









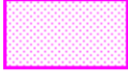








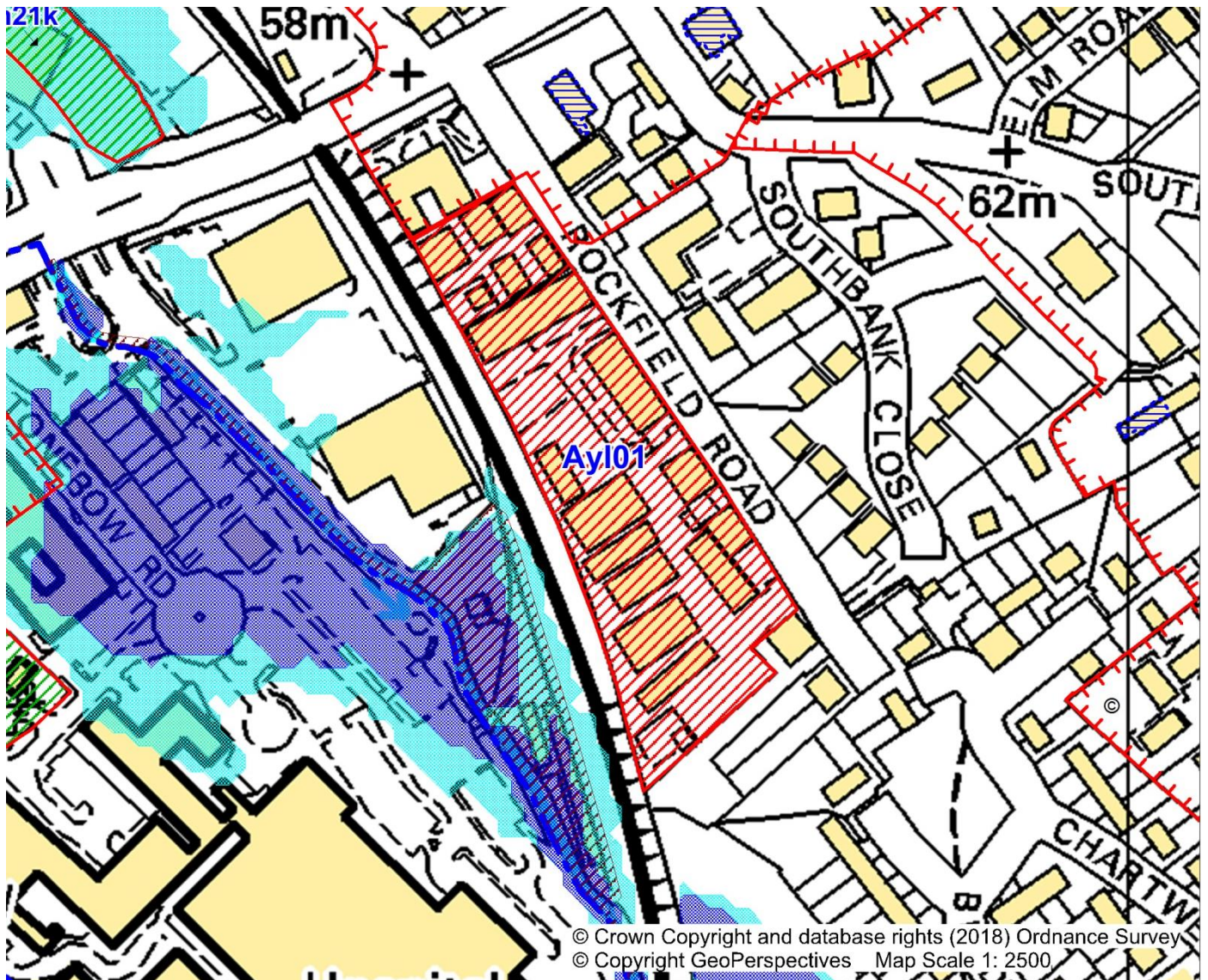
Appendix 4 Site Assessment Summaries

Hereford Area Plan- Housing and Employment site maps legend

	HAP boundary		Safeguarding mineral reserves
	Sites not considered suitable for development in the plan period		Flood Zone 2
	Sites considered suitable for development in the plan period		Flood Zone 3
	Conservation Area		Relief Road corridor
	Site of Special Scientific Interest (SSSI)		Site of Importance for Nature Conservation (SINC)
	Scheduled Ancient Monument (SAM)		Area of Archaeological Importance (AAI)
	Central Shopping and Commercial Area (UDP saved policy TCR1)		Listed Buildings
	Primary Shopping Frontages (Saved from UDP)		Safeguarded Route of Hfds and Glos Canal
	Secondary Shopping Frontages (Saved from UDP)		

