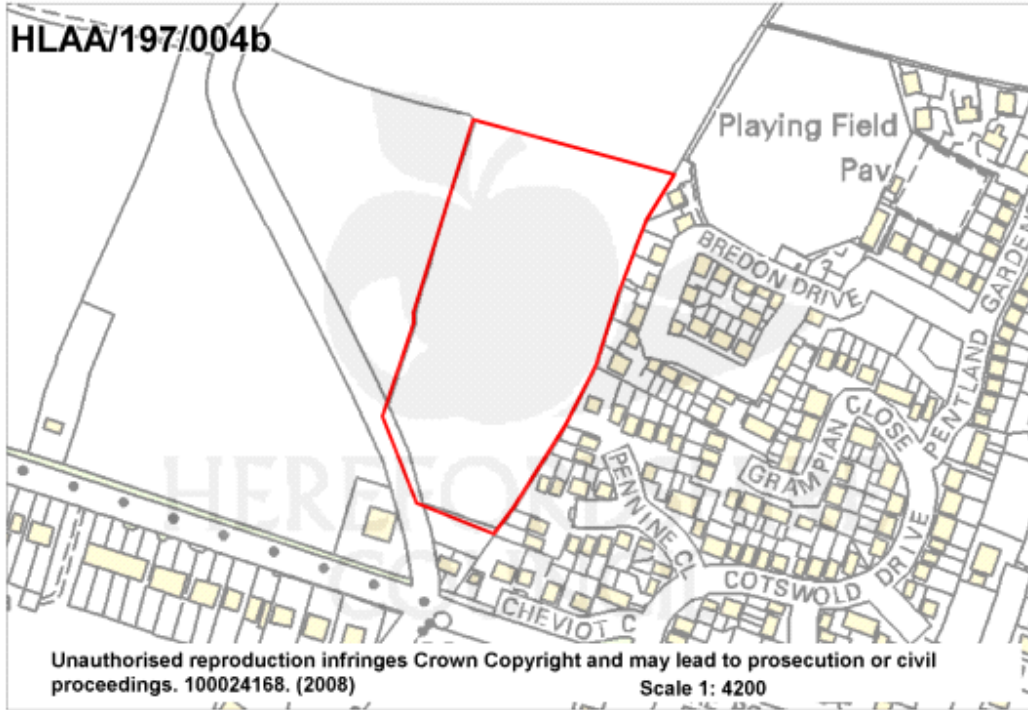
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/197/004b

Site Address: Land to the west of Pennine Close



Information Source:	Call for sites	Site Area (ha):	2.21
Agricultural Land Classification:	1		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 60
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/197/004b
Site Address:	Land to the west of Pennine Close		

Summary Description:

Fallow field with views from north. Adjacent/surrounding land: Huntingdon Lane to the west and open fields. The site lies adjacent to Pennine Close and could be combined with HLAA/134/001 and HLAA/114/001 in order to create a potential housing site. Policy constraints: Policy M5 safeguarding mineral reserves.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Huntingdon Lane is not suitable to serve the development without improvement, and it is unlikely this could be achieved without land acquisition. A possible alternative would be to re-route Huntingdon Lane onto a new length of road to the west of No 144 through the adjacent site (HLAA/114/001) and form a new priority junction with Kings Acre Road. A footway would be required to be provided along Kings Acre Road to link to residential to east and existing footways/footpath network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

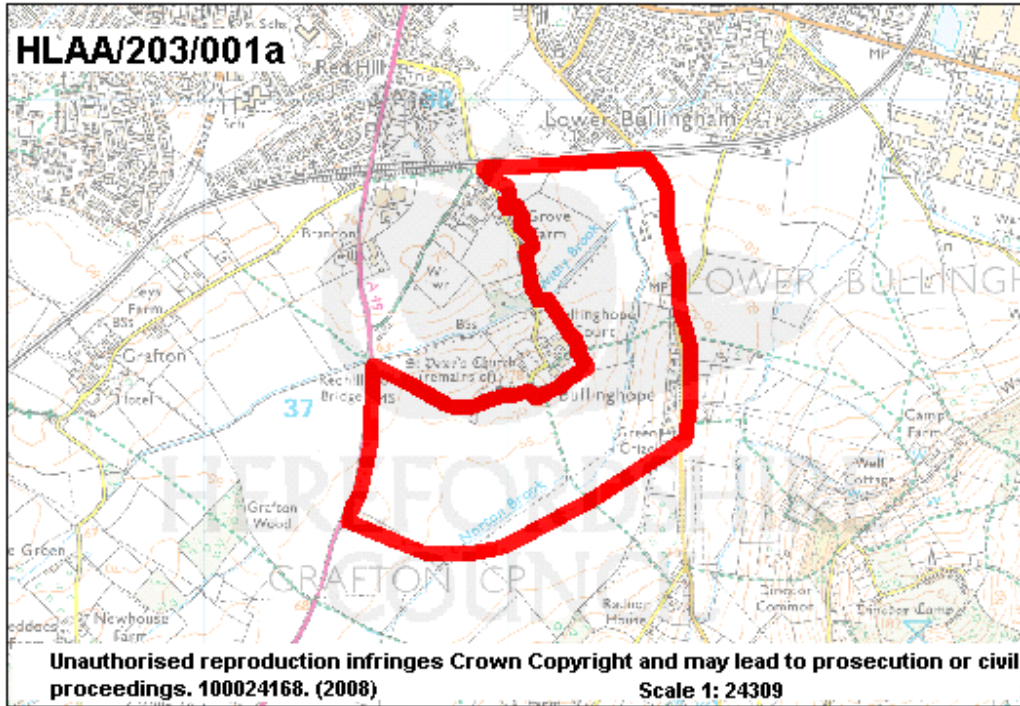
Is the site suitable (and achievable) for development?:

There is potential for this site to be combined with land at HLAA/134/001 and HLAA/144/001 to create a more appropriate housing site which has a better relationship with the built form. A landscape buffer would be required on the northern boundary to help screen development. In addition, access improvements would be required onto Kings Acre Road

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: HLAA/203/001a
 Site Address: Land at Bullinghope, west of Hoarwithy Road



Information Source:	Call for sites	Site Area (ha):	76.88
Agricultural Land Classification:	1,2,3a&3b		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	1000 (500/500)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/203/001a
Site Address:	Land at Bullinghope, west of Hoarwithy Road		

Summary Description:

Grassland and arable fields with long distance views from A49, west, south and east. This site is linked to HLAA/203/001b which was submitted as one site. This open agricultural land rises in an easterly direction from the A49 and falls in a southerly direction from the western part of Bullingham Lane. Land to east of Bullingham falls down to a stream which goes from south to north through site. Land rises up on adjoining valley side to Hoarwithy Lane. Adjacent/surrounding land: A49 and Bullinghope Village to west, Rotherwas Access Road to south, Bullingham Lane to east and Railway Line to north. The northern section of this submitted site has been subject of a UDP legal challenge and deemed not suitable for housing development.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of our Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to carry out essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The area suffers from low water pressure and additional new development would merely exacerbate service levels.

Landscape:

South west of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. South east of site: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Middle of the site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Any access onto Hoarwithy Road would lead vehicles to Holme Lacy/A49 junction which is already at capacity. Access onto Rotherwas access road may be a possibility, subject to suitable junction/roundabout provision. Public transport provision and cycling/walking links need addressing., including provision of a link from A49 to Bullingham Lane. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Mainly arable land where ecological constraints are likely to be limited. Some artificial habitats alongside roadside to the east may constrain development.

Is the site suitable (and achievable) for development?:

The site is considered suitable in part for housing, however is significantly constrained. Land to the south east is high landscape sensitivity and should be protected whilst other remaining areas north and south have a poor relationship with the built form, notwithstanding its high value landscape where the preference would be to develop other more appropriate sites first.

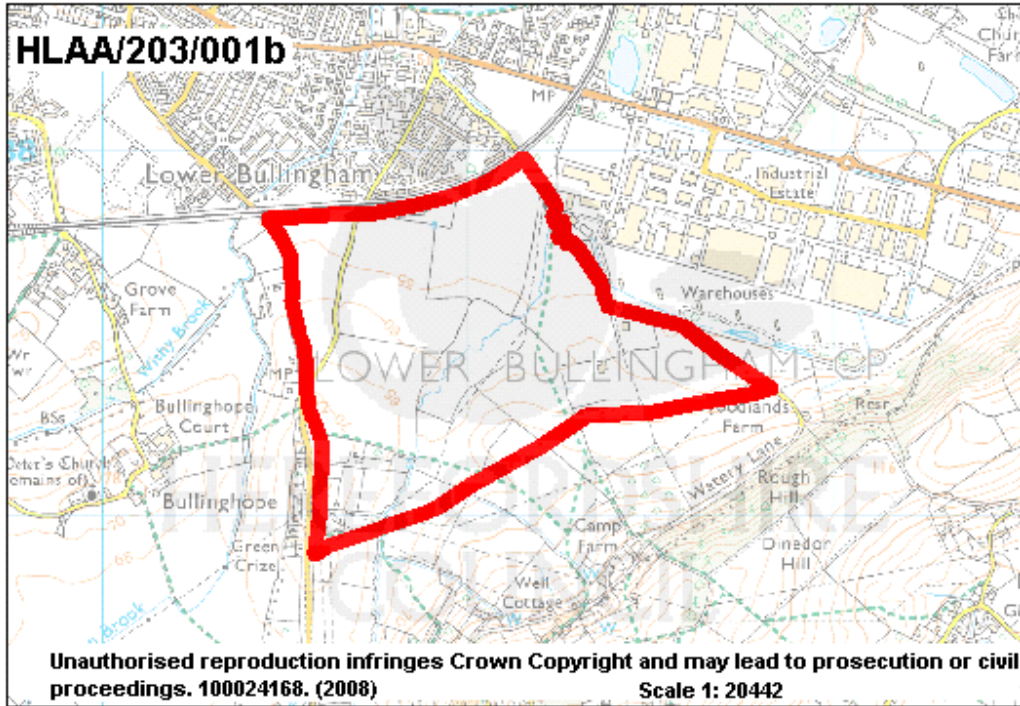
Can the entire site be developed?:

In part

Settlement: Hereford

Site Ref: HLAA/203/001b

Site Address: Land at Bullinghope, east of Hoarwithy Road



Information Source:	Call for sites	Site Area (ha):	60.65
Agricultural Land Classification:	1,2&3a		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	1300 (200/200/500/4)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/203/001b
Site Address:	Land at Bullinghope, east of Hoarwithy Road		

Summary Description:

Grassland and arable fields, relatively flat with views from east and Dinedor Hill. This site also incorporates the smaller sites HLAA/215/003 and HLAA/215/004 which are on the eastern boundary. Adjacent/surrounding land: Hoarwithy road to west, railway line to north, Rotherwas to east and Rotherwas Access Road and open fields rising to Dinedor Hill to south.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage system suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to carry out essential improvements. Should any development occur in advance of the Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site watermain are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Northern half of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change. Southern half of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. A significant buffer should be retained around the enclosed settlement Commons of Bullingham, existing public footpaths and watercourses. Additional tree planting in the vicinity of the settlement would assist in emphasising the domestic quality of the landscape

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Lower Bullingham Lane is not suitable for access. It is unlikely that Hoarwithy Road would be suitable to serve this development (capacity issues at A49/B4399 junction) and access would therefore need to be from the Rotherwas Access Road. Public transport provision and cycling/walking links need addressing., including formalising the link from Hoarwithy Road to Watery Lane alongside the railway land. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Almost all arable land/land with artificial habitats where ecological constraints are likely to be limited. The liner features (hedgerows and streams) should be maintained for connectivity between habitats. Buffer zones should be retained along watercourses to improve water quality.

Is the site suitable (and achievable) for development?:

Subject to addressing the access, flooding and highway infrastructure issues, the lower lying part of the site in principle is considered suitable for residential development. Rising land to the south leading to Dinedor needs to be protected from development and considered further if no other more appropriate land is available later on in the plan period.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/210/001
Site Address:	Bay Horse Motors, Kings Acre		

Summary Description:

Commercial buildings and land. Flat site. Adjacent/surrounding land: Residential adjacent and opposite, public house also adjacent. Site backs onto open countryside.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

An access could be formed onto Kings Acre Road to serve the development.

Biodiversity:

Not surveyed

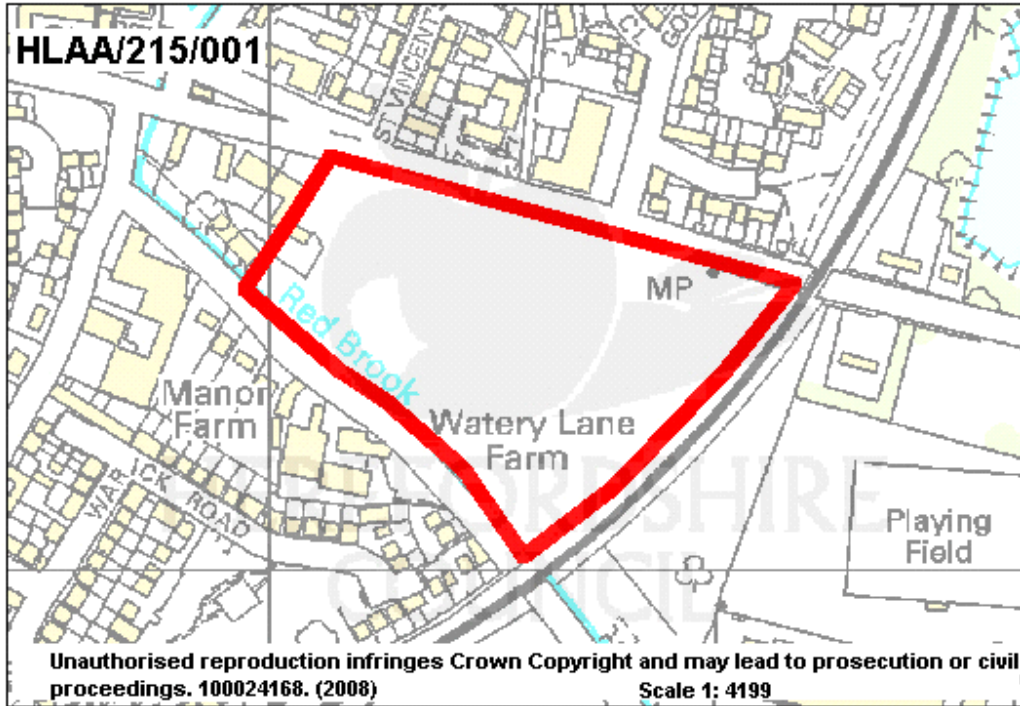
Is the site suitable (and achievable) for development?:

Development of the site would lead to loss of this retail/commercial use. However, given the surrounding residential nature of the area, a new housing development could integrate

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: HLAA/215/001
 Site Address: Land between Holme Lacy Road and Watery Lane Farm



Information Source:	Call for sites	Site Area (ha):	3.48
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford **Site Ref:** HLAA/215/001
Site Address: Land between Holme Lacy Road and Watery Lane Farm

Summary Description:

Grassland field. This site is adjacent to HLAA/215/008. Adjacent/surrounding land: Housing and a railway line. Industrial land to the east. Policy constraints: Policy ARCH3 - SAM Site. Additional comments: Site is adjacent to an archaeological site and Scheduled Ancient Monument

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access could be from B4399, and the junction would need to be staggered with St Vincent's Close and Goodwin Way opposite. Consideration should be given to re-routing Watery lane through the site and to utilise the new junction.

Biodiversity:

Not surveyed

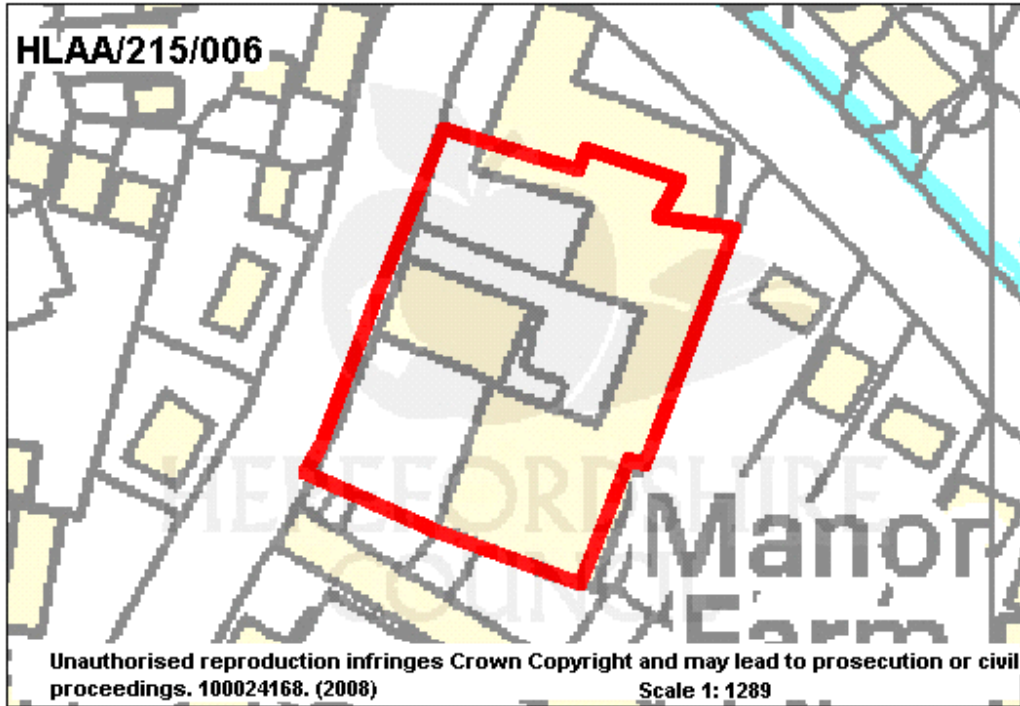
Is the site suitable (and achievable) for development?:

No. Site is adjacent to a Scheduled Ancient Monument and is partially within the floodplain.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: HLAA/215/006
 Site Address: Farm buildings at Manor Farm, Bullingham Lane



Information Source:	Call for sites	Site Area (ha):	0.35
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/215/006
Site Address:	Farm buildings at Manor Farm, Bullingham Lane		

Summary Description:

Farm buildings. This site is incorporated with site H/B4/2 (2001 Urban Capacity site). Adjacent/surrounding land: All residential.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewage system for domestic foul discharge from this development.

Sewerage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plan post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, then developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access would be onto Lower Bullingham Lane, which would be acceptable.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Site lies within flood zone 3.

Can the entire site be developed?:

No.

Settlement:	Hereford	Site Ref:	HLAA/215/007
Site Address:	Watery Lane Farm, Lower Bullingham		

Summary Description:

Farm buildings. This site is incorporated with site: H/B4/3 (2001 Urban Capacity site). Adjacent/surrounding land: Residential three sides, open field opposite, Rotherwas nearby. Additional comments: Site is adjacent to a listed building.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

An access could be formed onto Watery lane, but Watery Lane would require improvements back to the junction with B4399.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Site lies within flood zone 3

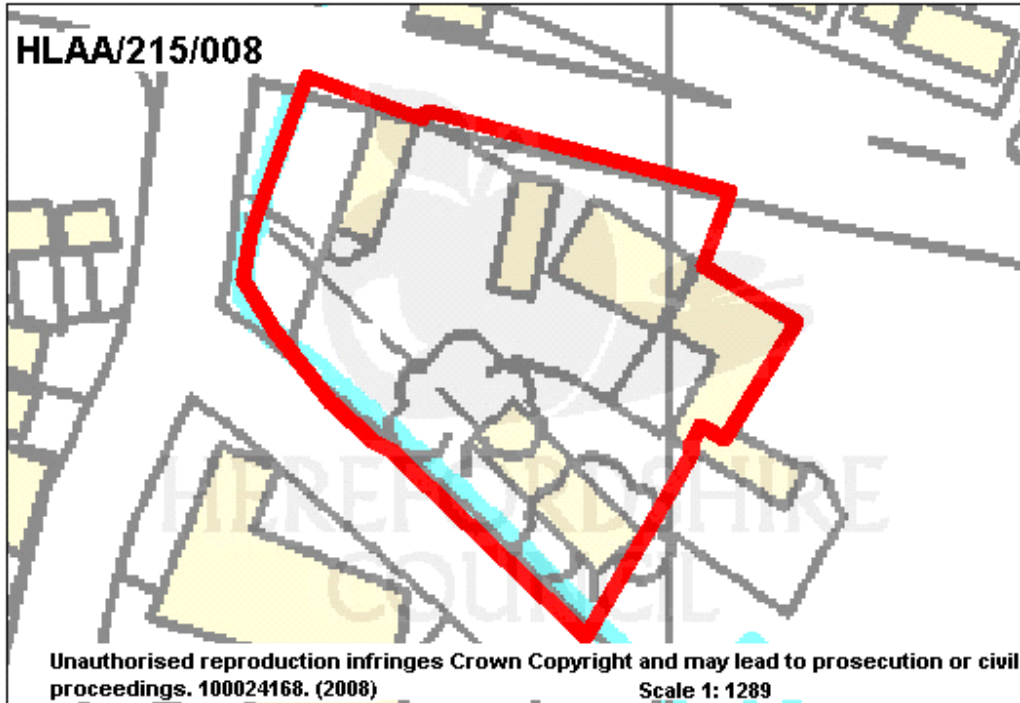
Can the entire site be developed?:

No.

