

APPENDICES

Appendix 1. Site Schedule example

Site Details

Site ID	Site11	Site Address	Hereford, HR2 7BN		
Ward	Ward name	Site Area ha	1.39	Potential Capacity	20

Site Characteristics

Site Type	Greenfield/Brownfield	Current use	Greenfield		
Road front	Yes	Topography	Flat site		
Surrounding land uses	Existing residential development surrounding site.				
Description	Area of open space enclosed by existing residential development.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site	LD1-3,						
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	Yes	HRA Screening	No	NE Priority Habitat	No
Surface Water	No	SSI Impact Zone	Yes	Green Infra Area	Yes		
Agricultural classification	Urban land or Grade 2 100%						

Technical Information (assessments and infrastructure provider comments)

HC Highways comments	
Public Transport accessibility comments	
Are standards for access to local services likely to be achievable?	
Access comments	
Local network comments	
Any capacity concerns on this section of the network?	
Site dependence on Hereford Transport Package	
Mitigation measures	
HTP may provide additional network capacity.	
Highway site support	
Likely support subject to network capacity.	

HC Landscape comments	
Description of sensitivity and capacity to accommodate new development where assessed.	

HC Conservation comments	
Built conservation	
There are no known built heritage constraints.	
Archaeology	
Suitable. No direct impact or close proximity to known heritage assets. Site has low potential for the presence of buried archaeology.	
Biodiversity/Ecology	
HRA – River Wye SAC/SSSI	
All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).	
Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)	
ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.	
Open Space requirements	
Development Management	

Planning History			
App Number	Proposal	Decision	% of site
DCCW2018/1234/O	Planning application for 30 houses	Withdrawn 28Feb 2006	100

Conclusion			
Evidence of site availability	No	Information source	Call for sites 2017
Suitable for employment land	No as the surrounding area is residential in nature.		

Appendix 2. Sites taken forward to Stage 2

Site Ref	Site name	Stage 1 Assessment site	Stage1 suitability	Reason for Stage 2 inclusion	Reason for exclusion from Stage 2 assessment
Ayl01	Rockfield Road	yes	No, availability unknown	Moderate' rated employment site in ELS 2012 close to city centre. Investigate ownership	
Ayl14	Aylestone Park	yes	yes	Continue assessment	
Ayl15	Land at Walney House Farm	Yes	no	Representation submission through Issues and Options consultation.	
Ayl16	Land north of St Francis Xaviers school	no	n/a	available public land	
Bel08	Former golf club Belmont	no	n/a	representation submission	
Bel13	Land at Merryhill Farm	yes	yes	Continue assessment	
Bel14	Argyll Rise, HR2 7BN	no	n/a	available private land	
Bel15	Home Farm	no	n/a	representation submission	
Bur09	Land at Cot Barn Farm	yes	yes	Continue assessment	
Bur10	Land adjacent to Meadow Bank	no	n/a	error in omission of site from stage 1 assessment. Not mapped in HELAA	
Bur12	Land to the West of Burcott Farm	yes	yes	Continue assessment	
Bur17	Land at Burcott Farm	yes	yes	Continue assessment	
Bur18	Land adjacent to Rose Gardens Public House	no	n/a	error in omission of site from stage 1 assessment. Not mapped in HELAA	
Bur21	Land opposite Staniers Way	yes	yes	Continue assessment	
Bur23	Land adjacent to the Willows	Yes	yes	Continue assessment	
Bur29	Land adjacent to the Rose Gardens	Yes	yes	Continue assessment	
Bur30	Land at Attwood Lane	Yes	yes	Continue assessment	

Bur31	Part of Burcott Farm	Yes	yes	Continue assessment	
Bur32	The Orchard, Lyde	no	n/a	Issues and Options Site submission	
Cen08	Gaol Street Car park	yes	yes	Continue assessment	
Cen21	Edgar Street Grid	yes	yes	Continue assessment	
Cen22	Land at Bus Station/Car park	yes	yes	Continue assessment. Site enlarged due to further negotiations to develop	
Cen23	County Offices Bath Street	yes	yes	n/a	164024 Planning permission for 75 units
Cen27	Police Station, Bath Street	no	n/a	Potential relocation of Police Station therefore making land available	
Cen28	Fire Station, St Owens Street	no	n/a	Potential relocation of fire Station therefore making land available	
Cen29	Wyebridge Motors	no	n/a	Potential site availability	
Cen30	Venns Close Car Park	no	n/a	Rationalisation of car parks	
Cen31	Land adjacent to Union Walk car park	no	n/a	Rationalisation of car parks	
Cen32	Land between Bath St and Gaol St	no	n/a	Rationalisation of car parks	
Cre25	Wyevale nurseries	Yes	yes	Continue assessment	
Hol12a	Land at Bullingham Lane	no	n/a	error in omission of site from stage 1 assessment.	
Hol12b	Land East of Bullingham Lane	no	n/a	error in omission of site from stage 1 assessment.	
Hol13	Grafton Lane	yes	yes	Continue assessment.	
Hol14	Grafton Haulage	no	n/a	Brownfield site along gateway to city from south contingent on nearby site. Investigate ownership	
Stm01	Land north of Redhill Cottages	yes	yes	Continue assessment	
Stm05	Land opposite Leys Farm	yes	yes	Continue assessment	
Stm17	Land to rear of Grafton House	yes	yes	Continue assessment	
Stn05	Former health authority offices	yes	yes	Continue assessment	