HOUSING SITE ASSESSMENTS

Ayl01

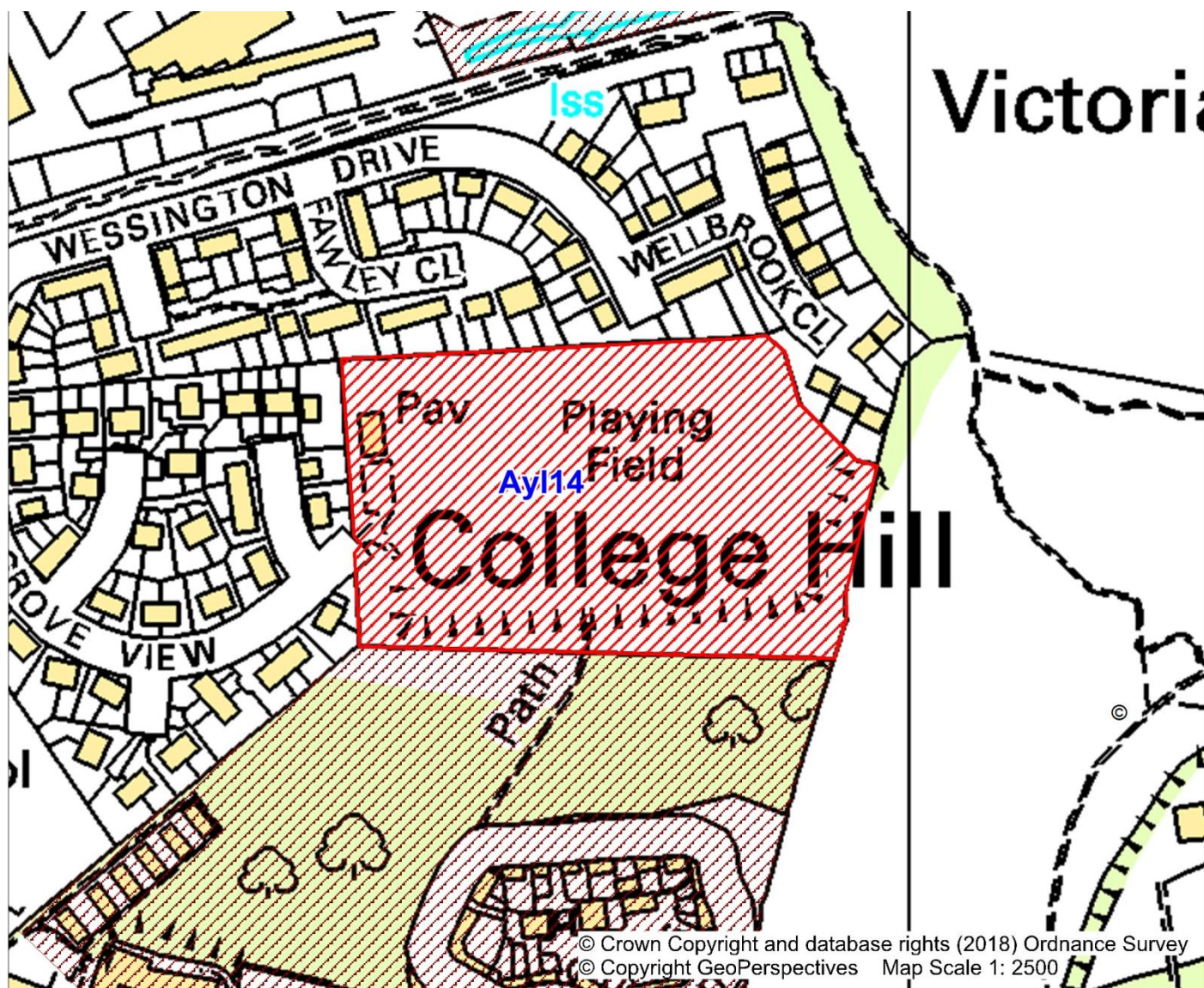


Site ID	Ayl01	Site Address	Land At Rockfield Road, Hereford, HR1 2UA		
Ward	Eign Hill	Site Area ha	1.30	Potential Capacity	0

The site is surrounded by residential to north, south and east, the county hospital and railway line to the west. There is a protected wildlife site on the west side of the railway. There is also a high flood risk on the other side of the railway line as well as surface water flooding on site. There would be matters to be addressed with regard to site access such as footpath provision as well as possible traffic generation as a result of housing instead of employment on the site.

Due to the site's proximity to the railway noise may be an issue as well as possible contamination would need to be assessed. Nevertheless, at this stage, there are no fundamental technical issues to prevent the site coming forward for housing.