Settlement: Hereford

Site Ref: HLAA/215/008

Site Address: The Ricky Yard, Watery Lane Farm, Lower Bullingham



Information Source:	Call for sites	Site Area (ha):	0.51
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford **Site Ref:** HLAA/215/008
Site Address: The Ricky Yard, Watery Lane Farm, Lower Bullingham

Summary Description:

Farm buildings. This site is adjacent to HLAA/215/001. Adjacent/surrounding land: Housing and a railway line. Industrial to the east.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Due to proximity of the junction with B4399, the existing access would not be acceptable for the proposed development. It is unlikely an access directly onto B4399 would be acceptable due to other junctions nearby, therefore a junction onto Watery lane towards the eastern half of the site is most likely to be acceptable. Watery Lane would need to be upgraded back to B4399. Combination with adjacent site HLAA/215/001 would be preferable.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

No. Site lies within flood zone 3.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/219/001
Site Address:	Land adjacent to Bishop's Meadow, to rear of St Martins Street		

Summary Description:

Residential gardens. Site is within a Conservation Area. Adjacent/surrounding land: Residential and public open space.

Application for six 2 bedroom dwellings refused under DCCE2007/2094/F

Flood Information:

The site is classified as functional floodplain and the risk of fluvial flooding may be extremely high. The proposed use is not appropriate on the basis of the relevant flood zone. PPS25 exception test is not relevant for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access from St Martins Avenue is very narrow with poor visibility and is unlikely to be acceptable as an access to the development. An access off the car park on Wye Street for a small development may be acceptable, subject to gaining access rights. Also appears to be a further ransom strip between the car park and site. Reduced parking provision may be considered.

Biodiversity:

Not surveyed

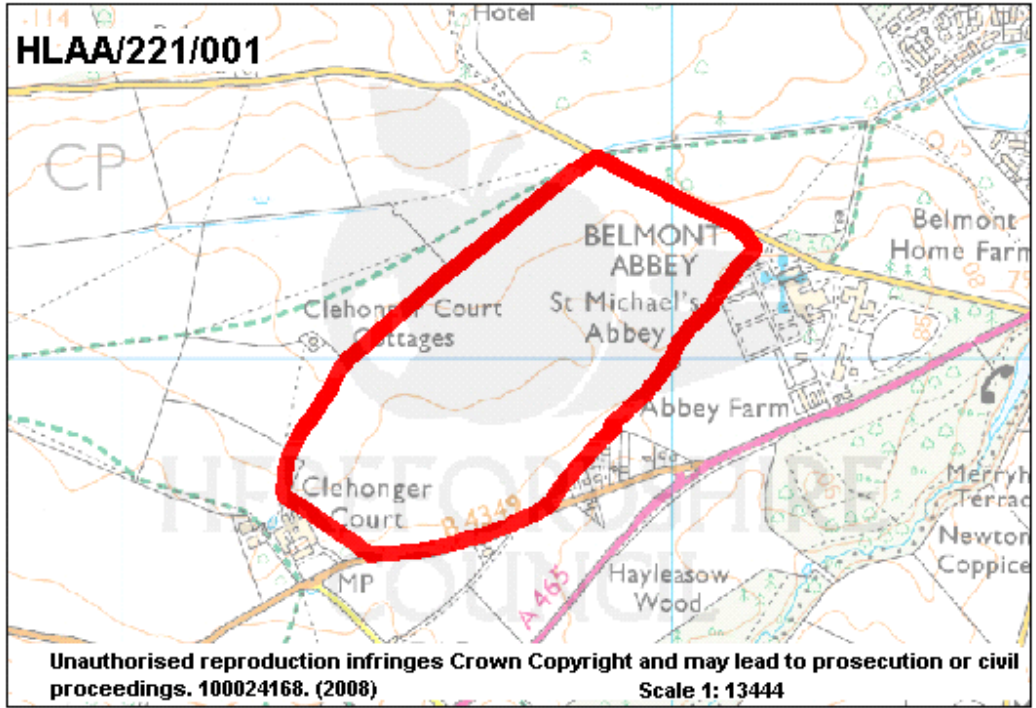
Is the site suitable (and achievable) for development?:

No. This site lies within a functional flood plain.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: HLAA/221/001
 Site Address: Land at Clehonger Court



Information Source:	Call for sites	Site Area (ha):	32.40
Agricultural Land Classification:	1&2		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/221/001
Site Address:	Land at Clehonger Court		

Summary Description:

Large arable fields falling south-west to north to west. Views out of site: Extensive views to north and west. Adjacent/surrounding land: Ruckhall Lane to northeast, Belmont Abbey and residential to southeast. B4349 to south west and open countryside to northwest. Policy constraints: M5 safeguarding mineral reserves in part.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Although access could be gained from either B4349 or C1199. The C1199 would require widening and footway provision from the access to A465 junction. the network capacity of A465 into Hereford is likely to be a problem. Public transport provision and cycling/walking links need addressing. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited

Is the site suitable (and achievable) for development?:

No, site lies with landscape of high sensitivity with little relationship to built form

Can the entire site be developed?:

No

Settlement: Hereford **Site Ref:** HLAA/248/001
Site Address: Land at Merryhill Farm, Belmont

Summary Description:

Arable fields. Very large open site, land to the west of Merryhill Lane forms undulating arable land which rises to the south. Land to east of lane is very open arable land which rises to south and falls down towards the east away from the road. Views into site: Land to west of Merryhill Lane has extensive views west to Golden Valley. Views out of site: Land to east has long distance views to Ridge Hill. This site also incorporates P334 (UDP representation site). Adjacent/surrounding land: Open countryside other than a small scattering of residential properties to the north and Merryhill Farm to the south. Policy constraints: Small pocket protected for nature conservation toward east of site. Northern sector currently protected for recreational open space as part of Haywood Country Park.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

Southern and western parts of site: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Northern and eastern parts of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Merry Hill Lane is a byway and definitely not suitable for access. Haywood Lane, and particularly its junction with A465 and the area near the ponds, would not be acceptable in its current form, particularly for a development of this size. Pedestrian cycle links to Great Western Way need to be considered, as does public transport provision. The network capacity of A465 into Hereford is likely to be a problem. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land whose ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

No, the site is not considered suitable for development principally on landscape, recreation and access grounds and its poor relationship with existing built form.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/255/001
Site Address:	Land between Tillington Road and Roman Road		

Summary Description:

Grassland field. Adjacent/surrounding land: Farm building on eastern boundary along Tillington Road. Roman Road to south, otherwise open farmland.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access should be from Tillington Road, and would need to take account of any access to the site opposite (O/HER/002). Footpath link to be provided to existing footway on Roman Road. Public transport provision requires consideration. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

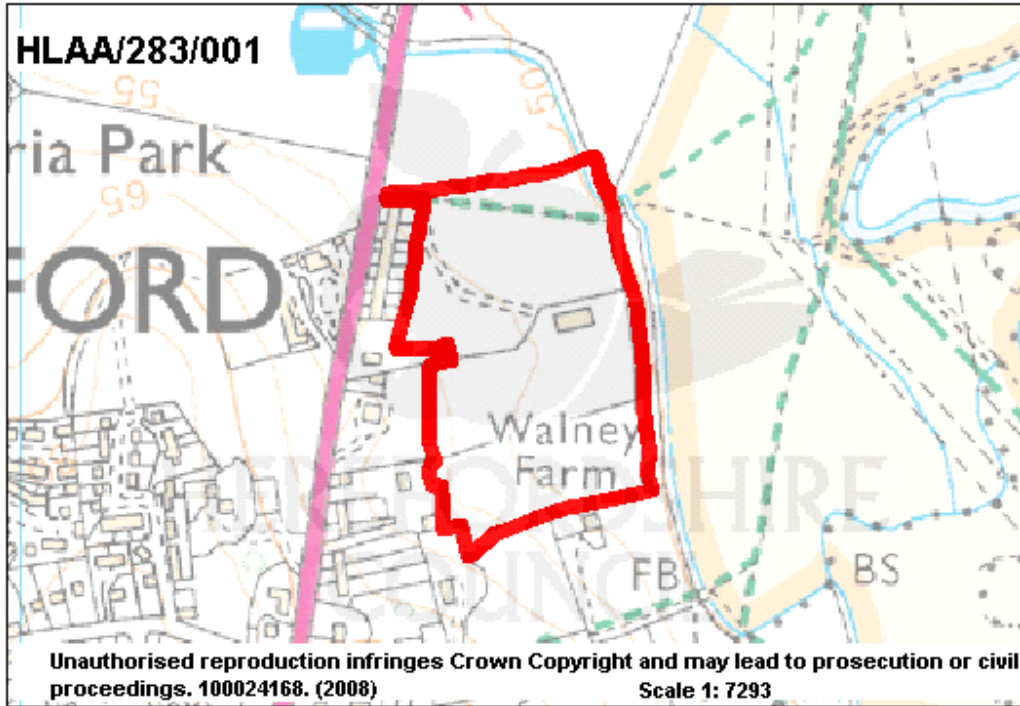
Is the site suitable (and achievable) for development?:

Housing could be provided on this site, however it has a limited relationship with built form and is heavily constrained with respect to its landscape setting. As a result other more appropriate sites should be considered before this site.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: HLAA/283/001
 Site Address: Land adjacent to Walney House Farm, Aylestone Hill



Information Source:	Call for sites	Site Area (ha):	6.91
Agricultural Land Classification:	2		

Suitable: Yes <input type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input checked="" type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/283/001
Site Address:	Land adjacent to Walney House Farm, Aylestone Hill		

Summary Description:

Grassland fields. Adjacent/surrounding land: Agriculture to east, south and north. Housing to west. Views into site: Long distance views from east to north. Views out of site: Views to east and north. Very visible from A4103. Additional comments: Site is within a Conservation Area.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements .

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

An access could be formed onto Aylestone Hill to form a combined junction with the existing access to Aylestone Park. This would require some alterations to the east side of Aylestone Hill but would be achievable within highway limits. Some third party land would be required to accommodate the access road. Public transport provision and cycling/walking links need addressing. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

No, this prominent site is not considered suitable primarily on landscape grounds.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/298/001
Site Address:	Field off of Kings Acre Road		

Summary Description:

Agricultural field. Open land rising gently from the north to south and from west to east. Views into site: Views from the south. This site is linked with HLAA/048/002 and HLAA/075/001 which are adjacent. Adjacent/surrounding land: Residential to north with open countryside adjoining rest of boundaries.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Land locked site with no feasible route to achieve suitable access without land acquisition, or adjacent sites coming forward. Conifer Walk is a private road, and would require upgrading. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

In conjunction with adjoining sites there is potential to develop this site for housing subject to resolving access.

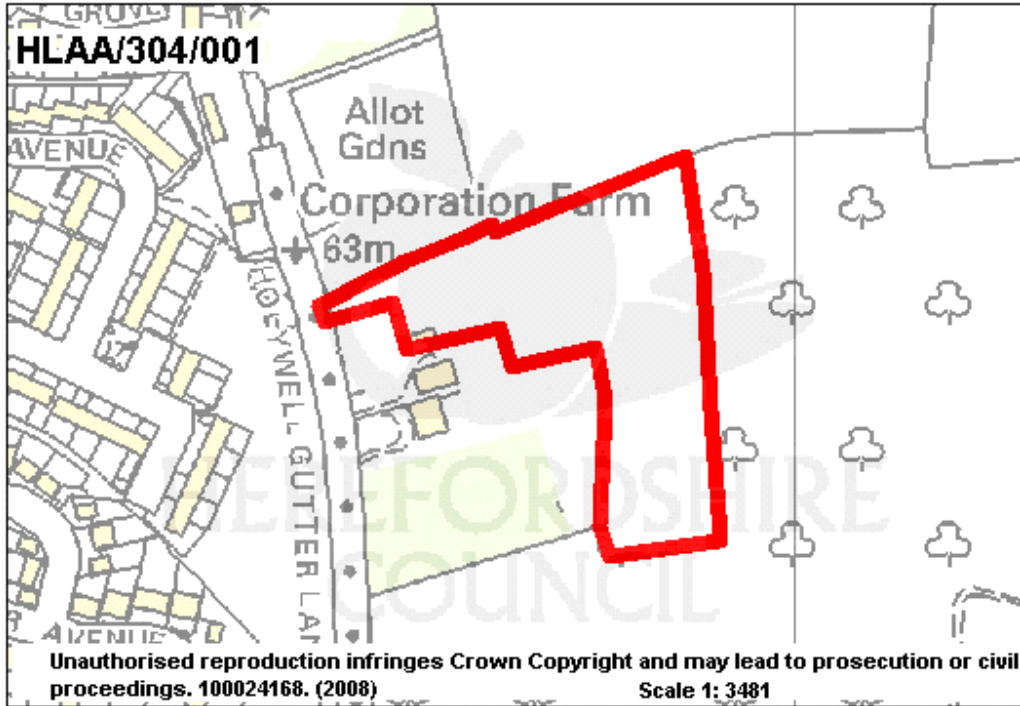
Can the entire site be developed?:

Yes

Settlement: Hereford

Site Ref: HLAA/304/001

Site Address: Land around Highfield, Holywell Gutter Lane, Tupsley



Information Source:	Call for sites	Site Area (ha):	1.43
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	50
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford **Site Ref:** HLAA/304/001
Site Address: Land around Highfield, Holywell Gutter Lane, Tupsley

Summary Description:

Grassland and orchard, sloping land to east/south. Contained site. This site lies adjacent to site HLAA/071/001. Adjacent/surrounding land: Allotment to north, orchard to east and south. Holywell Gutter Lane and adjoining open spaces to west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Holywell Gutter Lane is not adopted highway, it is a bridleway HER47 and access could not be gained via this route. A direct access onto Hampton Dene Road would be required.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

Is the site suitable (and achievable) for development?:

The site could deliver housing, however it is heavily constrained from a landscape perspective due to topography and protection of orchards. As such, more appropriate sites should be considered before this site.

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	HLAA/308/001
Site Address:	Land north of Grafton Lane		

Summary Description:

Grassland fields. Relatively flat southern boundary forming east to west ridge. Views into site: Extensive views into site from the south (A49) from Grafton. Central and northern section not subject to views. Views out of site: Views out from south across Grafton Lane Extensive views to/from south (A49) from Grafton. This site is shared with and referred to as HLAA/104/001 and HLAA/308/002 to form one large site. Comments therefore relate to the site as a whole. Adjacent/surrounding land: Grafton lane to north, A49 to east, agricultural to west and south.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Where off-site watermains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access onto A49 would probably need to incorporate Grafton Lane and is likely to need improvements to the junction. Would require Highways Agency approval. Pedestrian and cycling links need to be addressed as does public transport provision. The network capacity into Hereford may be an issue. A Multi Modal Transport Assessment , including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

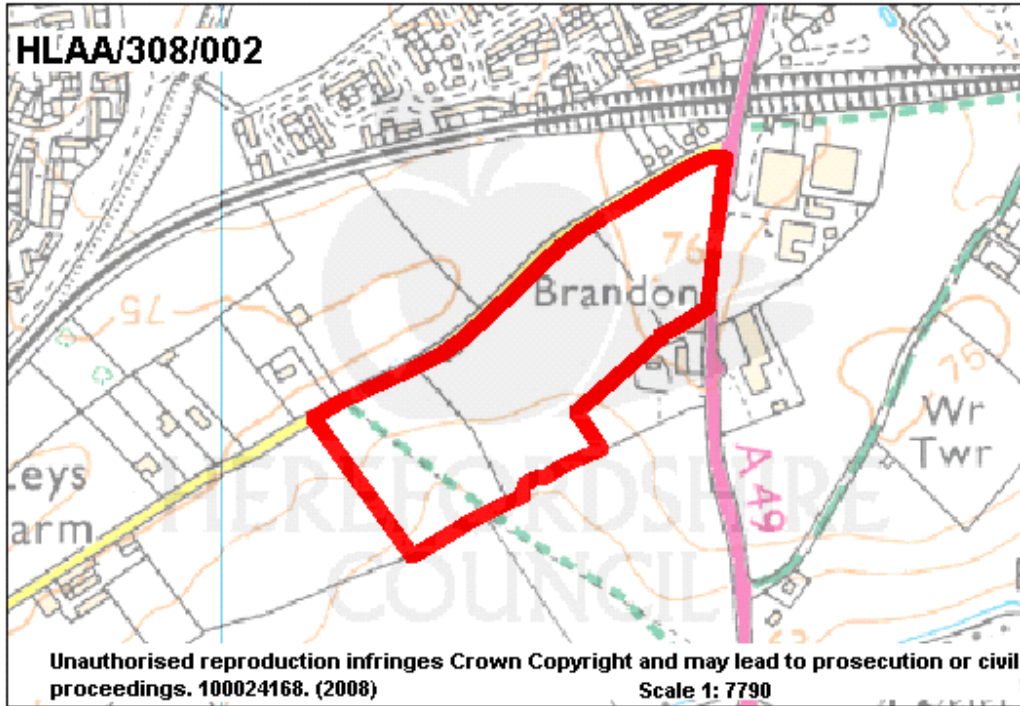
Is the site suitable (and achievable) for development?:

Site lies beyond current settlement boundary and in open countryside. However, a contained site with housing estate (Railway line) to north and smaller number of residential properties to east and west. Main constraint relates to development along a very prominent ridge line where significant views from south (A49) apply. This site is heavily constrained from a landscape perspective and as such more appropriate sites should be considered first.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: HLAA/308/002
 Site Address: Land south of Grafton Lane



Information Source:	Call for sites	Site Area (ha):	7.13
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	100 (40/60)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/308/002
Site Address:	Land south of Grafton Lane		

Summary Description:

Grassland fields. Eastern section flat, but the majority of site falls to south forming a hillside field. This site is shared with and referred to as HLAA/104/001 and HLAA/308/001 to form one large site. Comments therefore relate to the site as a whole. Majority of site can be seen from south and A49 approach to city. Only eastern part has restricted views. Adjacent/surrounding land: Grafton lane to north, A49 to east, Agricultural to west and south.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access onto A49 would probably need to incorporate Grafton Lane and is likely to need improvements to the junction. Would require Highways Agency approval. Pedestrian and cycling links need to be considered as does public transport provision. The network capacity into Hereford may be a problem. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

Developing the eastern part would be possible, notwithstanding its poor relationship with built form. Majority of site is hillside, beyond any reasonable extension of built area within open countryside where significant views from south/A49 approach to city form major constraint.

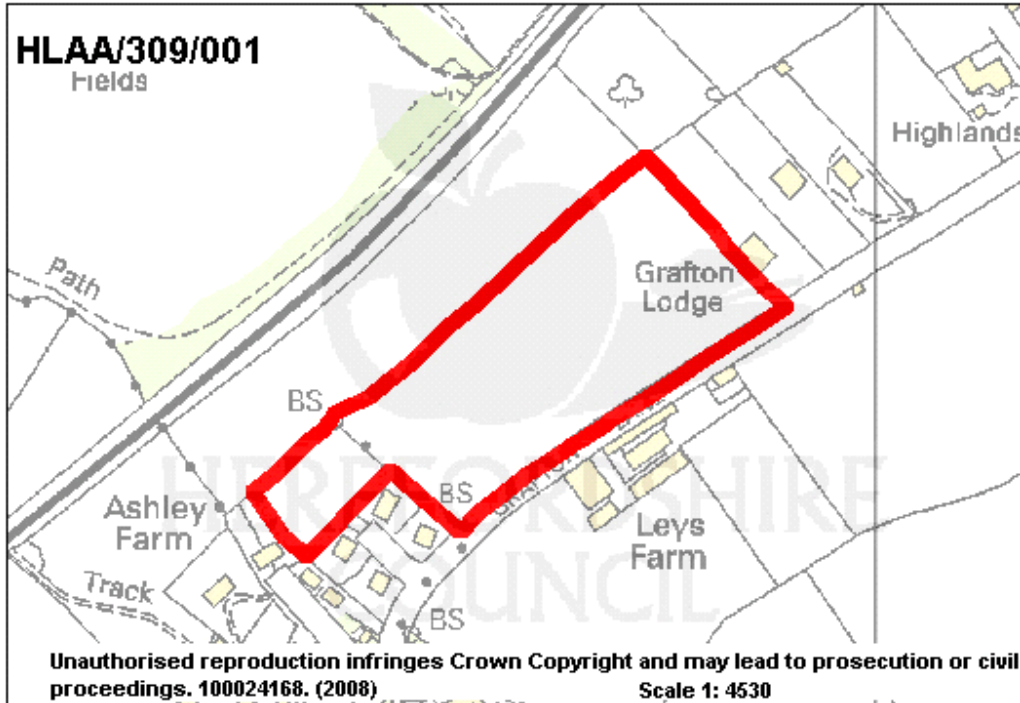
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/309/001

Site Address: Land west of Grafton Lane



Information Source:	Call for sites	Site Area (ha):	3.01
Agricultural Land Classification:	2&3a		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 10 (4/6)
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input checked="" type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/309/001
Site Address:	Land west of Grafton Lane		

Summary Description:

Grassland field. Elevated rising land which is open in character with the northwest boundary forming part of the ridge line that runs parallel with Grafton Lane. Views into site: Views from A49. Views out of site: Long distance views out of site to the east to Callow Hill. Adjacent/surrounding land: Small amount of residential property to northeast and southwest of site. Grafton Lane to south east and agricultural buildings and land and railway line to north west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access onto A49 via Grafton Lane is likely to need improvements to the junction. Would require Highways Agency approval. Pedestrian and cycling links need to be considered to link to Great Western Way extension via Merry Hill Lane. Needs public transport provision. The network capacity into Hereford may be a problem. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited

Is the site suitable (and achievable) for development?:

This site has a poor relationship with the current built form and is significantly constrained on landscape grounds.