Stn21	Former Bus depot, Friar Street	no	n/a	Previous UDP undeveloped UDP allocation, planning application	
Thr19	Land adjacent to Wyevale	yes	yes	Continue assessment	
Thr21	Land west of Huntington Lane	yes	yes	Continue assessment	
Thr22	Land east of Huntington Lane	yes	yes	Continue assessment	
Thr23	Land north of Lower Hill Farm	yes	yes	Continue assessment	
Thr24	Lower Hill Farm	yes	yes	Continue assessment	
Thr26a	Land at Huntington	no	n/a	error in omission of site from stage 1 assessment.	
Thr28	Bay Horse Motors	Yes	yes	Continue assessment	
Thr29	Hereford Racecourse	yes	yes	Continue assessment. Reduced in size	
Thr30	Former Sportsman Pub	yes	yes	Continue assessment	
Thr32	Land off Whitecross Rd	no	n/a	Previous HELAA site but availability unknown. Investigate ownership	
Thr34	Faraday Road	yes	yes	Continue assessment	
Thr35	Wyevale Garden Centre	yes	yes	Continue assessment	
Thr37	Land at Grandstand Road (north)	no	n/a	available public land	
Tup01	Brockington Council Offices, Hafod Road	yes	yes	n/a	163646 Planning permission for 70 bed care home (C2)
Tup20	Bartonsham Farm Dairy	yes	no	representation submission. Site reduced in size to avoid flood risk. Continue assessment	
Tup22	TA site	yes	no	error in discounting as availability is known	
Tup25	Land adjacent to Foley Trading Estate	no	n/a	available public land	
Tup26	Land at Queenswood Drive	no	n/a	available public land	
Tup27	Land at the Paddock, Hampton Dene Road	no	n/a	available public land	

Tup28	Land at Broadlands Lane	no	n/a	available public land	
	Employment Sites				
ES1	Land adjacent to Livestock Market	no	n/a	Site search for Employment land	
ES3	Land at Grafton Lane, Hereford	no	n/a	Site search for Employment land	
ES4	Land at East of Ross Road, Hereford	no	n/a	Site search for Employment land	
ES5	Land North of Roman Road, Holmer	no	n/a	Site search for Employment land	
ES6	Land at Rotherwas Enterpriser Zone	no	n/a	Site search for Employment land	

	previous Stage 1 site
	New site for assessment at Stage 2
	Site has achieved planning permission

Appendix 3 Capacity estimates

Site Ref	Address	Whole Site Area (Ha)	Gross to Net Area (Ha)	developable area (post landscape assess)	30dph	50dph	70dph	Final capacity	Notes
Ayl01	Rockfield Road	1.295	1.295	0	0	0	0	0	
Ayl14	Aylestone Park	2.197	2.197	0	0	0	0	0	
Ayl15	Land at Walney House Farm	6.968	6.2712	0	0	0	0	0	
Ayl16	Land north of St Francis Xaviers school	0.571	0.571	0	17.13	28.55	39.97	10	buffer required part of site only
Bel08	Former golf club Belmont	12.924	n/a	0	0	0	50	50	conversion only
Bel13	Land at Merryhill Farm	5.425	0	0	0	0	0	0	
Bel14	Argyll Rise, HR2 7BN	1.392	1.2528	0	37.584	62.64	87.696	20	Part of site
Bel15	Home Farm	5.428	0	0	0	0	0	0	
Bur09	Land at Cot Barn Farm	29.152	19.58	14.4892	434.676	724.46	1014.244	435	Reduced area due to landscape constraints
Bur10	Land adjacent to Meadow Bank	1.053	0	0	0	0	0	0	
Bur12	Land to the West of Burcott Farm	2.913	0	0	0	0	0	0	
Bur17	Land at Burcott Farm	4.414	0	0	0	0	0	0	
Bur18	Land adjacent to Rose Gardens Public House	1.075	0	0	0	0	0	0	
Bur21	Land opposite Staniers Way	1.572	0	0	0	0	0	0	
Bur23	Land adjacent to the Willows	3.539	0	0	0	0	0	0	
Bur29	Land adjacent to the Rose Gardens	1.886	0	0	0	0	0	0	
Bur30	Land at Attwood Lane	6.463	0	0	0	0	0	0	
Bur31	Part of Burcott Farm	6.54	0	0	0	0	0	0	
Bur32	The Orchard, Lyde	0.826	0.82	0	24.6	41	57.4	25	