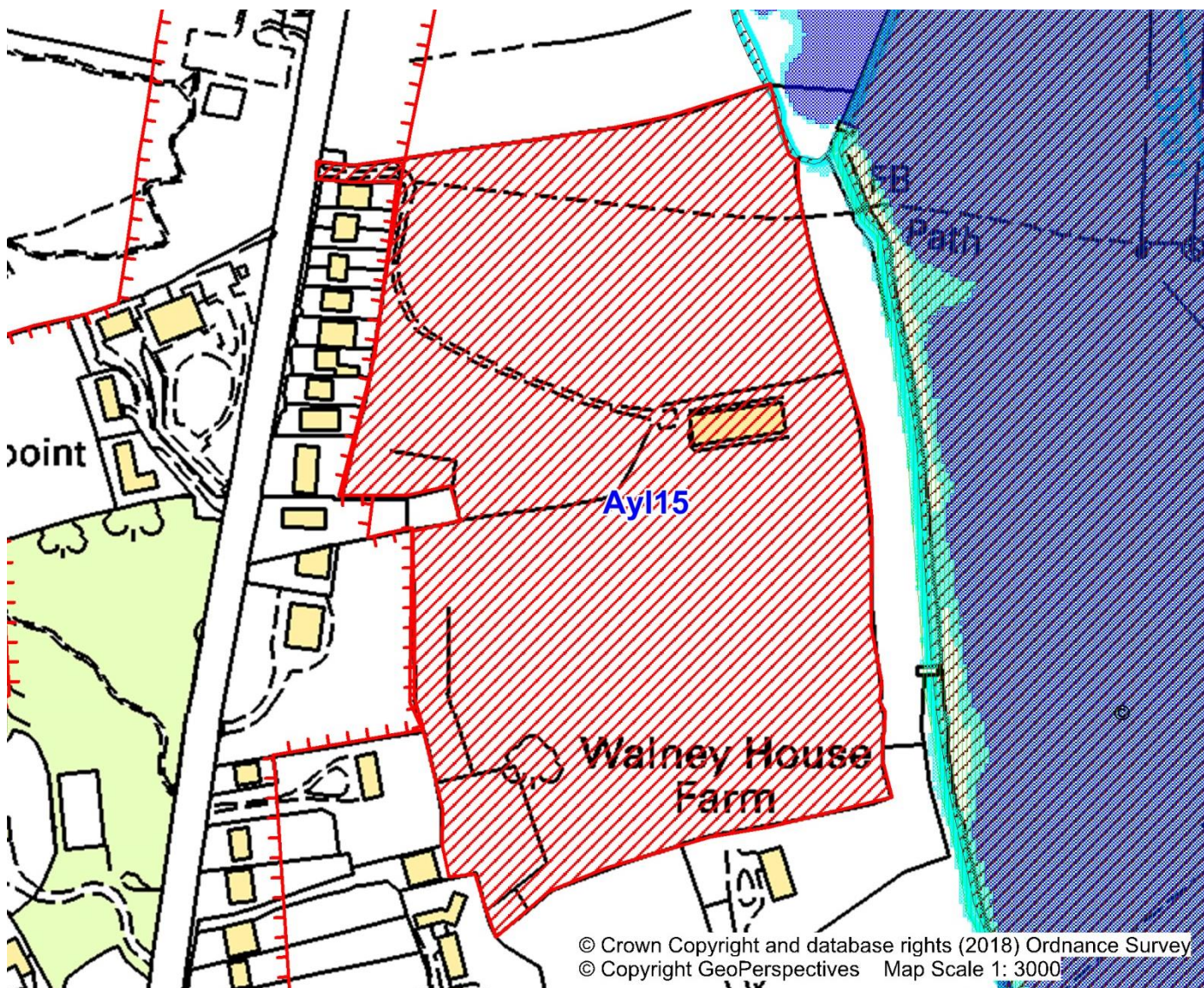
However, the site seems to be well occupied and after a Land Registry search, there are 18 separate owners on the site. Due to the multiple ownership, land assembly of the site would be unfavourable. There is currently no availability information on the site. If however information did come forward then a review of the site would be necessary. For the purposes of the HAP Site Option consultation the site is considered to have no potential.



Site ID	Ayl14	Site Address	Aylestone Park, Field Grove View, Hereford, HR1 1AW		
Ward	Holmer and Shelwick	Site Area ha	2.20	Potential Capacity	0

The site is mainly surrounded by residential and parkland. It is largely a level parcel of land currently used as open space /football pitches. Access to the site is via Field Grove View into a car park. Overall site accessibility is possible with footway provision and nearby bus service.

The site does not pose significant problems in terms of access and will not have significant impact on historic assets. However, since being identified in the previous housing potential study, the site has become an important local community asset for the United in the Community Football Club (UITC). The club has a long term lease on the site for 25 years. The club has identified a programme of works including short term and long term priorities to improve both the pitches and associated facilities. These proposals are both supported by the HFA and HC as part of the wider outdoor sports partnership. Investment in the site is also taking place. Given the community benefit the site offers the site would be undesirable to take forward for housing in the Site Options.



Site ID	Ayl15	Site Address	Land at Walney House Farm, Walney Lane, Hereford, HR1 1JD		
Ward	Holmer	Site Area ha	6.97	Potential Capacity	0

The site is currently pasture land on the eastern edge of the city. It is adjoined by residential on its western boundary with mainly open fields on all other boundaries.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

There are no significant issues with regard to accessibility or historic impacts surrounding the site. However, the issues regarding landscape are so significant that the site was dismissed at appeal for housing development in the 2016 appeal decision. Having regard to the context that the appeal was decided within i.e. a more perilous housing land supply position than exists presently; the landscape matters are still deemed to have high sensitivity and development would not be suitable in this location. Therefore the site is not suitable to take forward in the Site Options.