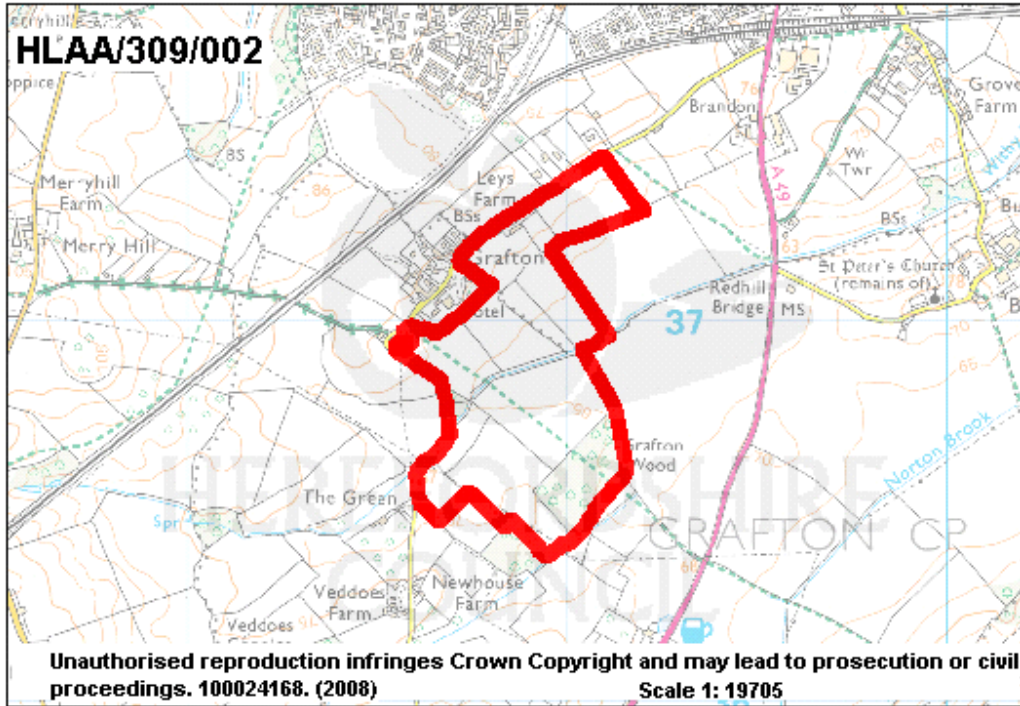
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/309/002

Site Address: Land east of Grafton Lane



Information Source:	Call for sites	Site Area (ha):	35.33
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 500 (200/300)
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input checked="" type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/309/002
Site Address:	Land east of Grafton Lane		

Summary Description:

Grassland/arable fields which gradually rise east to west towards Grafton Lane. Views into site: Extensive views from A49. Views out of site: Long distance views towards Callow Hill. Adjacent/surrounding land: Graftonbury Hotel and Grafton Lane to north, Grafton Lane to west and open fields to south and east. Site integration: No, the site has a poor relationship to the built form.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access onto A49 would need to incorporate Grafton Lane and is likely to need improvements to the junction. Would require Highways Agency approval. Pedestrian and cycling links need to be considered to link to Great Western Way extension via Merry Hill Lane. Needs public transport provision. The network capacity into Hereford is likely to be a problem. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable/artificial habitats where ecological constraints are likely to be limited.

Is the site suitable (and achievable) for development?:

This site has a poor relationship to the built form and is considered suitable in part for housing primarily on landscape and access grounds. Other more suitable sites should be considered before this site.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	HLAA/310/001a
Site Address:	Land adjacent to Home Farm, Ruckhall Lane		

Summary Description:

Grassland field. Land is gently undulating with the highest ground in the south west, the lowest in the north, provides a parkland setting to the urban edge. Localised views off Ruckhall Lane over site down toward Belmont. Adjacent/surrounding land: Home Farm to southeast, residential properties to the east forming part of the Belmont estate. Ruckhall Lane and Belmont Abbey to south, woodland and countryside to west, golf course to north.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Unregistered parkland.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access could be gained from C1199, and thus to A465. The C1199 would require improving in terms of widening and footway provision from the access to A465 junction. However the network capacity of A465 into Hereford may be a problem. Cycle/pedestrian link should be provided to the residential development to the east and through the development to Belmont Abbey. Public transport provision will be required. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

No. This designated parkland forms an attractive setting to the urban edge of Belmont and should therefore be protected from further development.

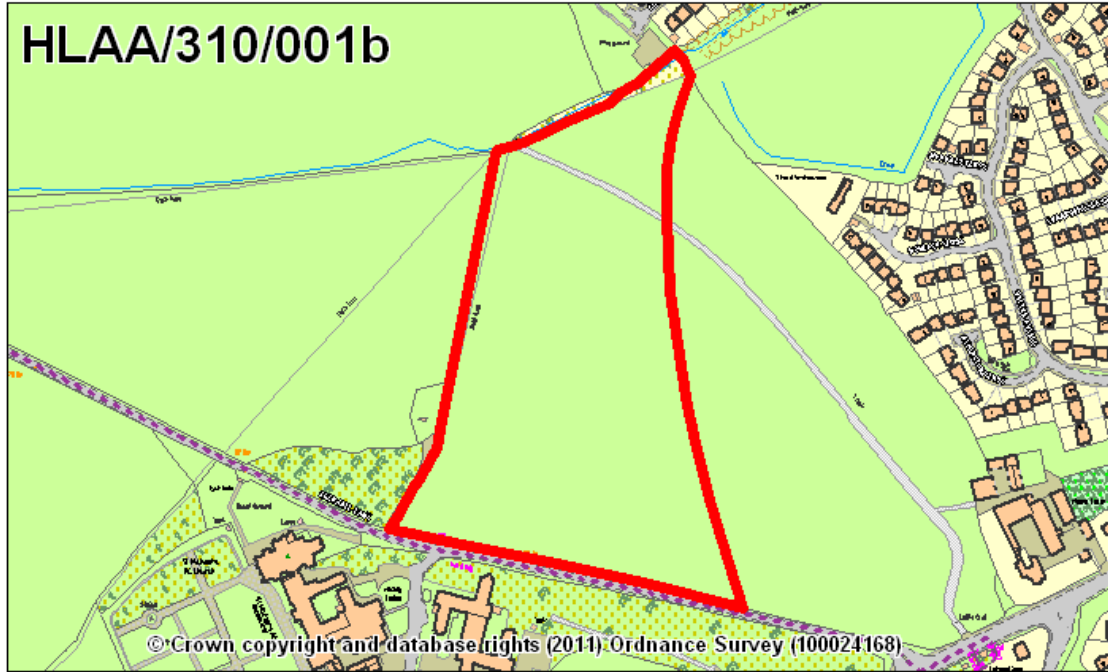
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/310/001b

Site Address: Land adjacent to Home Farm, Ruckhall Lane



Information Source: Call for sites	Site Area (ha): 2.57
Agricultural Land Classification: 2	

Suitable: Yes <input type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input checked="" type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input checked="" type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	HLAA/310/001b
Site Address:	Land adjacent to Home Farm, Ruckhall Lane		

Summary Description:

Grassland field. Land is gently undulating with the highest ground in the south west, the lowest in the north, provides a parkland setting to the urban edge. Localised views off Ruckhall Lane over site down toward Belmont. Adjacent/surrounding land: Home Farm to southeast, residential properties to the east forming part of the Belmont estate. Ruckhall Lane and Belmont Abbey to south, woodland and countryside to west, golf course to north.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Unregistered parkland.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access could be gained from C1199, and thus to A465. The C1199 would require improving in terms of widening and footway provision from the access to A465 junction. However the network capacity of A465 into Hereford may be a problem. Cycle/pedestrian link should be provided to the residential development to the east and through the development to Belmont Abbey. Public transport provision will be required. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development.

Is the site suitable (and achievable) for development?:

No. This designated parkland forms an attractive setting to the urban edge of Belmont and should therefore be protected from further development.

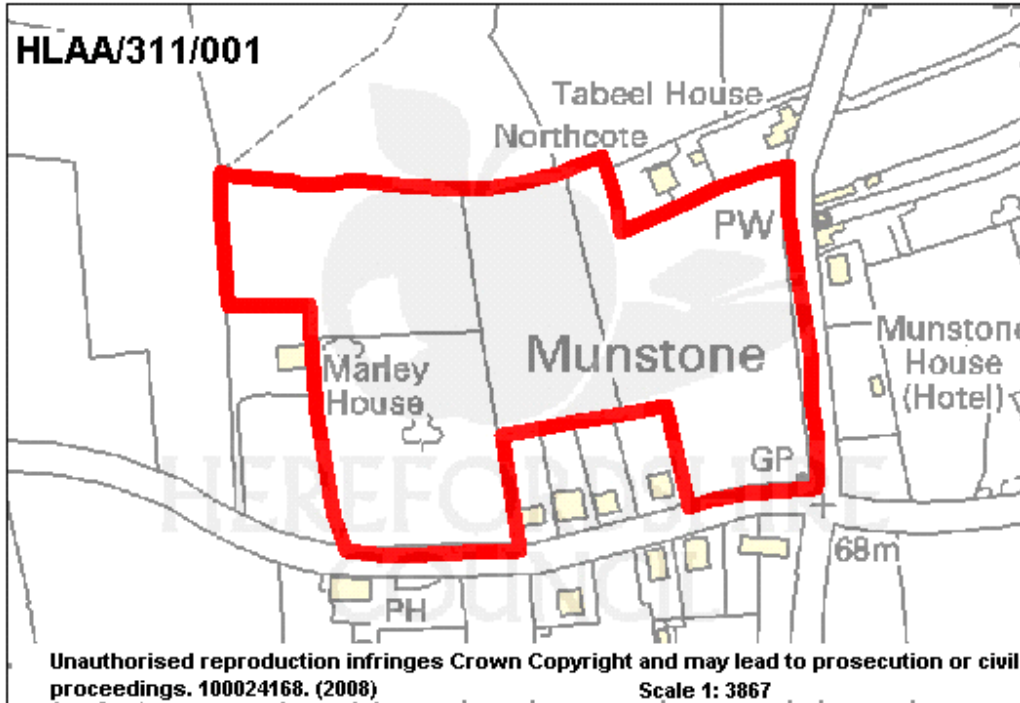
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/311/001

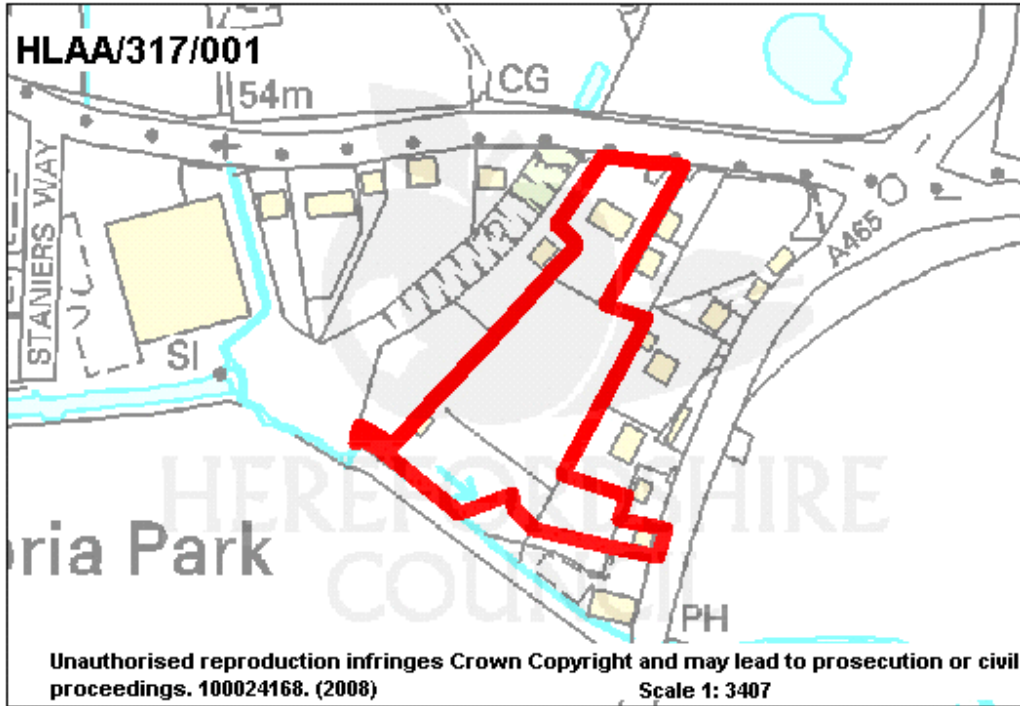
Site Address: Land behind Coldwells Road



Information Source:	Call for sites	Site Area (ha):	4.30
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford Site Ref: HLAA/317/001
 Site Address: Land to the rear of Oak Willows, Roman Road



Information Source:	Call for sites	Site Area (ha):	1.01
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/317/001
Site Address:	Land to the rear of Oak Willows, Roman Road		

Summary Description:

Residential and grassland field. Contained, gently sloping land. Adjacent/surrounding land: Mainly residential on eastern boundary. Additional comments: Part of site is designated as a Special Wildlife Site, whilst the remainder is within a Conservation Area.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access to A4103 Roman Road would not be acceptable. Possibility of access onto Aylestone Hill, through corridor shown, subject to other junctions in the area.

Biodiversity:

Locally designated site where habitats are to be protected.

Is the site suitable (and achievable) for development?:

Part of the site is designated as a Special Wildlife Site which is a significant constraint to the site's potential for development. There are also concerns about access. Site is, therefore, unsuitable. In addition, the site is awkwardly shaped and is constrained by flood risk.

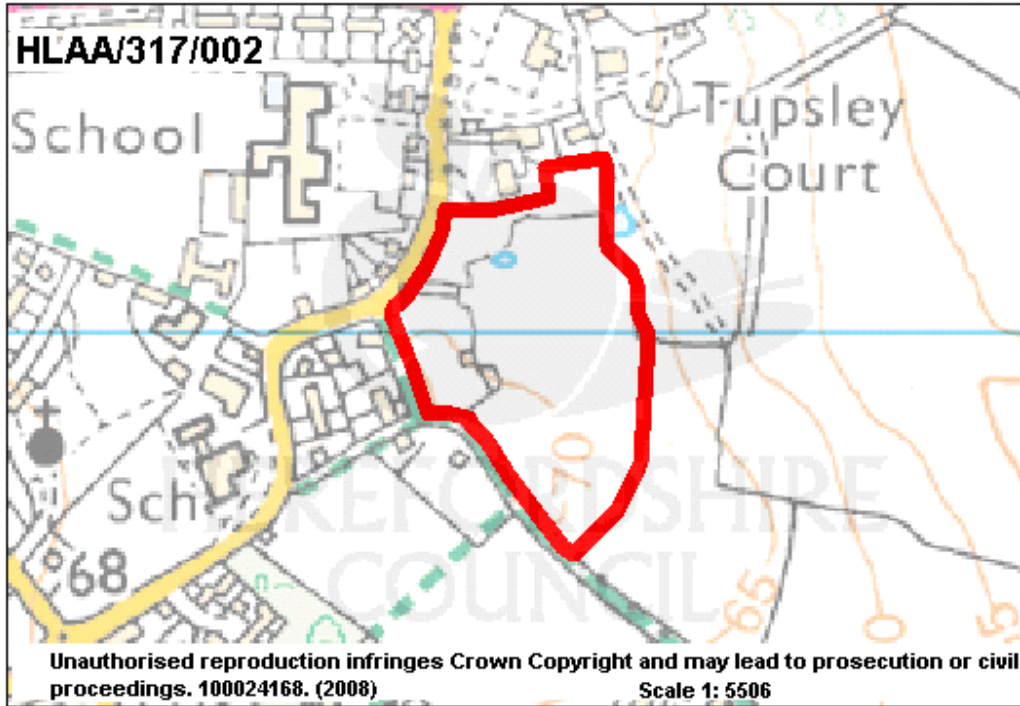
Can the entire site be developed?:

No

Settlement: Hereford

Site Ref: HLAA/317/002

Site Address: Land at Hampton Dene, Hampton Dene Road



Information Source:	Call for sites	Site Area (ha):	3.39
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/317/002
Site Address:	Land at Hampton Dene, Hampton Dene Road		

Summary Description:

Grassland fields, forming part of Tupsley Ridge. Views out of site: Long distance views out to east. This site is a smaller part of HLAA/090/001 and is referred to in that site. This site also incorporates Urban Capacity sites H/E2/2 and H/E2/3. Adjacent/surrounding land: Rough grassland.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Good sustainable location with schools and bus services in close proximity. Hampton Dene Road should be adequate to serve this development, subject to satisfactory junction being achievable. School access opposite to take into account. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

No, the site is not considered suitable for housing primarily on landscape grounds, however may have potential for relocation of adjoining playing field (M9KB) enabling the playing fields to be redeveloped for housing.

Can the entire site be developed?:

No, not for housing.

Settlement:	Hereford	Site Ref:	HLAA/337/001
Site Address:	Land at Barwood House		

Summary Description:

Views into site: Site is clearly visible from the adopted highway Views out of site: Contained localised views.
Adjacent/surrounding land: Mainly residential. Height and character: 1980s style dwellings estate housing Site
integration: Site would easily integrate into existing built form as there are plenty of properties to link in with

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is
needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in
this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Access would need to be via Sydwall Road, which is of a suitable standard to accept more dwellings. The road
network should be of adequate capacity/standard to serve the development, but the access would need to take
account of the cycle/pedestrian route which crosses the existing driveway

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

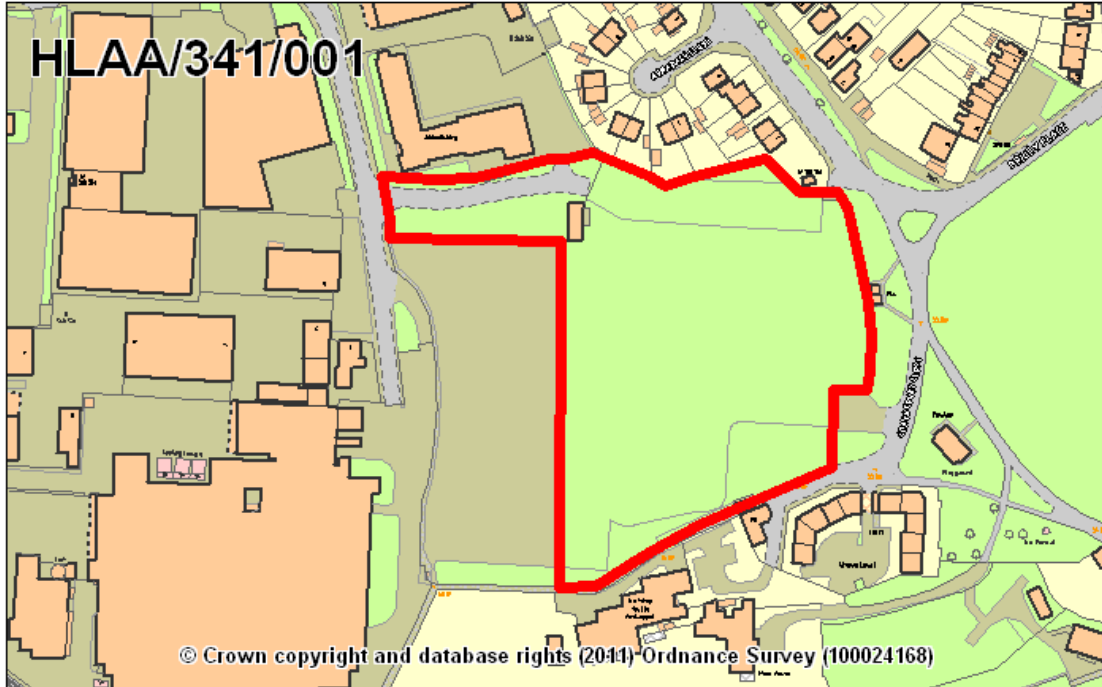
Yes. Site is partially within the floodplain and falls within a highly sensitive landscape. However, access is achievable
and development could be well integrated with adjacent residences

Can the entire site be developed?:

No

Settlement: Hereford
Site Address: Land off Faraday Road

Site Ref: HLAA/341/001



Information Source:	Call for sites	Site Area (ha):	0.40
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	50
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	HLAA/341/001
Site Address:	Land off Faraday Road		

Summary Description:

Adjacent/surrounding land: Westfield Trading Estate to north and west. Residential to north Height and character: 2 storey office block to north west. Traditional vernacular redbrick properties to the north (1950s). Site integration: Yes, plenty of houses to link in with, though screening from industrial estate would be required Other issues: Single storey electricity sub-station, public WC and derelict sports pavilion building to the north and east of site, all in poor state of repair. Odour from Sun Valley factory.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

Not surveyed

Historic landscape:

Not surveyed

Highways information:

Not surveyed

Biodiversity:

Artificial habitats considered to have limited ecological constraints

Is the site suitable (and achievable) for development?:

Yes. Access is readily available and the principle of residential development has already been established through the grant of planning permission for a care home (DMCW/092932).