Cen08	Gaol Street Car park	0.348	0.348	0	10.44	17.4	24.36	25	
Cen21	Edgar Street Grid	11.161 (13 sites)	11.161	0	200	300	400	300	
Cen22	Land at Bus Station/Car park	1.457	1.3113	0	39.339	65.565	91.791	90	
Cen27	Police Station, Bath Street	0.354	0	0	10.62	17.7	24.78	25	
Cen28	Fire Station, St Owens Street	0.222	0	0	6.66	11.1	15.54	15	
Cen29	Wyebridge Motors	0.144	0	0	4.32	7.2	10.08	10	
Cen30	Venn Street Car park	0.167	0	0	5.01	8.35	11.69	12	
Cen31	Land adjacent to Union Walk car park	0.151	0	0	4.53	7.55	10.57	10	
Cen32	Land between Bath St and Gaol St	0.216	0	0	0	0	0	0	
Cre25	Wyevale nurseries	7.611	6.8499	0	205.497	342.495	479.493	200	
Hol12a	Land at Bullingham Lane	9.468	2.59	2.33	69.9	116.5	163.1	70	Part of site
Hol12b	Lower Bullingham	12.305	7.07	6.36	190.8	318	445.2	190	Part of site
Hol13	Grafton Lane	34.582	5.81	5.23	156.9	261.5	366.1	155	Part of site
Hol14	Grafton Haulage	0.852	0	0	25.56	42.6	59.64	25	
Stm01	Land north of Redhill Cottages	6.417	4.68	4.21	126.3	210.5	294.7	125	Part of site
Stm05	Land opposite Leys Farm	2.549	2.25	0	67.5	112.5	157.5	65	
Stm17	Land to rear of Grafton House	1.996	1.76	0	52.8	88	123.2	50	
Stn05	Former health authority offices	0.352	0	0	10.56	17.6	24.64	25	
Stn21	Former Bus depot, Friar Street	0.491	0	0	14.73	24.55	34.37	35	
Thr19	Land adjacent to Wyevale	11.746	8.69204	0	260.7612	434.602	608.4428	260	
Thr21	Land west of Huntington Lane	2.861	2.5749	0	77.247	128.745	180.243	75	
Thr22	Land east of Huntington Lane	1.359	1.2231	0	36.693	61.155	85.617	35	
Thr23	Land north of Lower Hill Farm	64.849	18.78	13.9	417	695	973	420	Part of site
Thr24	Lower Hill Farm	16.242	12.01908	0	0	0	0	0	
Thr26a	Land at Huntington	23.524	17.40776	0	522.2328	870.388	1218.5432	520	
Thr28	Bay Horse Motors	0.37	0	0	0	0	0	0	

Thr29	Hereford Racecourse	2.696	2.42	0	72.6	121	169.4	70	
Thr30	Former Sportsman Pub	0.398	0	0	0	0	0	0	
Thr32	Land off Whitecross Rd	0.745	0	0	22.35	37.25	52.15	35	
Thr34	Faraday Road	1.676	1.5084	0	45.252	75.42	105.588	100	
Thr35	Wyevale Garden Centre	3.013	2.7117	0	81.351	135.585	189.819	80	
Thr37	Land at Grandstand Road (north)	0.286	0	0	8.58	14.3	20.02	15	
Tup20	Bartonsham Farm Dairy	0.527	0	0	0	0	0	0	
Tup22	TA site	0.259	0	0	7.77	12.95	18.13	20	conversion only
Tup25	Land adjacent to Foley Trading Estate	0.506	0	0	15.18	25.3	35.42	10	part of site only
Tup26	Land at Queenswood Drive	0.6	0	0	18	30	42	20	
Tup27	Land at the Paddock, Hampton Dene Road	0.663	0	0	19.89	33.15	46.41	20	
Tup28	Land at Broadlands Lane	0.499	0	0	0	0	0	0	

Total

3647

	Site with potential
	site with no potential