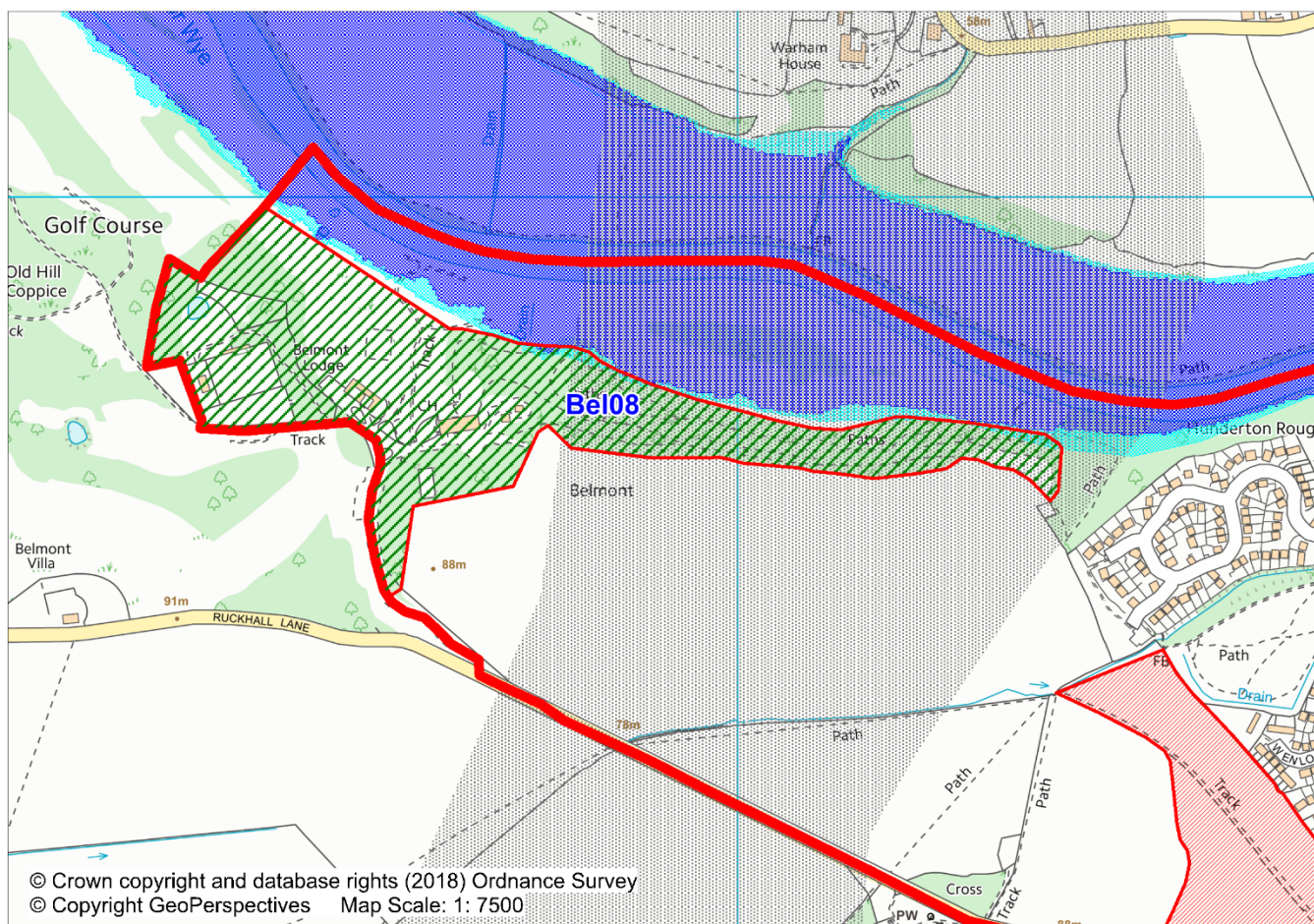
Site ID	Ayl16	Site Address	Land north of St Francis Xavier's School, Field Grove View, Hereford, HR1 1DT		
Ward	Holmer	Site Area ha	0.57	Potential Capacity	10

The site is surrounded by mainly residential gardens to East, and Employment land to North. College Rd runs along the Western boundary with a residential road leading into Field Grove View running along the southern boundary. There is also a High pressure gas main running underground along northern boundary as well as the safeguarded route for the Herefordshire & Gloucestershire Canal.

The site is a small existing amenity greenspace. It primarily serves the residents of the Wessington Drive/Field Grove estate as an area for informal recreation/amenity green space. It includes a grouping of semi mature trees which add to the visual amenity of the space.

There are no significant issues with regard to highways or impacts on historic assets. A pedestrian cycleway would need to be provided to maintain continuity of the existing route from College Road to Aylestone Park which runs to the north of Wessington Drive. The site is open space in an area well served by existing parks therefore the site is considered surplus. However, there is valuable amenity and green infrastructure within the site which would need to be retained. This will have a bearing on the developable area and the potential site capacity may be less than set out above. For the purposes of the HAP Site Option consultation the site is considered to have potential

Bel08



Site ID	Bel08	Site Address	Former Belmont Golf Course, Ruckhall Ln, Belmont, Hereford, HR2 9SA		
Ward	Belmont Rural	Site Area ha	12.92	Potential Capacity	50

It is the site of a former golf course, in part agricultural use. It is an elevated site that has significant constraints in relation to the Heritage Assets:

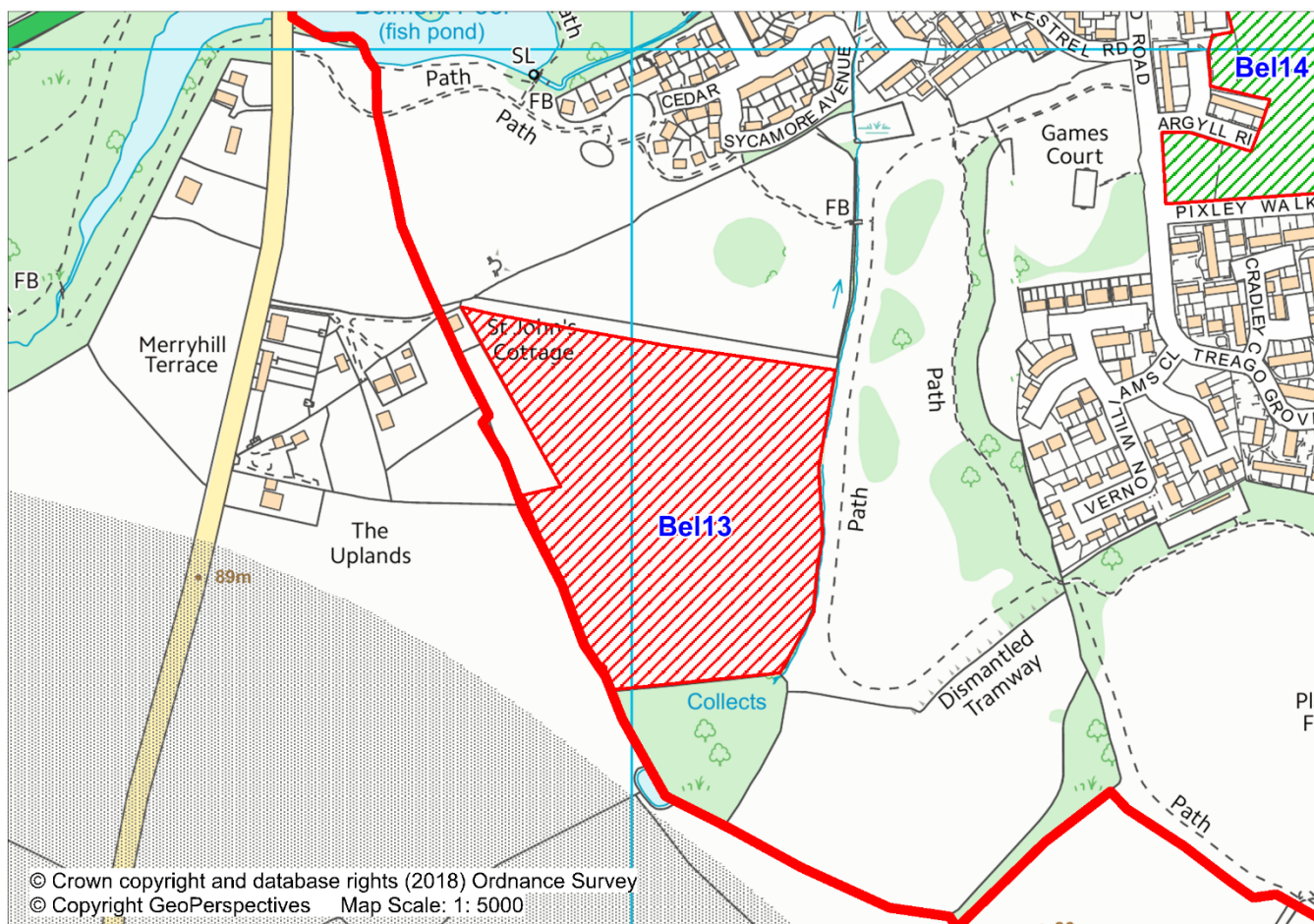
- Belmont House Unregistered Park and Garden
- Setting of Grade II Listed Belmont House / Walled gardens. The buildings are falling into disrepair.
- The area is within an un-registered Park and Garden together with the listed building that is Belmont House. There are additional heritages assets identified within the site which will need protection. Highways approval is likely to be suitable but may require some local improvements, dependent upon the number of dwellings proposed.