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	M9BK
Site Address:	Bishops School Playing Field		

Summary Description:

School playing fields. Views into site: Limited views into site as site has a small gap along roadside. Out of site: Long distance views towards the south east. Adjacent/surrounding land: Residential and open countryside..

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

Not surveyed.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Not surveyed

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, this is a well contained site with a good access. Development would be dependant on finding a suitable site for another playing field. Loss would be subject to Sport England exception policies and a justified case for loss of sports facilities based on demand and replacement

Can the entire site be developed?:

Yes

Settlement:	Hereford	Site Ref:	MKC7
Site Address:	County Records Office and TA Centre		

Summary Description:

County Records Office / TA Centre. This site includes the Urban Capacity sites H/C/55 and 56 and County Records Office (DBBX) sits within MKC7. Adjacent/surrounding land: Residential all around.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plan post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, then developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access onto Harold Street will probably be acceptable (subject to capacity).

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, whilst this site does have potential, the relocation of the TA centre and County records office would be costly. Site is therefore undeliverable.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	NAPY
Site Address:	Hereford Racecourse		

Summary Description:

Public open space/sports field. Land gently rises to the west. Views into site: Visible through some gaps in boundary along Grandstand Road. Views out of site: Views to the north of nearby fields, views to south include church spire. Important open space in Hereford, breathing space in otherwise built form. Adjacent/surrounding land: Hereford Racecourse, sports centre, playing fields and open space. Housing, employment land across the road and small amount visible from Grandstand Road.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements developers may be required to fund the essential improvements.

Sewage treatment: Sewage treatment: The total allocations for this area would overload the design capacity of the Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to carry out essential improvements. Should any development occur in advance of the Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlining from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers

Landscape:

Medium sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The site has frontage to Roman Road, and Grandstand Road for potential access. It is likely that an access to each would be required to serve a site of this size, but would also need to discourage "rat-running". Any junction on Roman Road would need to take account of the possible site opposite and the racecourse access. Enhancements to public transport provision would be required to serve the site, together with cycle/pedestrian links. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

Part of the site lies within flood zone 3 and is currently therefore unsuitable for development. The northern section also forms a proposed park and ride scheme. The potential housing capacity has been determined on this basis. The site has the potential to deliver substantial new housing subject to alternative recreational/commercial businesses being provided elsewhere. The open space area also provides an important local amenity within a significantly built up area. To date the council as landowner has not carried out any feasibility study as to its potential redevelopment.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	O/Her/001
Site Address:	Land around Cot Barns Cottages, Holmer		

Summary Description:

Mainly agricultural/arable land with residential. Rising open arable land from south to north and central to west. Views into site: Long distance views from east. Views out of site: Long distance views from south and east. Adjacent/surrounding land: Housing to south otherwise open countryside.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The existing access corridor to Cot Barn House would appear to be too narrow for an adoptable road with footways to serve the development. If this is so, there is no access to road network without third party land acquisition or adjacent site HLAA/0076/1 coming forward. Public transport provision and cycling walking links need addressing. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited

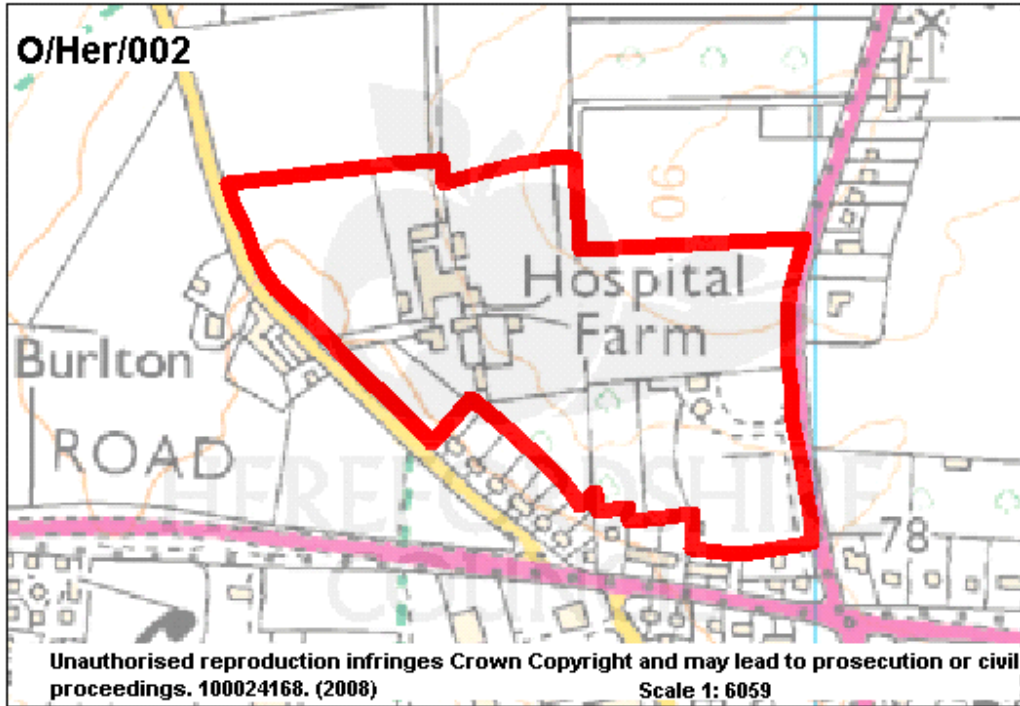
Is the site suitable (and achievable) for development?:

The site is heavily constrained on landscape and access grounds, therefore other more appropriate sites should be considered first before this site.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: O/Her/002
 Site Address: Land to the rear of Hospital Cottages, Bobblestock



Information Source:	LA officer identified	Site Area (ha):	8.99
Agricultural Land Classification:	2&3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	270
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/002
Site Address:	Land to the rear of Hospital Cottages, Bobblestock		

Summary Description:

Farm and farm buildings. Grassland, orchard and paddocks. Views into site: Significant views from north. Views out of site: Central and eastern sections quite contained although residential properties to south have views into site. Adjacent/surrounding land: Access onto Tillington Road. Housing to south and west. Road to west and east. The majority of the eastern section is flat grassland significantly lower than road to east. Central section is relatively flat. Urban edge site which starts to rise at its western point giving views into the site from Roman Road. Western section is open farmland gradually rising from west to east.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access should be achievable from Tillington Road or Canon Pyon Road, and would need to take account of any access to the sites opposite (HLAA/255/001 and HLAA/076/001). Footpath link to be provided to existing footway on Roman Road. Public transport provision requires consideration. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Mainly land with semi-natural habitats which will constrain development.

Is the site suitable (and achievable) for development?:

The eastern and central sections of the site may have potential. The western section is significantly constrained on landscape grounds. This land is subject to a restrictive covenants, however legal advice indicates that an application to extinguish these should be achievable.

Can the entire site be developed?:

Yes, subject to covenants being quashed.

Settlement:	Hereford	Site Ref:	O/Her/006
Site Address:	Land opposite Veldifer		

Summary Description:

Agricultural fields. Adjacent/surrounding land: Residential but mainly open countryside. Views into site: Visible from A480, site becomes more open towards western boundary. Views out of site: Long distance views towards woods to the northwest.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

An access could be formed onto the A480, but would be dependant on the other sites in the area. A footway/cycleway would be required along the full frontage. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural/artificial habitats and wildlife corridors which will constrain/limit development.

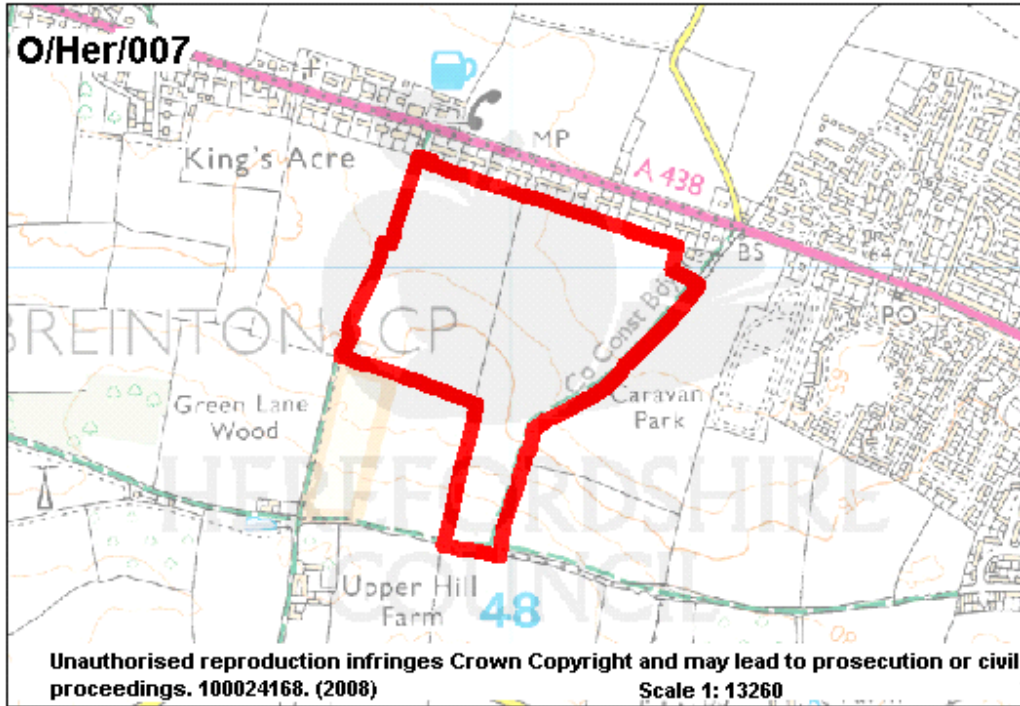
Is the site suitable (and achievable) for development?:

This site could only be considered in conjunction with development to adjoining land to the east. Otherwise it has little relationship to built form.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: O/Her/007
 Site Address: Land west of Caravan Park, Kings Acre Road



Information Source:	LA officer identified	Site Area (ha):	20.87
Agricultural Land Classification:	2		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	500 (100/400)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/007
Site Address:	Land west of Caravan Park, Kings Acre Road		

Summary Description:

Arable fields. Gently rising to south and west. Very visible. Adjacent/surrounding land: Residential to north, open fields to west and south, field to east which adjoins a static caravan site.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

Southern part of site: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change. Middle part of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change

Northern part of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Land locked site on plan. On site there is a suitable access corridor to highway at Kings Acre Road, which would be of suitable width to form an adoptable access road with footways. Would therefore require this land or adjacent site (HLAA/197/002) for access. Public transport provision requires consideration. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited

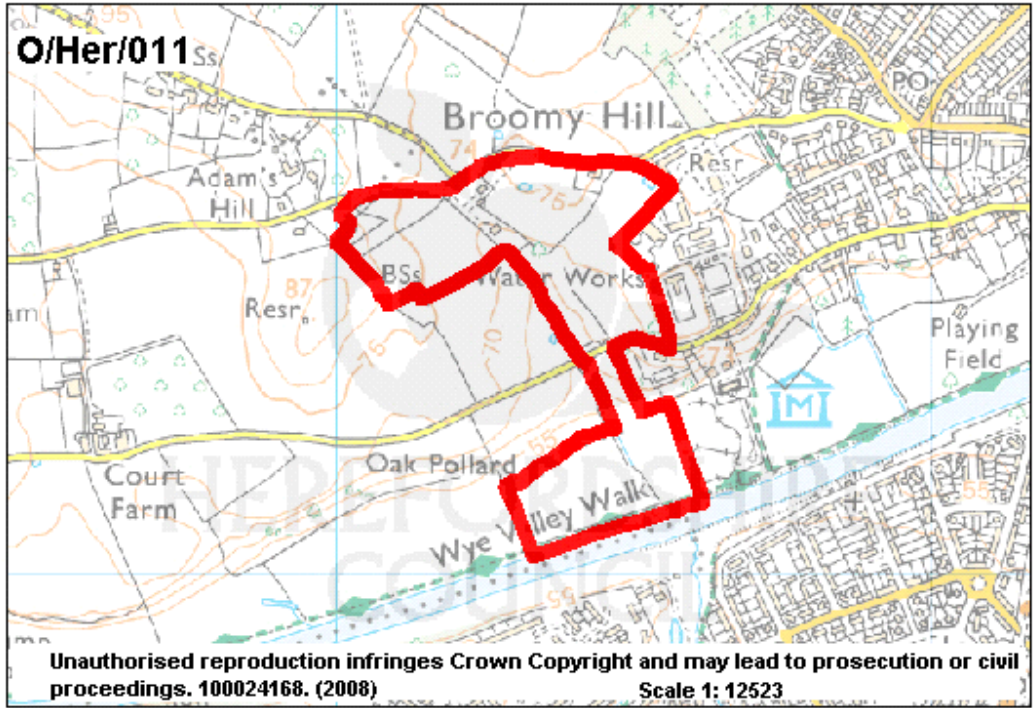
Is the site suitable (and achievable) for development?:

Subject to overcoming access constraints there may be some potential for development on the lower northern land. Land to the south is highly sensitive and should therefore be protected from development. The middle part of the site has high-medium sensitivity and should only be considered further toward the end of the plan period when and if there is a shortage of more appropriate sites.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/011
 Site Address: Land to west of Waterworks, Breinton Lane



Information Source:	LA officer identified	Site Area (ha):	16.28
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity: 50
Suitable: No	<input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years <input checked="" type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/011
Site Address:	Land to west of Waterworks, Breinton Lane		

Summary Description:

Grassland fields. Steeply sloping to south. Views out of site: Views towards south and west. The site falls within a Conservation Area. Adjacent/surrounding land: Waterworks to east, Breinton Lane to north, open fields to west, River Wye to south.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

South western part of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Rest of site: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The existing network, particularly Broomy Hill, is not capable of supporting this development, and would require adjacent sites to come forward, to achieve access to suitable parts of the network (A438). This could however result in excessive distance to main routes. Public transport provision and cycling walking links need addressing. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

South eastern part is locally designated site to be protected. Northern section contains semi-natural habitats which will constrain development.

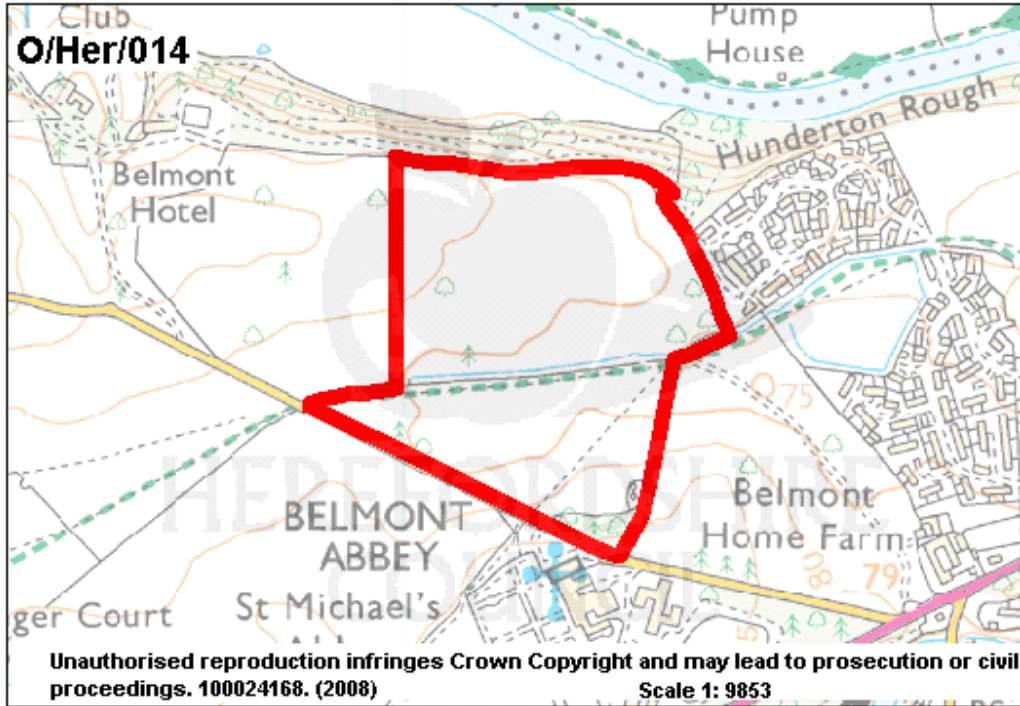
Is the site suitable (and achievable) for development?:

Much of this site to the north lies within landscape of high sensitivity. Its southern section is within a floodplain. Only land to the east adjacent to existing development offers any potential for housing.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/014
 Site Address: Land at Belmont Golf Course, Ruckall Lane



Information Source:	LA officer identified	Site Area (ha):	17.40
Agricultural Land Classification:	2		

Suitable: Yes <input type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input checked="" type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/014
Site Address:	Land at Belmont Golf Course, Ruckall Lane		

Summary Description:

Grassland fields. Land falls away from Ruckall Lane towards a stream in the centre of the site, and then rises up to tree belt on northern boundary of site. Views out of site: Views toward west, otherwise localised. Adjacent/surrounding land: Residential to north east, woodland to north adjoining the River Wye and open countryside to south west past Ruckall Lane and golf course to west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

North of site: Sensitivity 2. Areas where medium to high historic environment values have been identified, and where historic environment sustainable development can therefore occur in local situations as informed by historic environment impact and design studies. South of site: Sensitivity 3. Areas where specific historic environment values

Highways information:

Access could be gained from C1199, and thus to A465. The C1199 would require improving in terms of widening and footway provision from the access to A465 junction. However the network capacity of A465 into Hereford may be a problem. Cycle/ walking links should be provided to the residential development to the east. Public transport provision should be addressed. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural habitats/artificial habitats which will constrain / limit development.

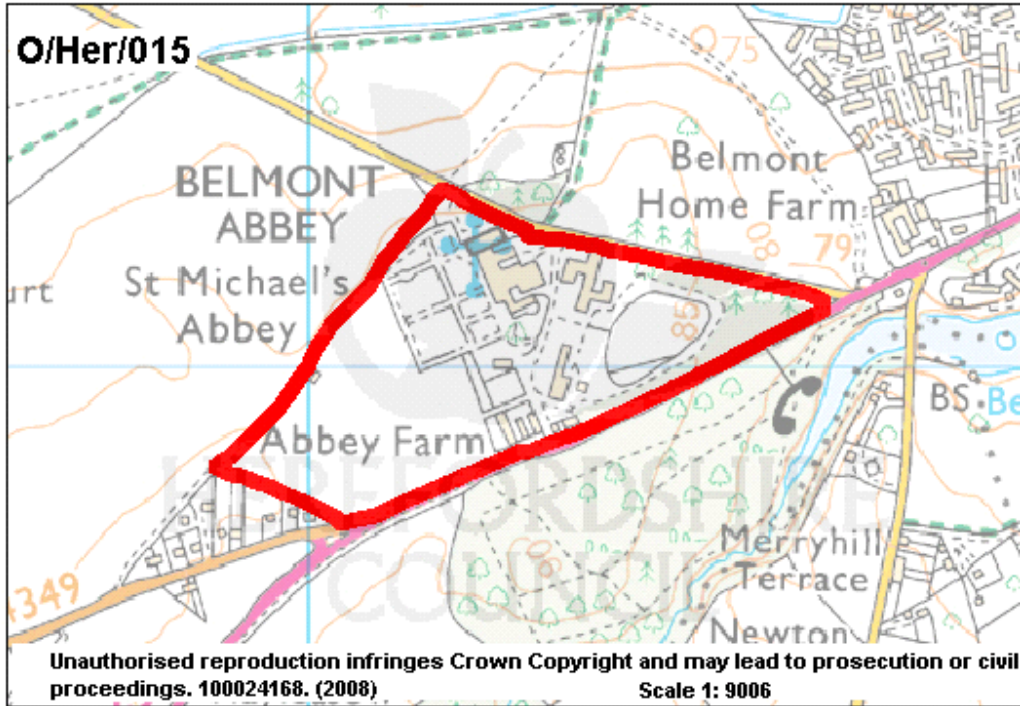
Is the site suitable (and achievable) for development?:

No, the site has a limited relationship with built form and is within a landscape of high sensitivity that provides land, in part, for Belmont Golf Course and is not considered suitable for development

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/015
 Site Address: Land at Belmont Abbey



Information Source:	LA officer identified	Site Area (ha):	13.87
Agricultural Land Classification:	2		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/015
Site Address:	Land at Belmont Abbey		

Summary Description:

Residential, offices and playing field. Adjacent/surrounding land uses: Open countryside/woodland to north west, north east and south east, low density housing to south west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Existing access onto the A465 is unlikely to be suitable in its present form, and is likely to require road widening and provision of a right turn lane on A465, to serve the development. This may require land acquisition. Pedestrian cycle links need consideration, as does the provision of public transport. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Eastern portion contains locally designated sites. Western portion contains artificial habitats where ecological constraints are likely to be limited

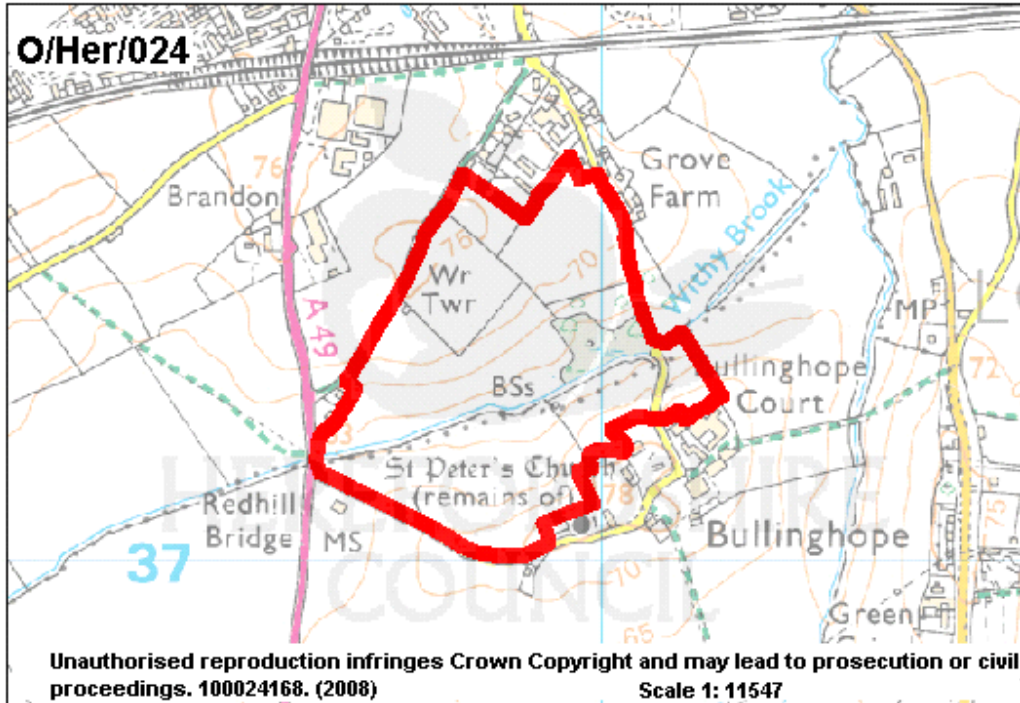
Is the site suitable (and achievable) for development?:

No, there is no further potential for residential development on this site. The site is within landscape of high sensitivity and divorced from the main built form. The formalised playing fields are well maintained and provide a valuable asset which needs to be protected from development.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/024
 Site Address: Land west of Bullinghope Village, Bullinghope Lane



Information Source:	LA officer identified	Site Area (ha):	21.53
Agricultural Land Classification:	2,3a,3b&3c		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	300 (120/180)
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input checked="" type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/024
Site Address:	Land west of Bullinghope Village, Bullinghope Lane		

Summary Description:

Agricultural fields. Land falls down from south west and north to a river which traverses the centre of the site from west to east. Forms attractive open countryside. Sensitive views out to Grafton. Adjacent/surrounding land: Bullingham Lane to south east, Bullingham Village to south east, residential development and field to north and A49 to west. Special Wildlife Site on coppice within site.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

Access from Bullinghope Lane would be unacceptable, and upgraded access (to then also serve Bullingham Lane) would need to be taken from A49, subject to satisfactory junction provision and Highways Agency approval. Pedestrian and cycling accessibility need to be addressed, as would public transport provision. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Predominantly arable land where ecological constraints are likely to be limited. Locally designated site and artificial habitats to the south east.

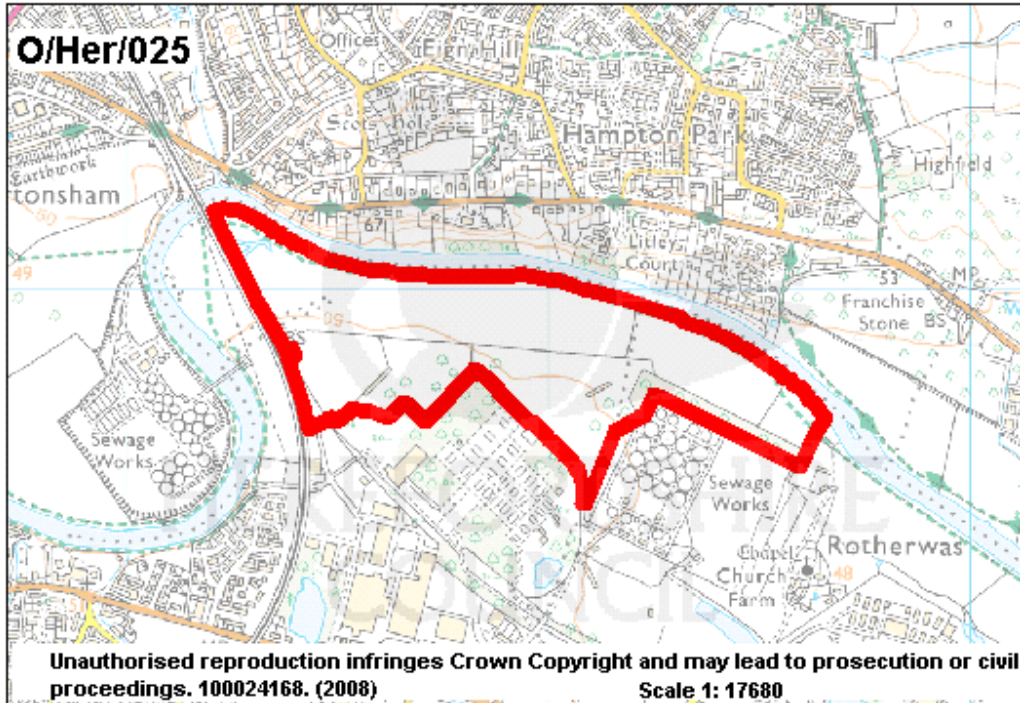
Is the site suitable (and achievable) for development?:

The site is considered suitable in part for housing, however is significantly constrained. Land to the south is high landscape sensitivity and should be protected whilst most northern land has a poor relationship to built form notwithstanding its high value landscape where preference would be to develop other more appropriate sites first.

Can the entire site be developed?:

In part

Settlement: Hereford Site Ref: O/Her/025
 Site Address: Land south of River Wye and north of Rotherwas



Information Source:	LA officer identified	Site Area (ha):	40.38
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement: Hereford **Site Ref:** O/Her/025
Site Address: Land south of River Wye and north of Rotherwas

Summary Description:

Agricultural fields. Limited views. Adjacent/surrounding land: Employment land to the south, River Wye to the north and west, sewerage works to the east.

Flood Information:

The site is classified as functional floodplain and the risk of fluvial flooding may be extremely high. The proposed use is not appropriate on the basis of the relevant flood zone. PPS25 exception test is not relevant for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage system suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advanced of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Not surveyed

Biodiversity:

Site contains semi-natural habitats alongside the River Wye SAC.

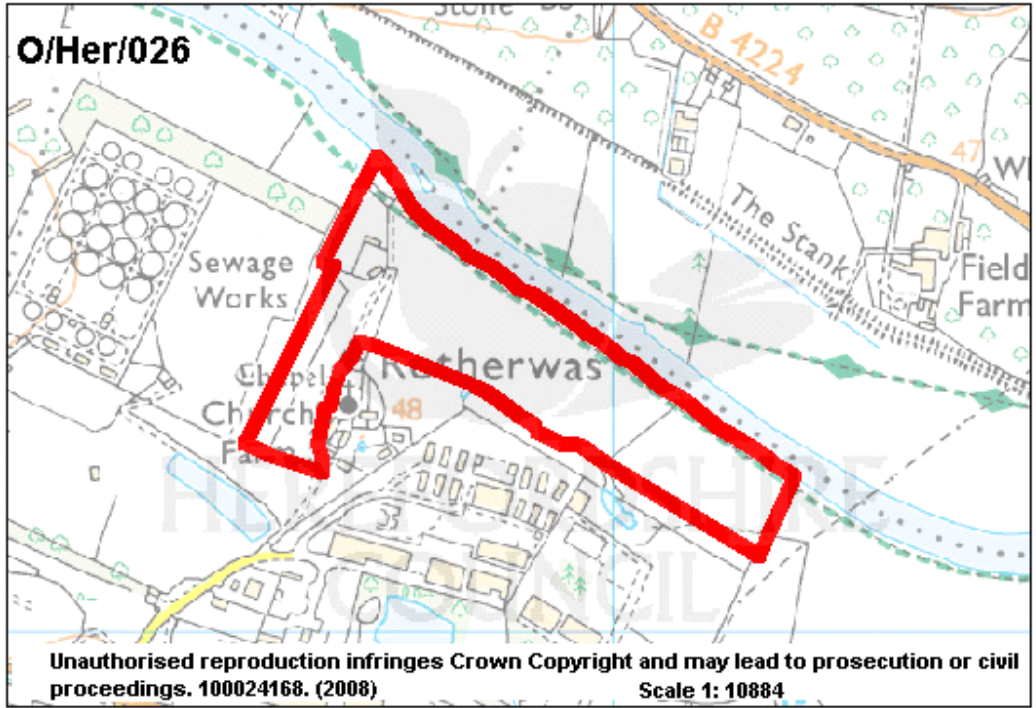
Is the site suitable (and achievable) for development?:

No, this site is a functional flood plain and high risk. No obvious access to the site and limited residential to link in with

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/026
 Site Address: Land north of Rotherwas, Chapel Road



Information Source:	LA officer identified	Site Area (ha):	14.00
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/026
Site Address:	Land north of Rotherwas, Chapel Road		

Summary Description:

Agricultural field. Views into site: Restricted from roadside. Views out of site: Views to distant woods to north and south. Adjacent/surrounding land: Industrial to the south and east, agricultural to the north. Additional comments: Site is within a Conservation Area. Additional comments: Site is adjacent to a Scheduled Ancient Monument.

Flood Information:

The site is classified as being fully in zone 3 and the risk of fluvial flooding may be very high. The proposed use is probably inappropriate on the basis of the relevant flood zone. PPS25 exception test must be applied for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage system suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advanced of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

This location is an industrial area with poor public transport links, and no other residential nor local facilities nearby and is therefore not suited to residential development. Only access is via Chapel Road, an unadopted industrial estate road. If this site was pursued, a Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Site contains semi-natural habitats alongside the River Wye SAC.

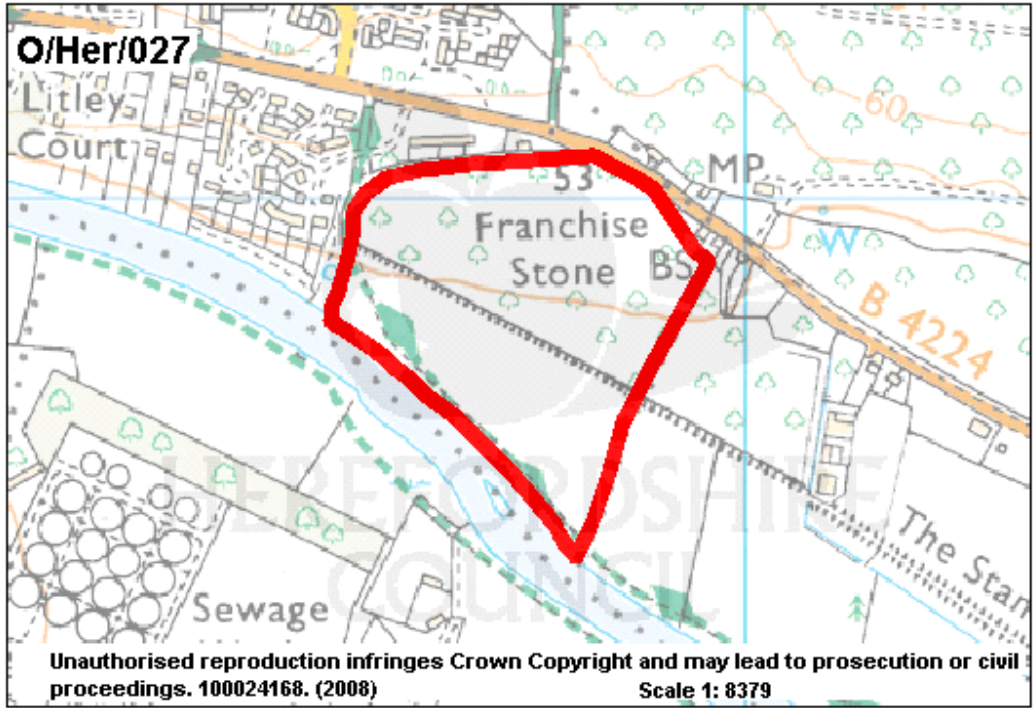
Is the site suitable (and achievable) for development?:

No, site is a functional flood plain and high risk. No relationship with residential built form.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/027
 Site Address: Land at Franchise Stone, Tupsley



Information Source:	LA officer identified	Site Area (ha):	10.99
Agricultural Land Classification:	3&3b		

Suitable: Yes <input type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input checked="" type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input checked="" type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/027
Site Address:	Land at Franchise Stone, Tupsley		

Summary Description:

Arable meadow land. Long distance views to Dinedor Hills and to the east. Adjacent/surrounding land: Scatter of residential to the north and west, the River Wye to the south and open fields to the west. Access to the site is off Hampton Park Road.

Flood Information:

The site is classified as being mainly in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access could be gained from B4224 Hampton Park Road, subject to satisfactory visibility for the junction being obtainable. Would need to take account of any access for development to the north of Hampton Park Road. Possible pedestrian link to footpath along western boundary. Public transport provision needs to be addressed. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Arable land where ecological constraints are likely to be limited

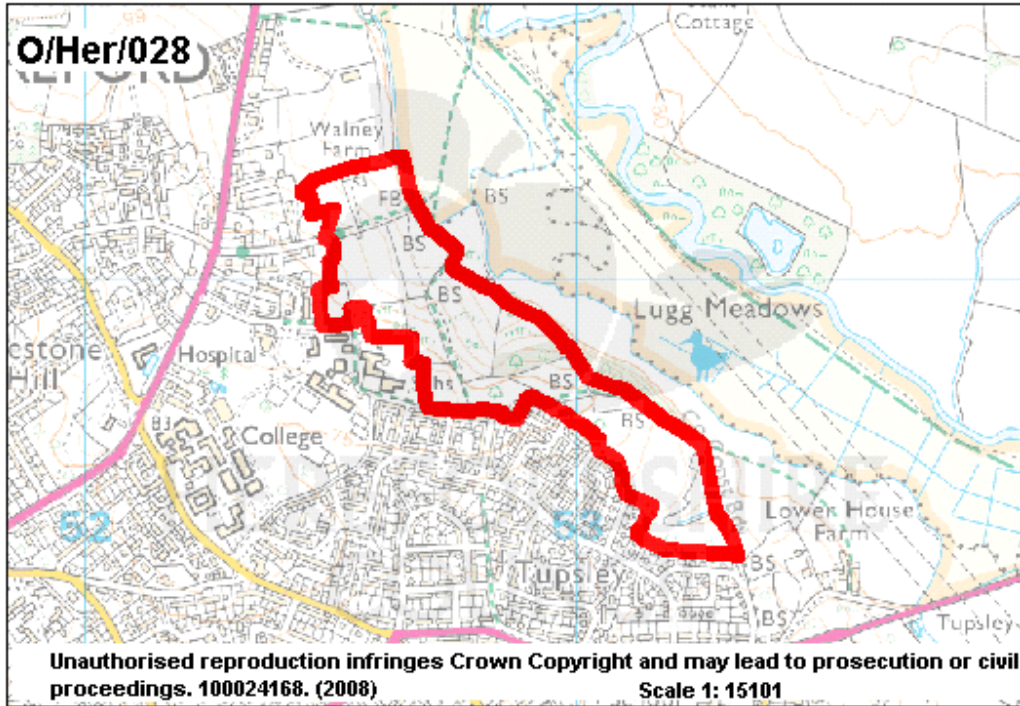
Is the site suitable (and achievable) for development?:

No, open flat meadow land mainly within flood plain

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/028
 Site Address: Land adjacent to Whitten Way, Tupsley



Information Source:	LA officer identified	Site Area (ha):	19.81
Agricultural Land Classification:	2,3a&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input checked="" type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement: Hereford **Site Ref:** O/Her/028
Site Address: Land adjacent to Whitten Way, Tupsley

Summary Description:

Arable land, grassland and open space. Open elevated land following Aylestone Ridge. Long distance views to and from Lugg Meadow and beyond. Adjacent/surrounding land: Residential and school to the southern and western boundaries, open fields and Lugg Meadow to the north and east. Northern section lies within the current settlement boundary. Access onto existing estate service roads.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access to this site would be a problem. Walney Lane is very narrow and could not serve any more development. Access via Broadlands Lane is complicated by the existing road layout, third party land and schools which cause congestion in the area. The access roads off Whittern Way and Whittern Way itself are not adequate to serve the development, but may be able to accommodate small areas of the eastern part of the development. The remainder is likely to need to be combined with the adjacent site to the north. Pedestrian cycle links and public transport provision need to be addressed. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Large areas of this site are locally designated and require protection. Remainder contains artificial habitats considered to have limited ecological constraints.

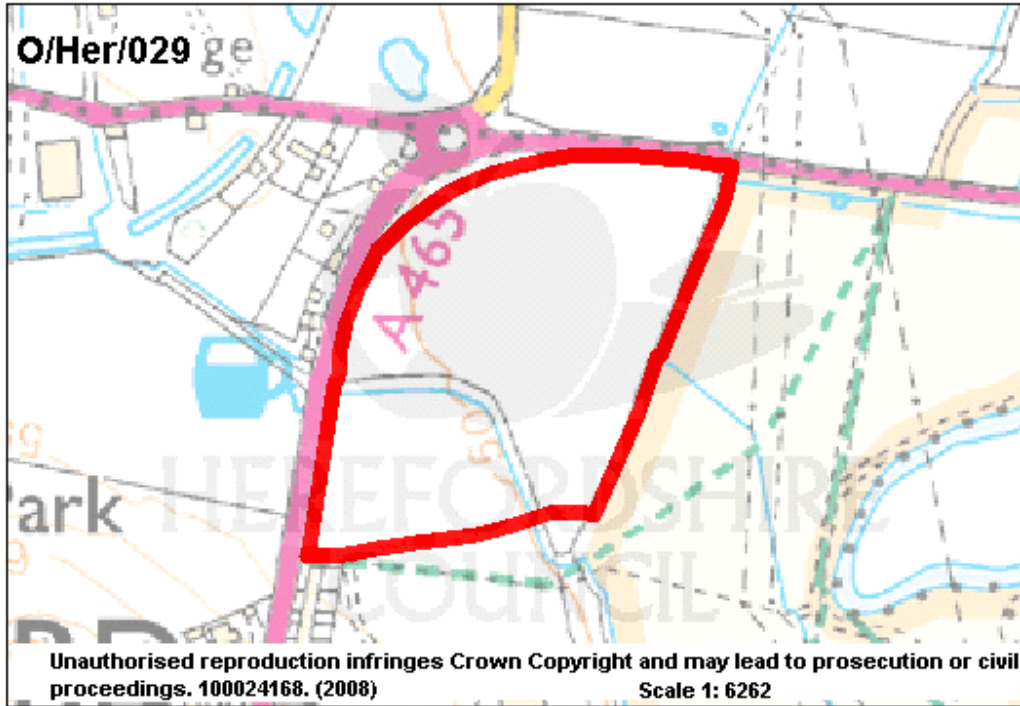
Is the site suitable (and achievable) for development?:

No, due to its high sensitivity and ridge line location, use as public open space and access and biodiversity constraints.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/029
 Site Address: Land opposite The Swan, Aylestone Hill



Information Source:	LA officer identified	Site Area (ha):	8.09
Agricultural Land Classification:	2&3b		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input checked="" type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/029
Site Address:	Land opposite The Swan, Aylestone Hill		

Summary Description:

Grassland fields. Open meadow land. Views into site: Views into the site from the north and east. Views out of site: To north and east. Adjacent/surrounding land: Open fields to the south and east. Bordered by Aylestone Hill Road to west. Additional comments: Site is within a Conservation Area.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by developers.