The site is identified under the British Geological Survey Geo Index (onshore) mapping as a site with sand and gravel reserves. Although a useful resource the Council would not seek to quarry in such a sensitive setting.

There is minimal desire to introduce additional development on the sites because of its highly sensitive and historic setting. There may be scope for some very limited development if carried out sensitively to compliment the Listed Buildings and overall character of the site and wider surrounding landscape. This could entail replacement of the existing modern building with a more complimentary building.

The site is situated within the road corridor with all routes options dissecting the eastern portion away from the listed building. Highways approval is likely to be suitable but may require some local improvements, dependent upon the number of dwellings proposed. For the purposes of the HAP Site Option consultation the site is considered to have potential in a small part.

Bel13

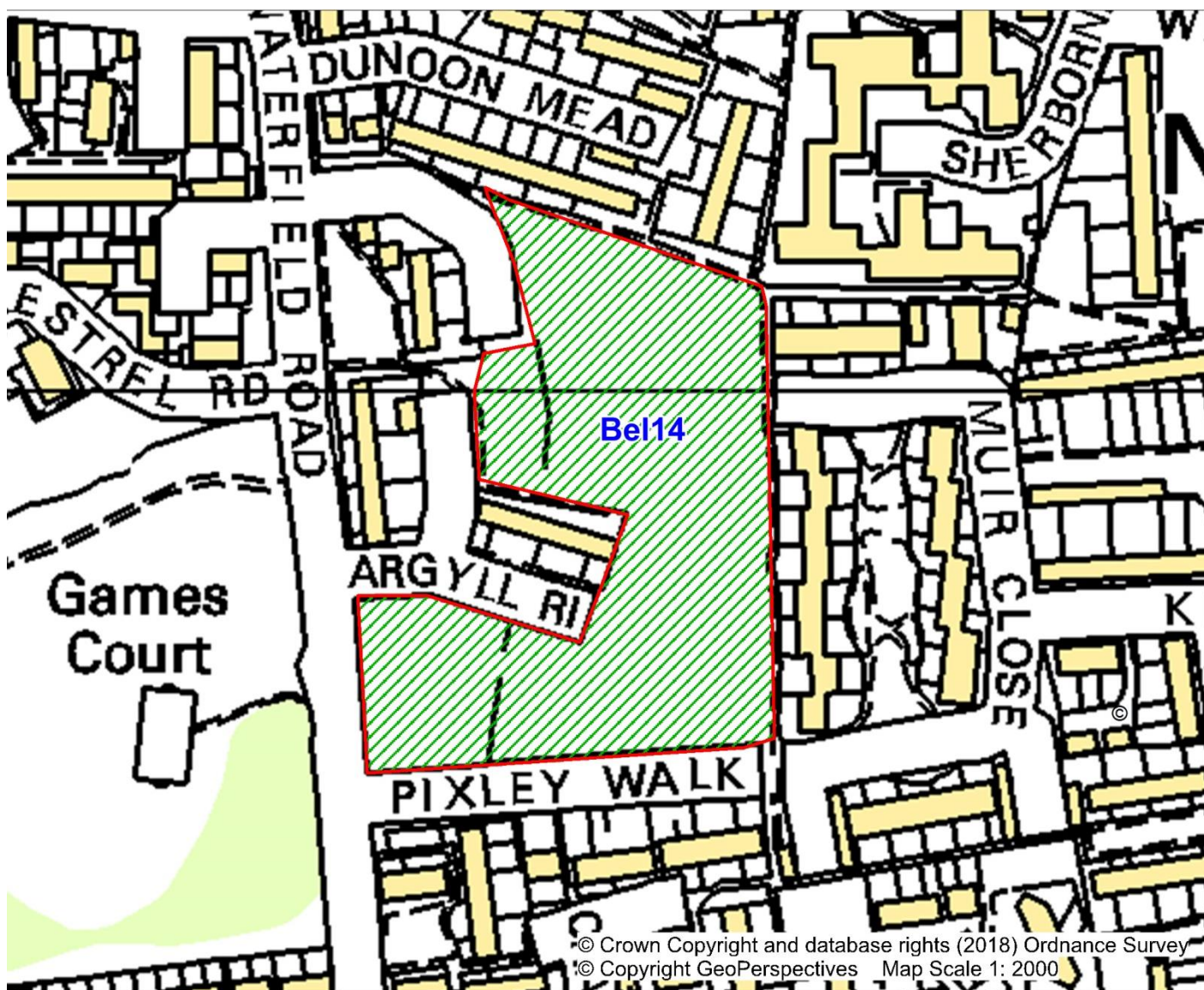


Site ID	Bel13	Site Address	Land at Merryhill Farm, Belmont, Hereford, HR2 9RT		
Ward	Newton Farm	Site Area ha	5.43	Potential Capacity	0

The site is surrounded by residential to west, woodland to south, agricultural land to north and east, urban boundary to Hereford to north but separated by field. SINC on 3 boundaries. The site is farmland situated on the southern outer edge of Hereford. Site lies to the south of the now established Country Park that forms a natural stop to the city. This park was established through the granting of the planning permission for the site to the north.