Landscape:

South western part of site: High Sensitivity: The site has significant value as a landscape resource and/or key characteristics of landscape are very vulnerable to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

An access could be formed onto Aylestone Hill possibly to be combined junction for site HLAA 283/01 and with the existing access to Aylestone Park, which would give access at the south extreme of the site. This would require some alterations to the east side of Aylestone Hill but would be achievable within highway limits. A separate access to this site further to the north may not be acceptable. Pedestrian and cycling accessibility need to be addressed, as would public transport provision. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

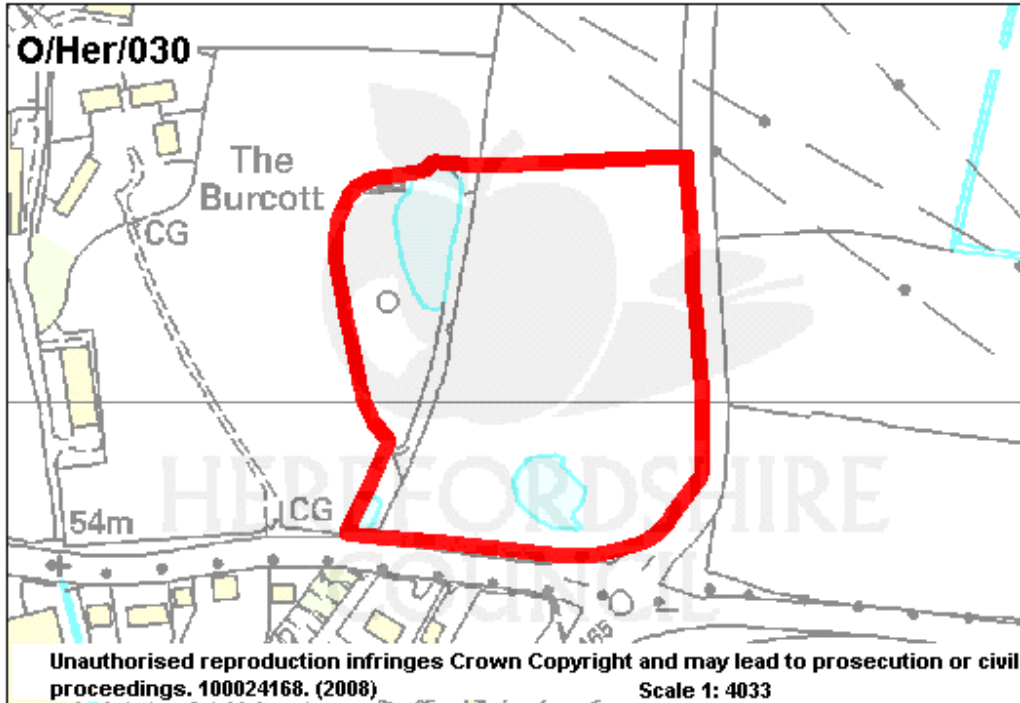
Is the site suitable (and achievable) for development?:

No, site forms part of Lugg Meadows within a landscape of high sensitivity / flood plain and adjoining rising meadowland to Aylestone Hill.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/030
 Site Address: Land to west of road to Sutton



Information Source:	LA officer identified	Site Area (ha):	3.78
Agricultural Land Classification:	3a		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity: 30
Suitable: No	<input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part	<input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes	<input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part	<input checked="" type="checkbox"/>	Timescale: 11-15 Years <input checked="" type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/030
Site Address:	Land to west of road to Sutton		

Summary Description:

Arable land with water feature. Extensive views from east, north and south.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: The total allocations proposed for this area would overload the design capacity of our Waste Water Treatment Works. Dwr Cymru Welsh Water would require the Council to release the allocations at a later stage in the plan period to allow sufficient time to undertake essential improvements. Should any development occur in advance of Dwr Cymru Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers

Landscape:

West of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access would need to be from C1125 to east side of site, with improvements up to roundabout with A4103. Pedestrian and cycling accessibility across the A4103 need to be addressed, as would public transport enhancement. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Arable land ecological constraints are likely to be limited.

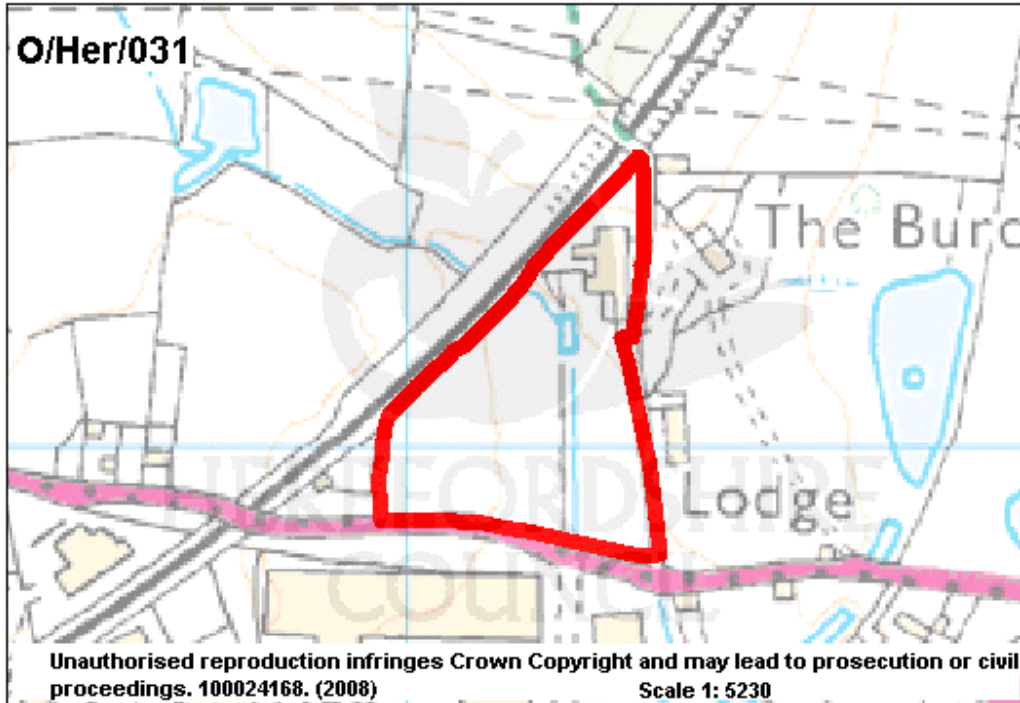
Is the site suitable (and achievable) for development?:

Much of the site is land liable to flood. It forms a rural edge to the city and forms part of the Lugg flats meadowland. There are also concerns about access. Only land to the west offers some potential for development.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/031
 Site Address: Land opposite Stanners Way, Holmer



Information Source:	LA officer identified	Site Area (ha):	3.10
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 80
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/031
Site Address:	Land opposite Stanners Way, Holmer		

Summary Description:

Grassland field. Contained site, rises gently to the west and elevated roadway to farm to east. Road adjacent to site rises to north. Views to/from the north around site. Adjacent/surrounding land: Railway line to the west, Roman Road and Industrial Estate to the south, open fields and farm buildings to east and north. Development could not be well integrated with adjoining land to the west.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change.

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value.

Highways information:

The development would require a junction onto Roman Road, which would not be acceptable unless it could satisfactorily be combined with existing junction with Stanners Way. The overall number of accesses onto Roman Road when all sites are considered may not be appropriate. Lack of pedestrian/cycling links and public transport would need addressing. A Multi Modal Transport Assessment, including possible Park & Ride provision, would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

Is the site suitable (and achievable) for development?:

Yes, this contained site has some potential for development. Sensitive development could provide a context to Burcott Farm. Landowner is willing to release the land for development.

Can the entire site be developed?:

No

Settlement:	Hereford	Site Ref:	O/Her/032
Site Address:	Land to east of Holmer Court, Holmer		

Summary Description:

Grassland. Localised views. Adjacent/surrounding land: Holmer Court to the west, otherwise open field. Access is from a narrow rural road. 300 houses development with permission to south. The established tree line/hedge to the south of site forms a strong limit to development which is not to be breached. Site integration: The site may have potential for informal recreation attached to adjoining housing development. However, the site should remain in its natural form.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Top northern edge of site: High – Medium Sensitivity: The site has high value as a landscape resource and/or key characteristics of the landscape are vulnerable to change. Rest of site: Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access to Munstone Road not appropriate. Possible access from residential site to south and thus Roman Road. Public transport would require enhancements. Pedestrian and cycling accessibility need to be addressed. A Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints.

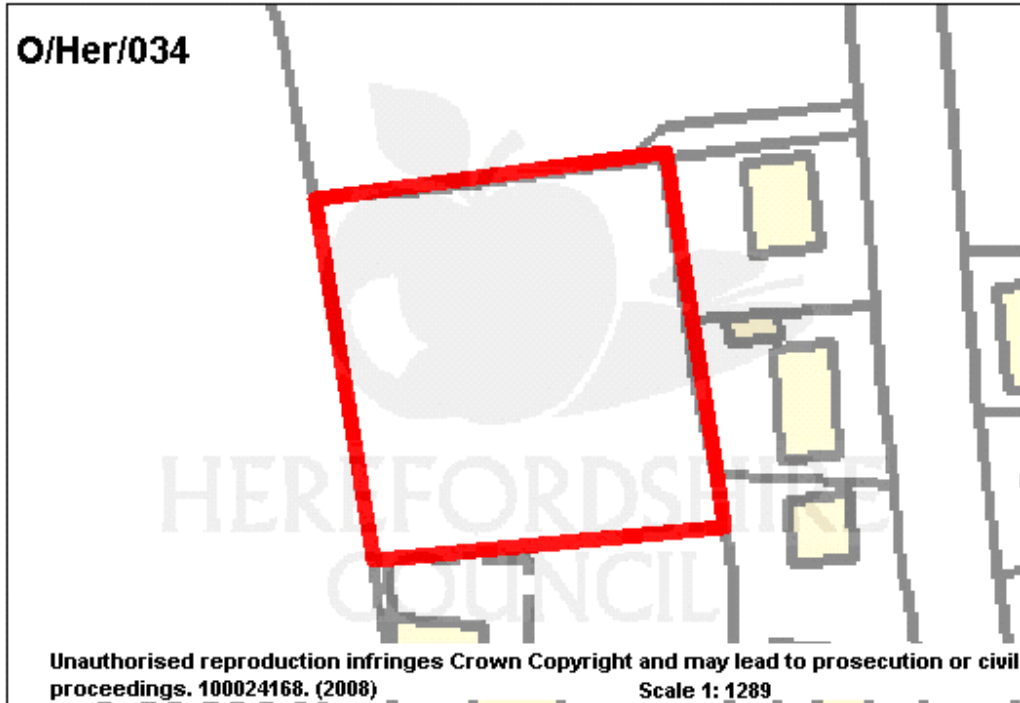
Is the site suitable (and achievable) for development?:

No, however the site could be used for informal recreation related to adjoining housing allocation. The site should be left in its natural state. Part of site features in Crest Nicholson Development.

Can the entire site be developed?:

No

Settlement: Hereford **Site Ref:** O/Her/034
Site Address: Land rear of the Hopbine Hotel, Roman Road



Information Source:	LA officer identified	Site Area (ha):	0.39
Agricultural Land Classification:	3a		

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Settlement:	Hereford	Site Ref:	O/Her/034
Site Address:	Land rear of the Hopbine Hotel, Roman Road		

Summary Description:

Hotel parking/grounds. Sloping to north. Views into site: Limited from roadside due to high hedging along roadside. Views out of site: Long distance views to the north, note the land adjacent planned for housing (along northern boundary). Adjacent/surrounding land: Housing - planning consent for 300 dwellings adjacent to this site at Holmer.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Medium - Low Sensitivity: The site has limited intrinsic value as a landscape resource and/or key characteristics of landscape are resilient to change

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

A junction onto A4103 Roman Road is unlikely to be acceptable due to proximity of Munstone Road and the proposed signalised junction to the proposed Crest Homes development to be installed to the west. Access would probably have to be gained through the adjacent Crest Homes residential site.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

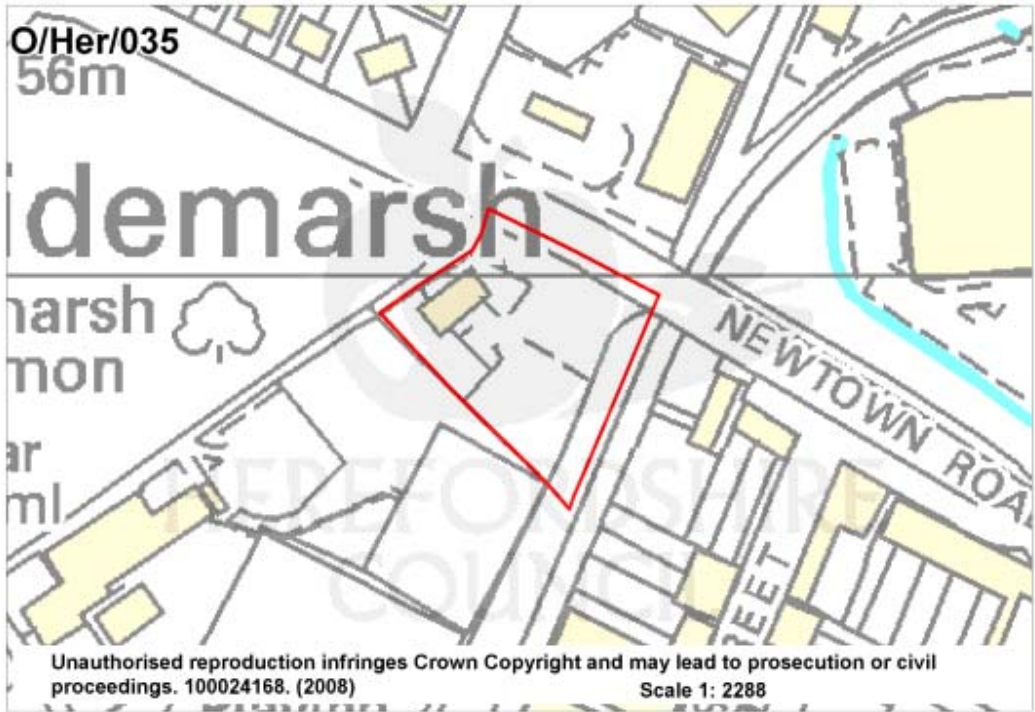
Is the site suitable (and achievable) for development?:

Yes, the site lies in between an area proposed for housing and existing housing. Links with the other Holmer sites could also be made.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: O/Her/035
 Site Address: Land south east of Widemarsh Common (former public house)



Information Source:	Rapid Characterisation Assessment	Site Area (ha):	0.40
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 20
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/035
Site Address:	Land south east of Widemarsh Common (former public house)		

Summary Description:

Derelict public house and grounds. Views into site: Visible from Newtown road when travelling over the bridge. Views out of site: Views out towards Widemarsh Common. Site is within a Conservation Area. Adjacent/surrounding land: Residential and open space.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access to Newtown Road (A49 Trunk Road) is unlikely to be permitted by Highways Agency. Other possible access across Widemarsh Common is in third party ownership. Location is not suited to car free development.

Biodiversity:

Not surveyed

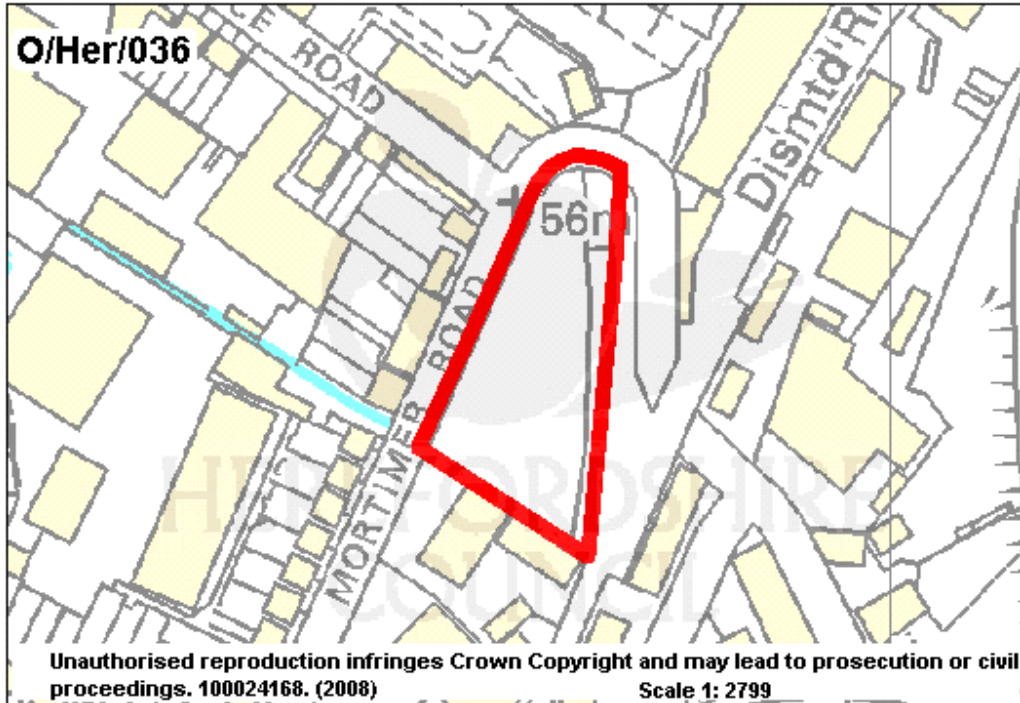
Is the site suitable (and achievable) for development?:

Site should be redeveloped pending resolution of access to improve appearance of the Conservation Area.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: O/Her/036
 Site Address: Land at Mortimer Road



Information Source:	Rapid Characterisation Assessment	Site Area (ha):	0.65
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 15
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input checked="" type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/036
Site Address:	Land at Mortimer Road		

Summary Description:

Derelict land. Adjacent/surrounding land: Housing opposite, remainder is employment land. Policy constraints: Policy T4 rail freight.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone.

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access to Mortimer Road. May be constrained by Highways Agency due to subsequent access to A49. Very narrow and low bridge on link to Burcott Road, which may be lost under canal proposals.