Site suffers from Lack of road frontage and therefore access potential. It is a sloping agricultural site overlooking existing recreation areas, to include Belmont Pool / Belmont Country Park and more recently a designated field associated with recent housing development. Field was sub-divided and now has recent hedge / trees to northern boundary. The play area / country park forms an ideal buffer / transition to the southern edge of the City. There may be potential for some undiscovered archaeological remains also.

This site lies to the wrong side of that buffer / transition. The site is highly sensitive in landscape terms and is an important agricultural field that could not be developed without causing significant harms. The site is unsuitable as a HAP Options site.



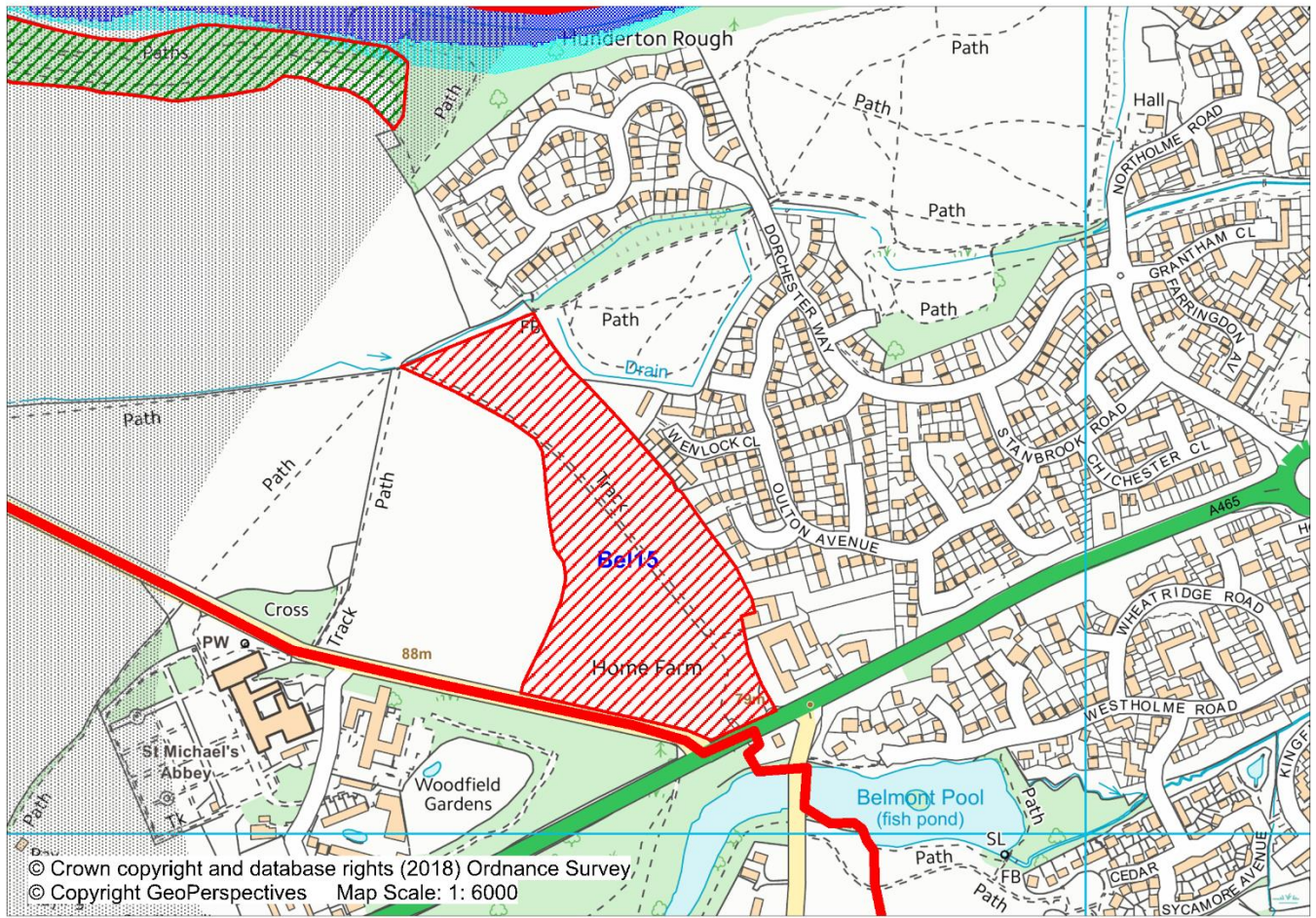
Site ID	Bel14	Site Address	Land at Argyll Rise, Hereford, HR2 7BN		
Ward	Newton Farm	Site Area ha	1.39	Potential Capacity	20

The site is existing amenity greenspace. It primarily serves the residents of the Newton Farm estate as an area for informal recreation/amenity green space. It is crossed by two PROW. The surrounding area is mainly residential in this area on the edge of the city. There is good connectivity, good bus services and accessibility to Great Western Way, schools and facilities nearby.

Historically there was much objection to an application on the whole site for housing. An application by the local community to designate the site as a 'Town Green' failed for legal reasons.

Pixley Walk provides the most potential for accessible vehicle and pedestrian access for the site. The area is well served by accessible green space nearby and the Open Space Study identifies a surplus of open space for this area of the city. The site may have potential to accommodate some residential development but would need to retain part of the site as green space.

Bel15



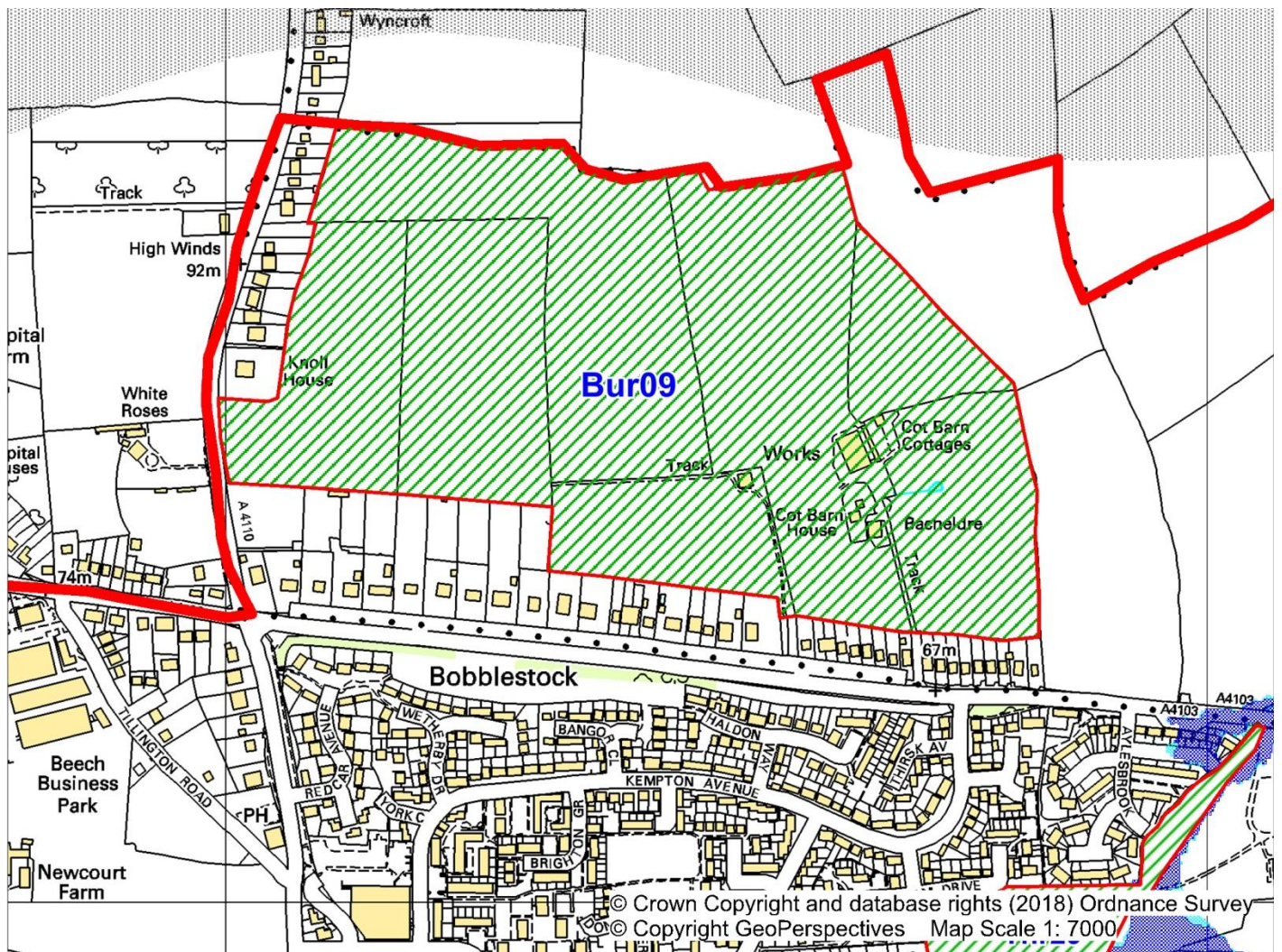
Site ID	Bel15	Site Address	Land at Home Farm, Belmont, Ruckhall Lane, Hereford, HR2 9RX		
Ward	Belmont Rural	Site Area ha	5.43	Potential Capacity	0

This site is situated on the edge of Hereford, it is a gently undulating field with many mature deciduous trees. The landscape is highly sensitive in nature. The land contains a Wood-pasture and Parkland Priority Habitat as well as Ancient Woodland and a deciduous woodland Priority Habitat. Therefore there are sensitive ecological features existing on the site which should be preserved.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

There are no significant issues with regard to accessibility. However, the issues regarding landscape as are so significant that the site was dismissed at appeal for housing development in the 2014 appeal decision. Having regard to the context that the appeal was decided within i.e. a more perilous housing land supply position than exists presently; the landscape matters are still deemed to have high sensitivity and development would not be suitable in this location. The sensitive ecological setting also adds to the uniqueness of the site. Therefore the site is not suitable to take forward in the Site Options.