Biodiversity:

Not surveyed

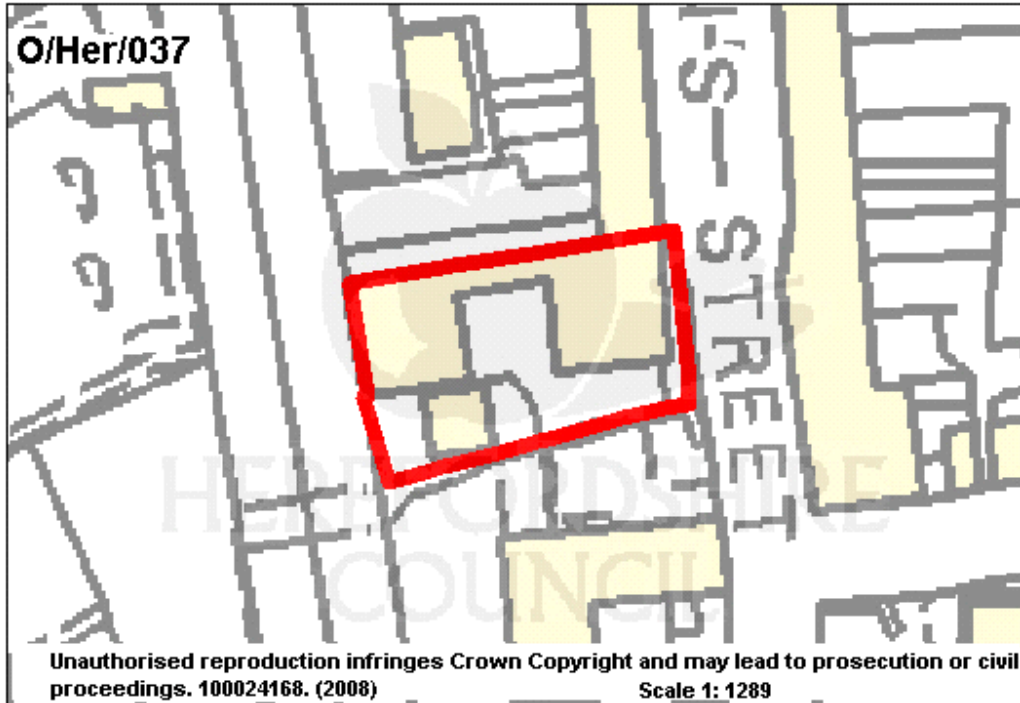
Is the site suitable (and achievable) for development?:

A new residential development would relate well to the housing opposite. There would be a need to assess the impact on existing employment land in the surrounding area

Can the entire site be developed?:

Yes, but retain the area protected under Policy T4

Settlement: Hereford Site Ref: O/Her/037
 Site Address: Wye Bridge Garage, St Martins Street



Information Source:	LA officer identified	Site Area (ha):	0.18
Agricultural Land Classification:	N/A		

Suitable: Yes	<input type="checkbox"/>	Potential Housing Capacity:	N/A
Suitable: No	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input checked="" type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/037
Site Address:	Wye Bridge Garage, St Martins Street		

Summary Description:

Garage and grounds. Visible from bridge (A49). Site is within a Conservation Area. Adjacent/surrounding land: All residential.

Flood Information:

The site is classified as functional floodplain and the risk of fluvial flooding may be extremely high. The proposed use is not appropriate on the basis of the relevant flood zone. PPS25 exception test is not relevant for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access onto St Martins Street would be acceptable. Reduction in parking provision may be considered due to sustainable location.

Biodiversity:

Not surveyed

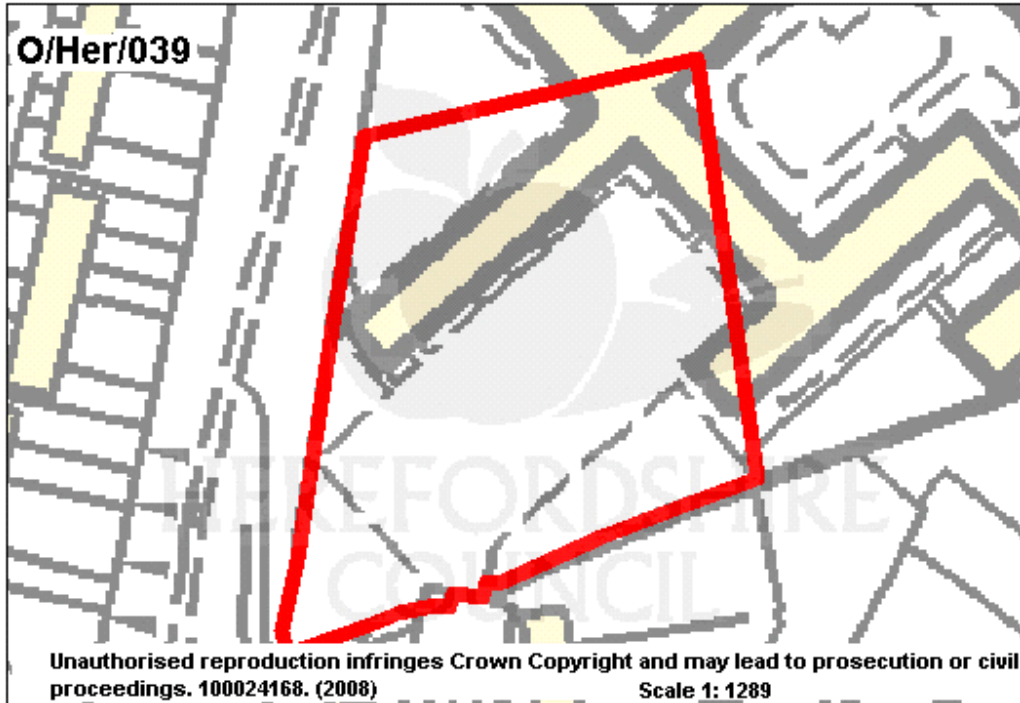
Is the site suitable (and achievable) for development?:

No, due to the sites propensity to flood.

Can the entire site be developed?:

No

Settlement: Hereford Site Ref: O/Her/039
 Site Address: Land at Hunderton Primary School



Information Source:	LA officer identified	Site Area (ha):	0.57
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	10
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input checked="" type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/039
Site Address:	Land at Hunderton Primary School		

Summary Description:

School land (understood to be surplus to re-build). Views into site: Visible from dismantled railway line, now a cycleway/footpath, limited views from Hunderton Avenue. Views out of site: Site is well contained, limited views of local area only. Adjacent/surrounding land: Residential.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access via Hunderton Avenue is the only option, subject to satisfactory capacity. Links to Great Western way for cycles/pedestrians need improvement. Enhanced footpath link to community centre desirable.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

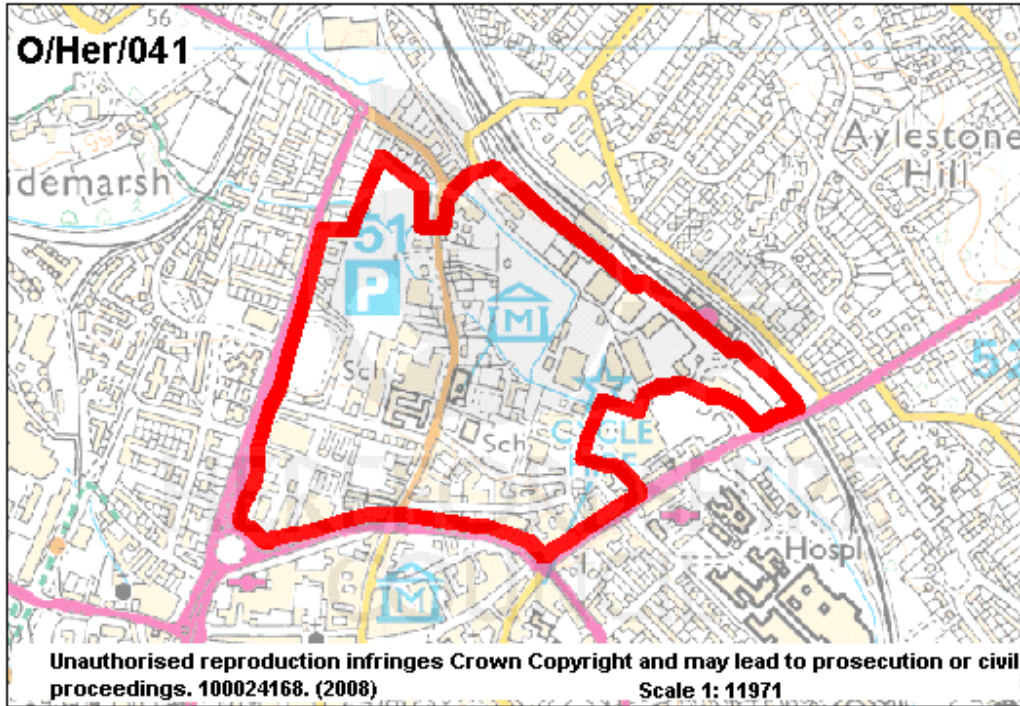
Yes, a small development could be accommodated on this site provided there are no access issues

Can the entire site be developed?:

Yes

Settlement: Hereford
Site Address: Edgar Street Grid

Site Ref: O/Her/041



Information Source:	LA officer identified	Site Area (ha):	33.60
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 600
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/041
Site Address:	Edgar Street Grid		

Summary Description:

Various uses. Views into site: Some parts of the site more visible than others when viewed from main roads. Views out of site: Towards Hereford Cathedral. This site is already identified in the Unitary Development Plan under policy TCR20, TCR21, TCR22 and TCR23. Edgar Street Masterplan indicates a capacity for approx 800 residential units. 200 of these are a committed allocation in the UDP. SHLAA identifies the further potential for 600 dwellings. Additional comments: Site is within a Conservation Area, adjacent to a listed building and Scheduled Ancient Monument.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use is needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage development: No problems are envisaged at the receiving Welsh Water Treatment Works to accommodate domestic foul flows from this development.

Water supply: No problems are envisaged with the provision of a water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Highways aspects are covered in Masterplan and will be addressed in the Transport Assessment.

Biodiversity:

Football pitch: Artificial habitat considered to have limited ecological constraints. Remainder not surveyed.

Is the site suitable (and achievable) for development?:

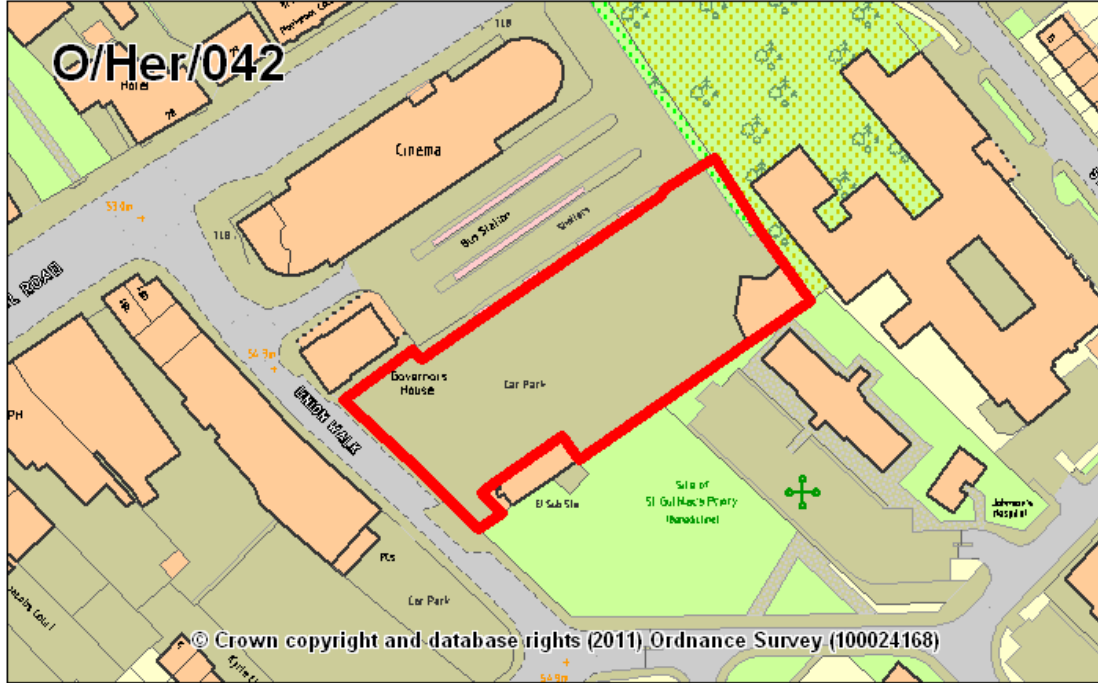
Yes, as this site has already been through the UDP Inquiry to establish the principle of its regeneration with a mixture of uses. In addition, there are infrastructure capacity issues. By letter dated 7 January 2011 the Secretary of State decided to accept the Inspectors recommendation to allow the Yazor Brook Flood Alleviation Scheme to go ahead following a Public Inquiry

Can the entire site be developed?:

No, there will be other uses on the site.

Settlement: Hereford
Site Address: Bus Station

Site Ref: O/Her/042



Information Source:	Public sector land	Site Area (ha):	0.33
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 10
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input checked="" type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	O/Her/042
Site Address:	Bus Station		

Summary Description:

Views into site: Site is visible from Commercial Road View out of site: Contained views, although parts of Commercial Road are visible. Adjacent/surrounding land: Mixture of commercial, retail and food and drink establishments. Height and character: Medium density buildings Site integration: Site would integrate into the built form well as part of a mixed-use development

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

The site is currently used in part as a lay over for buses from the country bus station, and alternative provision would need to be made available. Some off street parking should be provided, and cycle storage. Some car free may be acceptable, depending on unit size and numbers, but this will also be dependent upon availability of public car parking nearby.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, a site currently considered suitable for housing in the urban area. An alternative use for this site is unlikely to generate more traffic than the current use as a car park, with good turnover of spaces. Therefore the site offers potential for commercial and retail use in addition to residential.

Can the entire site be developed?:

Yes

Settlement: Hereford **Site Ref:** O/Her/043
Site Address: County Offices (Bath Street)

Summary Description:

Views into site: Site is clearly visible from Bath Street Views out of site: Bath Street is clearly visible
Adjacent/surrounding land: Residential on most sides, car park to the east Height and character: Two storey dwellings and blocks of flats Site integration: Site could easily integrate into existing built form as there are plenty of houses to link in with

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Off street parking should be provided, and cycle storage. Some car free may be acceptable, depending on unit size and numbers, but this will also be dependant upon availability of public car parking remaining nearby. Number of vehicle access points should be minimised and the existing point of access from Bath Street could be used, but the access to the rear from Central Avenue would also be an option.

Biodiversity:

Not surveyed

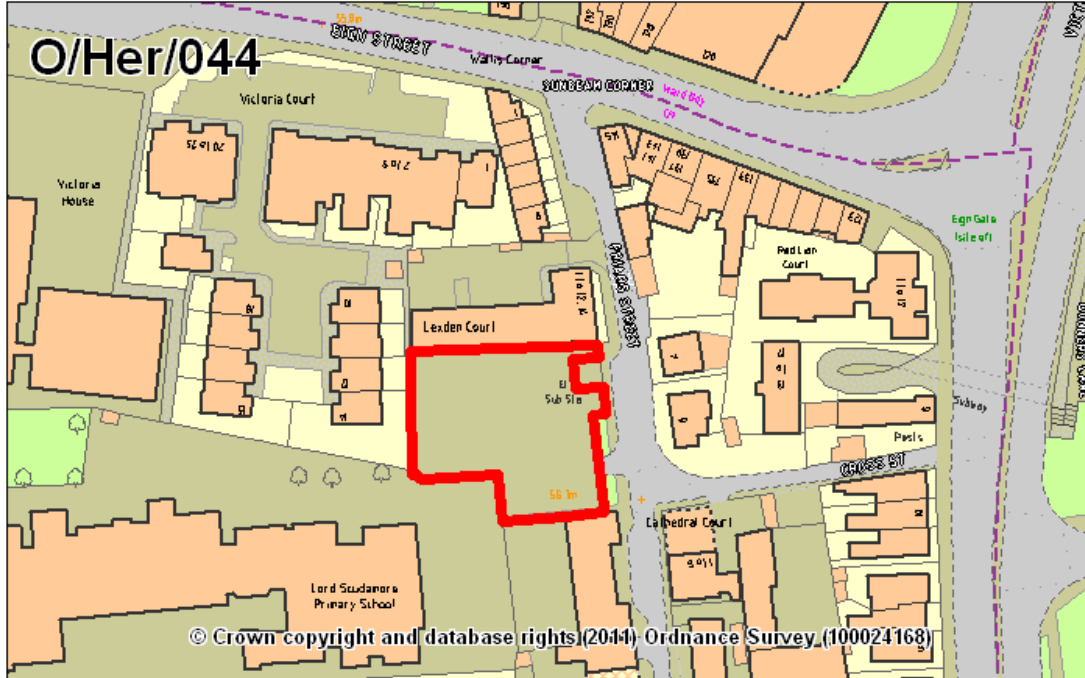
Is the site suitable (and achievable) for development?:

Yes, a site currently considered suitable for housing in the urban area.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: O/Her/044
 Site Address: Friars Street Car Park

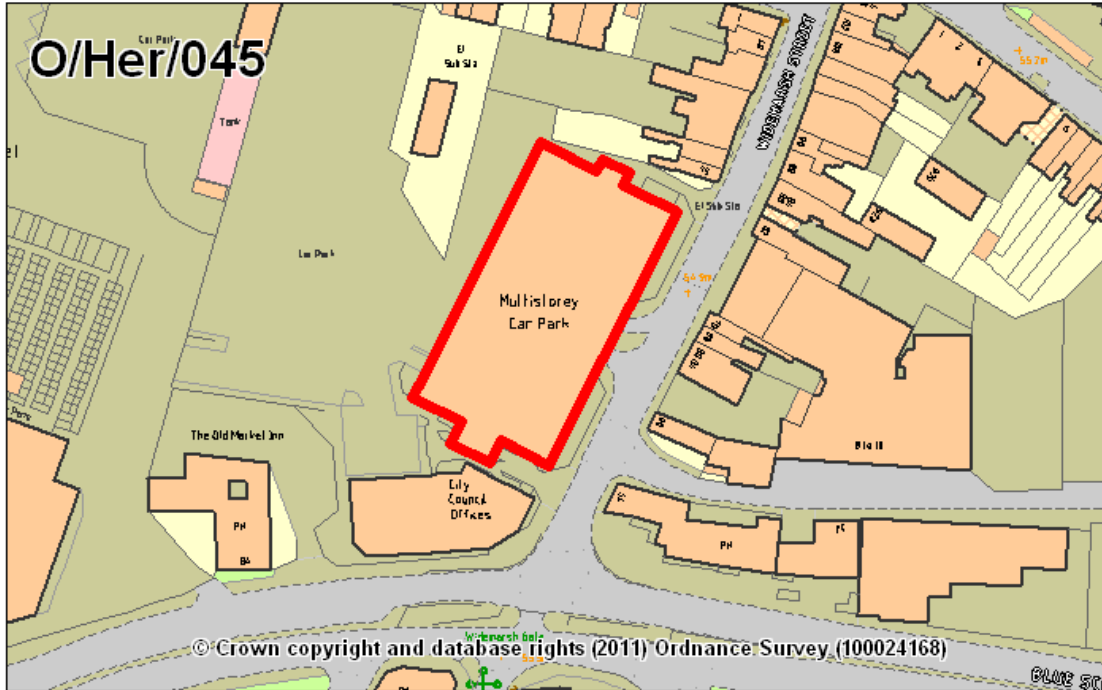


Information Source:	Public sector land	Site Area (ha):	0.10
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	5
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford
 Site Address: Garrick Multi-Storey

Site Ref: O/Her/045



Information Source:	Public sector land	Site Area (ha):	0.20
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	5
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input checked="" type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/045
Site Address:	Garrick Multi-Storey		

Summary Description:

View into site: Site is clearly visible from Widemarsh Street Views out of site: Views towards Widemarsh Street from front elevation, views towards Old Cattle Market from the rear elevation Adjacent/surrounding land: Retail to the west, public house directly opposite front elevation, disused livestock market to rear elevation Site integration: Flats above commercial and retail premises could easily integrate into the surrounding area

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

It is likely that a reduced level of parking would be acceptable, or possibly car free, depending upon the exact development mix proposed. Cycle storage facilities should also be included.