Bur09



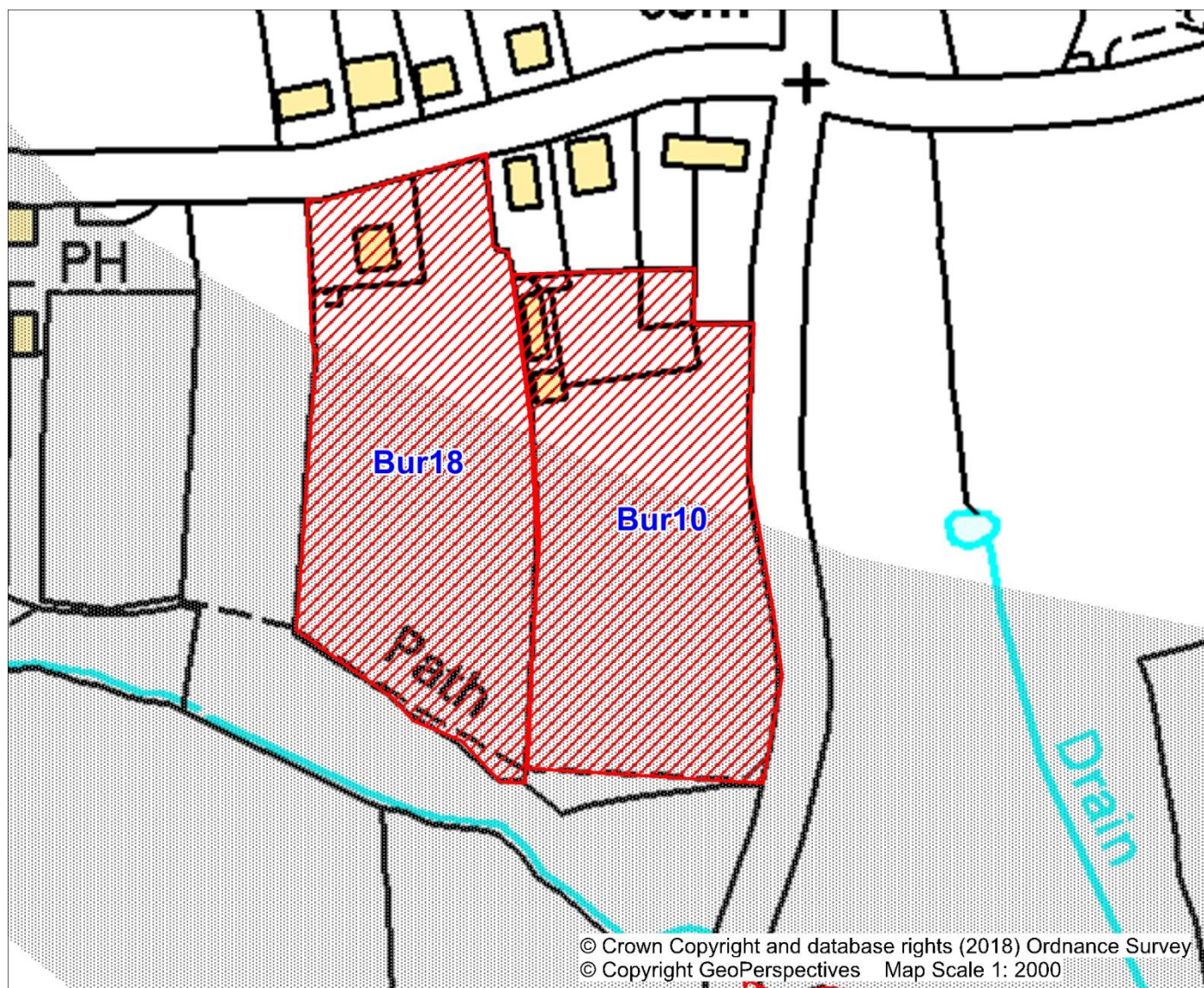
Site ID	Bur09	Site Address	Land at Cot Barn Farm, Roman Road, Bobblestock, HR4 9QR		
Ward	Holmer	Site Area ha	29.15	Potential Capacity	435

This is a large site, bounded to the south by the *Roman Road* corridor and adjacent to areas of recorded medieval and prehistoric finds. Whilst there are no known heritage assets of particular importance within the site area, there may be potential for finds therefore a desk based assessment and field evaluation would be required here, to better understand the sensitivities.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

In landscape terms, the majority of the west side of the site has significant capacity for new development but east side ridge is very sensitive and important so must be kept undeveloped. Views to the Cathedral from the approach to the city should be retained. It is likely that the whole site would need to be accessed from A4103 Roman Road. The whole site should be brought forward as one with a single point of access onto Roman Road. Network capacity of junctions of A4110/A4103 and A49/A4103 are a major issue, and on that basis rat running through Kempton Avenue to avoid these junctions would be of great concern. A Transport Assessment would be required to assess the impact of the development on the network, and as with all HAP sites the scope and developments to be considered will need to be confirmed. If all of the above issues can be addressed the site could have capacity for 435-500 dwellings.

Bur10



Site ID	Bur10	Site Address	Land to the rear of Meadow Bank, Coldwells Rd, Holmer, Hereford, HR1 1LH		
Ward	Holmer	Site Area ha	1.05	Potential Capacity	0

The site is situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031). It would be premature to provide an assessment of site potential where a road route is expected to be accommodated beforehand. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity as a housing site.