Biodiversity:

Not surveyed

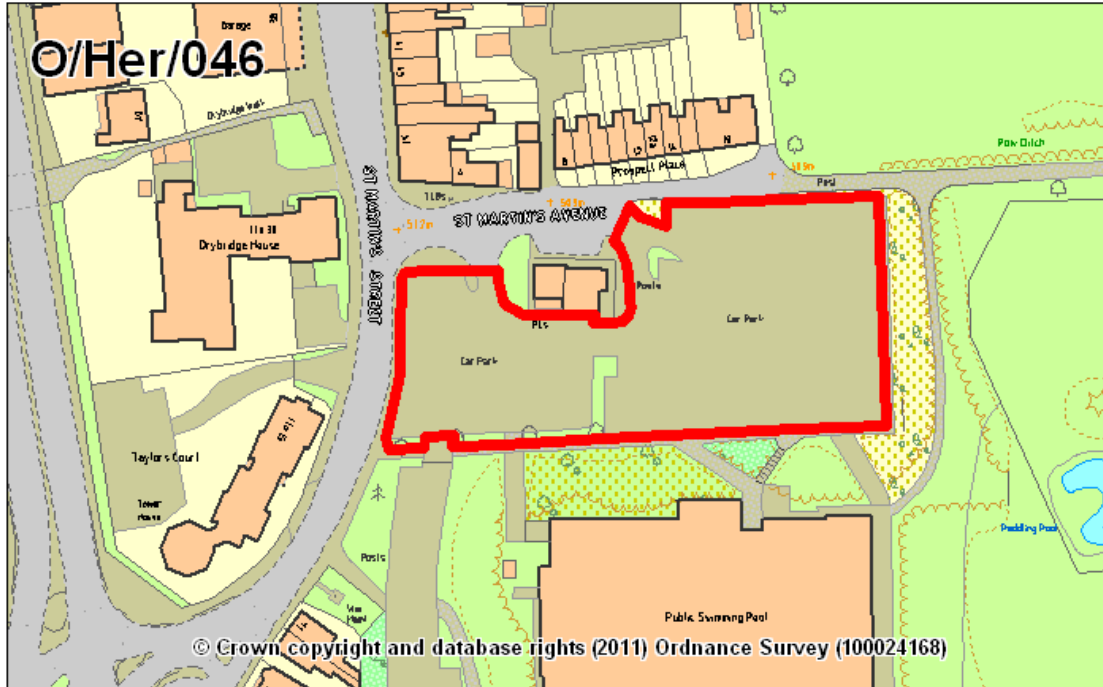
Is the site suitable (and achievable) for development?:

Yes, a site currently considered suitable for housing in the urban area. A combined development with residential over retail/commercial uses would also be acceptable.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: O/Her/046
 Site Address: St Martins (1) Car Park



Information Source:	Public sector land	Site Area (ha):	0.41
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	12
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input checked="" type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement:	Hereford	Site Ref:	O/Her/046
Site Address:	St Martins (1) Car Park		

Summary Description:

Views into site: Site is clearly visible from St. Martins Street Views out of site: Open views towards playing fields
Adjacent/surrounding land: Residential to south and east, with some commercial uses. Swimming pool to the north and playing fields immediately adjacent on the left Height and character: Two storey dwellings to the south and Georgian three storey buildings to south west Site integration: Site could easily integrate into existing built form as there are plenty of houses to link in with

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Separate access will need to be provided to the north of the car park, and this would need to be carefully located to avoid queuing traffic for the signals at the Asda junction.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

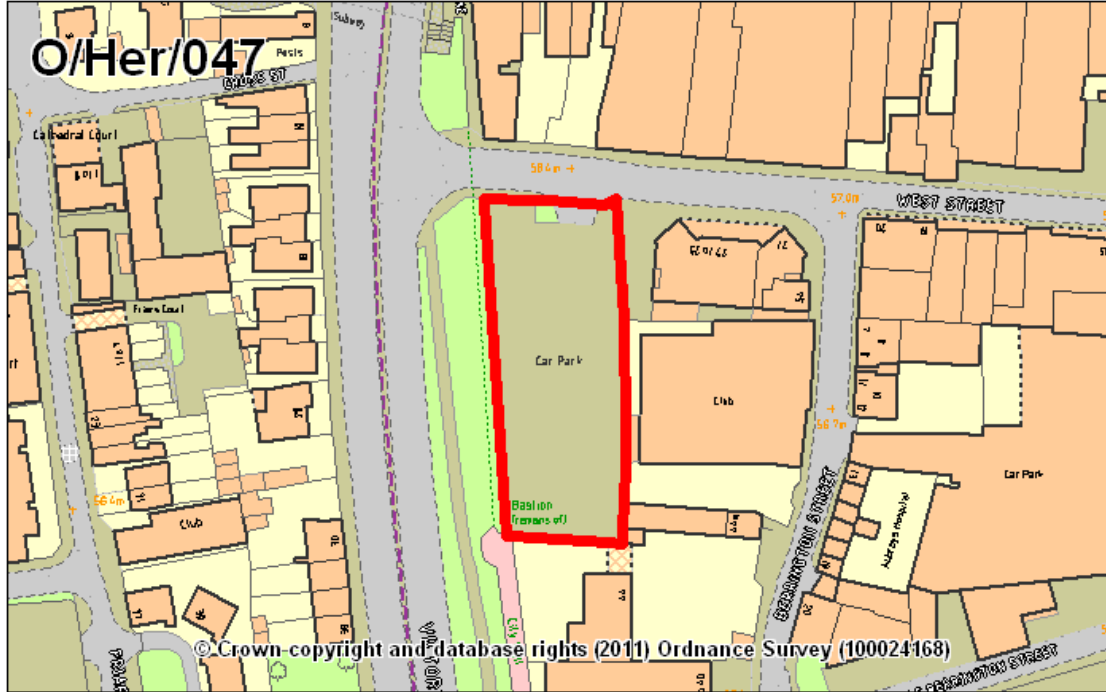
Yes, a site currently considered suitable for housing in the urban area, subject to resolution of flood risk and the relocation of parking elsewhere.

Can the entire site be developed?:

Yes

Settlement: Hereford
 Site Address: West Street Car Park

Site Ref: O/Her/047



Information Source:	Public sector land	Site Area (ha):	0.00
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	5
Suitable: No	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input checked="" type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input type="checkbox"/>		

Settlement: Hereford **Site Ref:** O/Her/047
Site Address: West Street Car Park

Summary Description:

Views into site: Site is clearly visible from both West Street and Victoria Street Views out of site: Open views towards Greyfriars Bridge and Victoria Street Adjacent/surrounding land: Commercial to east, residential to west and retail to south Height and character: Low density buildings and two storey, Victorian villas to the west Site integration: Little residential to link in with, but housing development would be acceptable Other issues: Entire site comprises City Walls, Ramparts and Ditch: Scheduled under Ancient Monuments and Archaeological Areas Act (1979)

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

No comments received from Welsh Water

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Car parking would not be required due to the location, but some provision would be acceptable. Cycle storage facilities should be included.

Biodiversity:

Not surveyed

Is the site suitable (and achievable) for development?:

Yes, a site currently considered suitable for housing in the urban area. A combined development with residential over retail/commercial uses would also be acceptable.

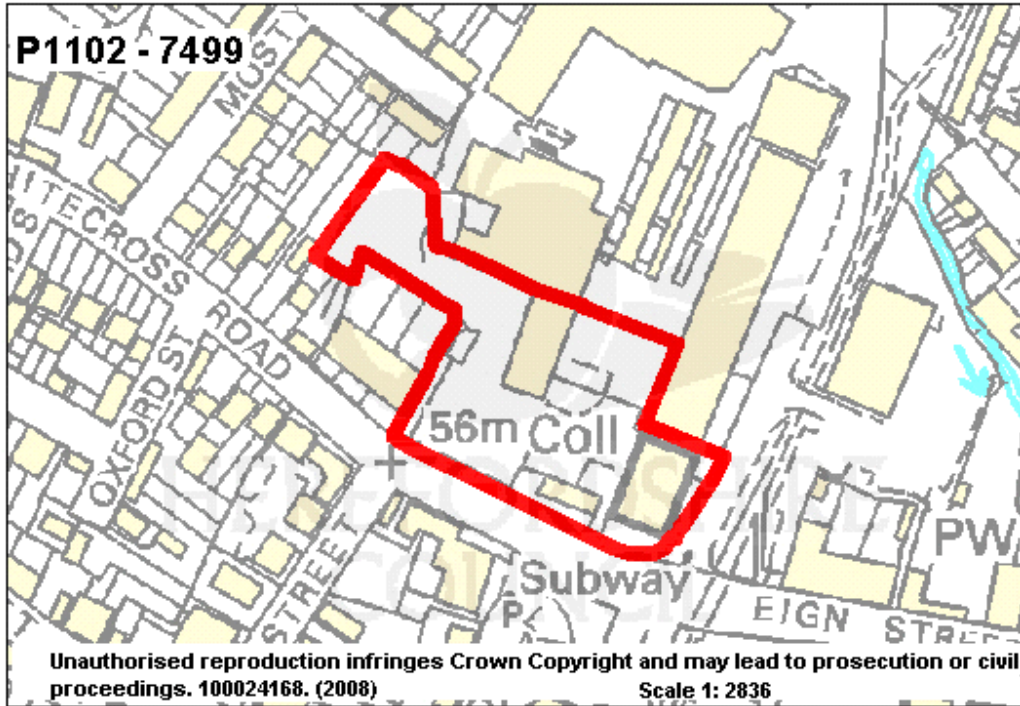
Can the entire site be developed?:

Yes

Settlement: Hereford

Site Ref: P1102 - 7499

Site Address: Land at Whitecross Road



Information Source:	UDP Representation sites	Site Area (ha):	0.95
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 20
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input checked="" type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	P1102 - 7499
Site Address:	Land at Whitecross Road		

Summary Description:

Commercial/industrial land/car park with college building. This was a UDP representation site. This site also incorporates site: IZPW Adjacent/surrounding land: Housing and employment. Policy constraints: E5 safeguarding employment land and buildings in part. Additional comments: The Inspectors report on the UDP favours the residential development of part of this site fronting onto Whitecross Road.

Flood Information:

The site is classified as fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of water supply for this development. Off-site water mains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

An access onto Whitecross Road would be acceptable.

Biodiversity:

Not surveyed

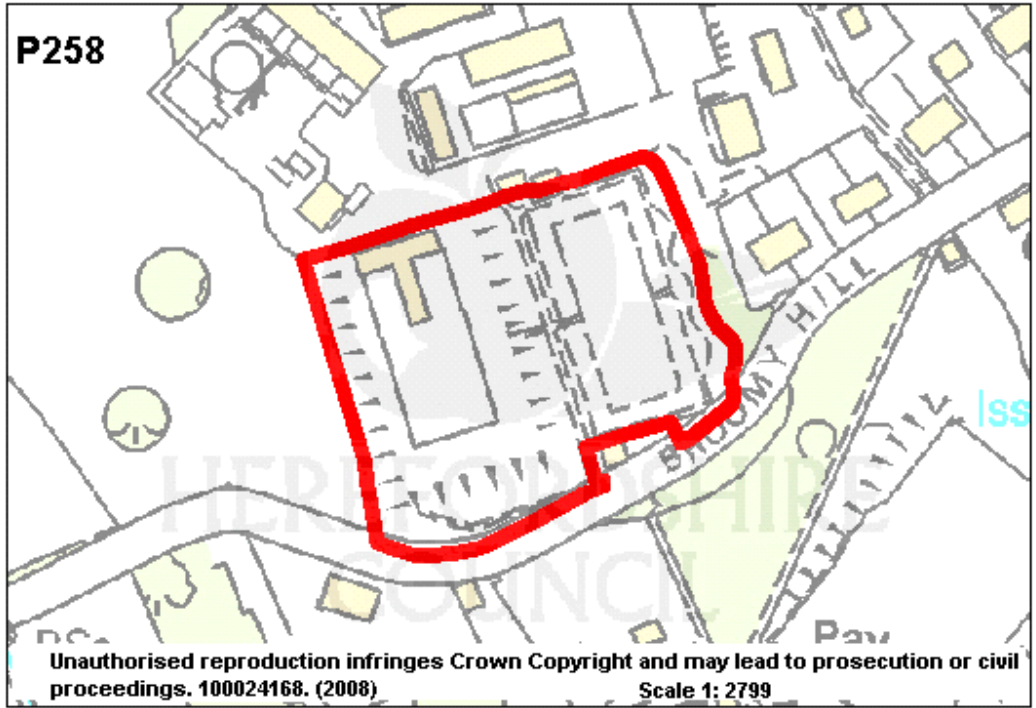
Is the site suitable (and achievable) for development?:

Yes, given the sites location and proximity to nearby retail and existing housing in the area, it is possible for new residential development subject to alternative employment/business premises being found.

Can the entire site be developed?:

Yes

Settlement: Hereford Site Ref: P258
 Site Address: Broomy Hill Waterworks



Information Source: UDP Representation sites Site Area (ha): 1.56
 Agricultural Land Classification: N/A

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: N/A
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input checked="" type="checkbox"/>	Timescale: 6-10 Years <input type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input checked="" type="checkbox"/>	Timescale: Not In Current Plan Period <input checked="" type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Hereford	Site Ref:	P258
Site Address:	Broomy Hill Waterworks		

Summary Description:

Welsh Water premises. Elevated site, higher than road lying adjacent to site (Broomy Hill). Views into site: Limited views from road due to thick vegetation. Views out of site: Extensive views to the west across River Wye and south. This was a UDP representation site. Adjacent/surrounding area: Waterworks and open countryside. Public right of way: No public access within site. Policy constraints: Policy NC4 at southern end. The actual site was also an SWS but this was declassified at the time of the UDP inquiry (2005). Additional comments: Site is within a Conservation Area

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plan post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, then developers may be required to fund the essential improvements.

Water supply: No problems are envisaged with the provision of water supply for this development. Off-site watermains may be required and these can be assessed during the planning application stage.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Although access to Broomy Hill will be difficult, with significant work to gain visibility, a previous permission 11 dwellings under DCCW/2000/0600/O with access onto Broomy Hill was won at appeal. A similar number of dwellings with that access arrangement is likely to be acceptable.

Biodiversity:

Locally designated site where habitats are to be protected

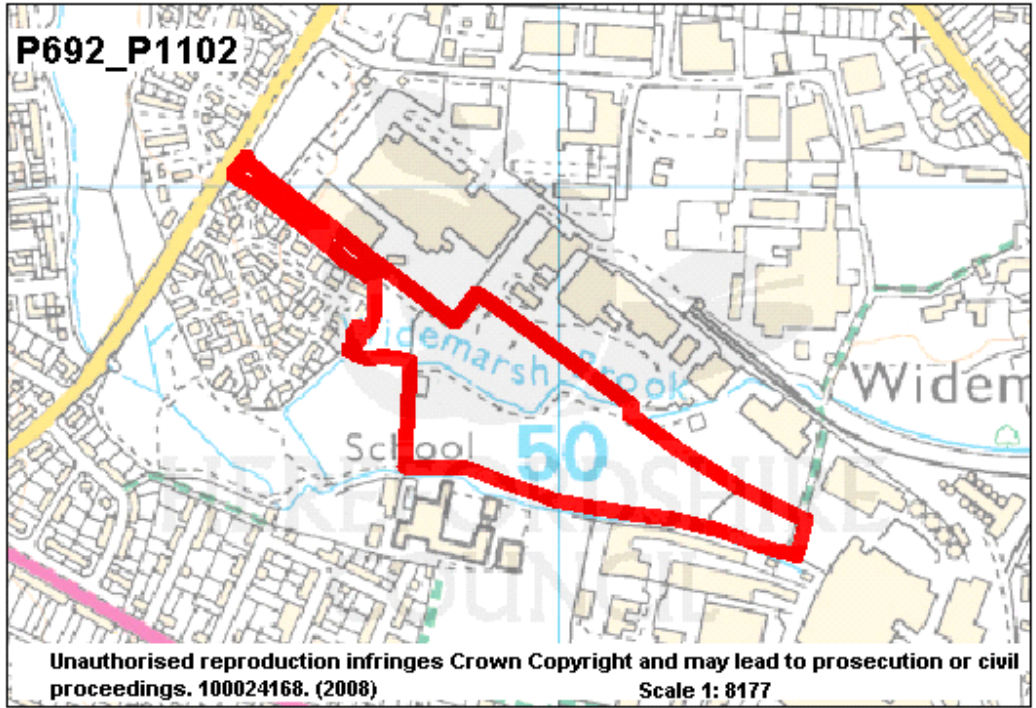
Is the site suitable (and achievable) for development?:

Yes, this is an appropriate site for development. The Inspector presiding over the UDP inquiry concluded that a residential development on the site would be appropriate. Residential planning permissions on the site have twice been allowed to lapse. However, it has been confirmed that this site is currently not available for development.

Can the entire site be developed?:

The site is suitable but not currently available.

Settlement: Hereford Site Ref: P692_P1102
 Site Address: Land off Yazor Road and north of old Whitecross School



Information Source:	UDP Representation sites	Site Area (ha):	7.52
Agricultural Land Classification:	N/A		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 200
Suitable: No <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement: Hereford **Site Ref:** P692_P1102
Site Address: Land off Yazor Road and north of old Whitecross School

Summary Description:

Open land and car park. Widemarsh Brook runs through the site and Yazor Brook runs along southern boundary. Views into site: Only visible from footpath to the south of the site. Views out of site: Nearby built-up area. This was a UDP representation site. This site is incorporated with site P1102. Adjacent/surrounding land: Employment land, residential and open space. Site is adjacent to an SWS and HBA9 site.

Flood Information:

The site is classified as being partially in zone 3 and the risk of fluvial flooding may be high. The proposed use needs checking on the basis of the relevant flood zone. PPS25 exception test may be required for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage system suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

A vehicular access off Plough Lane is unlikely as it would conflict with employment use, however a pedestrian/cycle link would be of benefit. The existing access road from Yazor Road would be an acceptable vehicular access. A Multi Modal Transport Assessment would be required to assess the impact of the development on the network.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

Is the site suitable (and achievable) for development?:

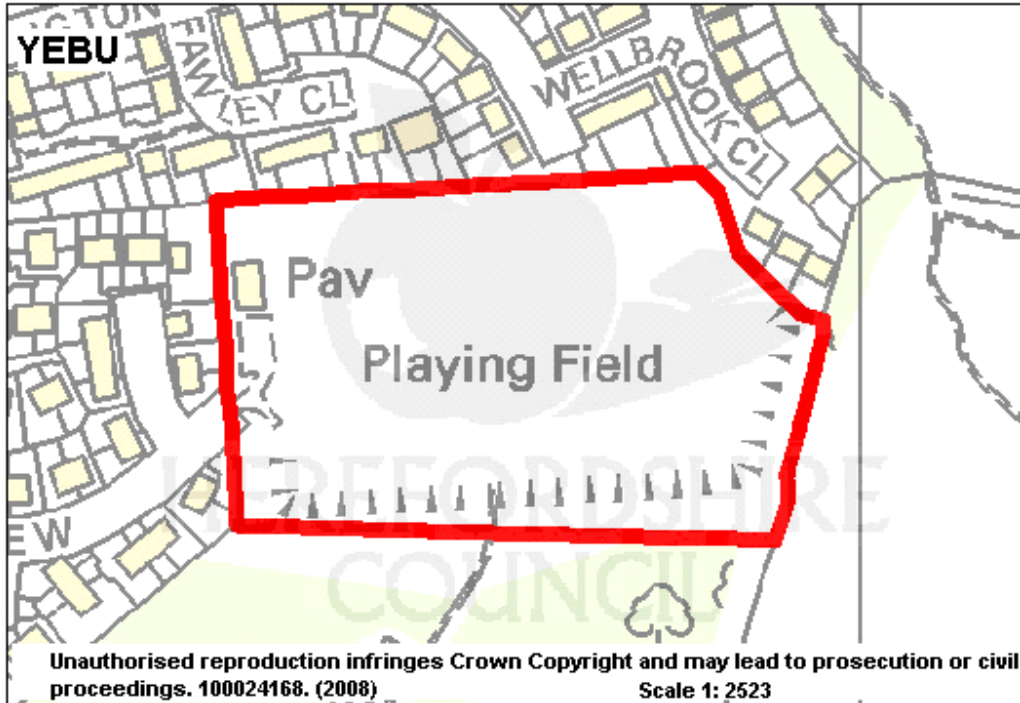
Yes, there is an access into the site from Yazor Road. However, significant risk of flooding exists from Widemarsh Brook.

Can the entire site be developed?:

Yes, subject to resolution of flooding issues.

Settlement: Hereford
 Site Address: Aylestone Park

Site Ref: YEBU



Information Source:	Public sector land	Site Area (ha):	2.19
Agricultural Land Classification:	N/A		

Suitable: Yes	<input checked="" type="checkbox"/>	Potential Housing Capacity:	88
Suitable: No	<input type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Suitable: Part	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Achievable: Yes	<input checked="" type="checkbox"/>	Timescale: 1-5 Years	<input type="checkbox"/>
Achievable: No	<input type="checkbox"/>	Timescale: 6-10 Years	<input checked="" type="checkbox"/>
Achievable: Part	<input type="checkbox"/>	Timescale: 11-15 Years	<input type="checkbox"/>
Available: Yes	<input type="checkbox"/>	Timescale: 16-20 Years	<input type="checkbox"/>
Available: No	<input type="checkbox"/>	Timescale: Not In Current Plan Period	<input type="checkbox"/>
Available: Don't Know	<input checked="" type="checkbox"/>		

Settlement:	Hereford	Site Ref:	YEBU
Site Address:	Aylestone Park		

Summary Description:

School playing field. Well contained site with limited views. Adjacent/surrounding land: Residential and parkland.

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste treatment works. Dwr Cymru Welsh Water awaits approval of future funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund essential improvements.

Water supply: This area suffers from low water pressure and additional new development would merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the cost of which would be borne by potential developers.

Landscape:

Not surveyed

Historic landscape:

Sensitivity 3. Areas where specific historic environment values have been identified, but which generally have medium to low rating, and therefore have the least combined inherited landscape value

Highways information:

Access could be obtained from Field Grove View, which is of a suitable standard.

Biodiversity:

Artificial habitats considered to have limited ecological constraints

Is the site suitable (and achievable) for development?:

Yes, the site is appropriate for a housing development subject to the satisfactory relocation of the playing fields to a nearby location. Loss would be subject to Sport England exception policies and a justified case for loss of sports facilities based on demand and replacement

Can the entire site be developed?:

Yes