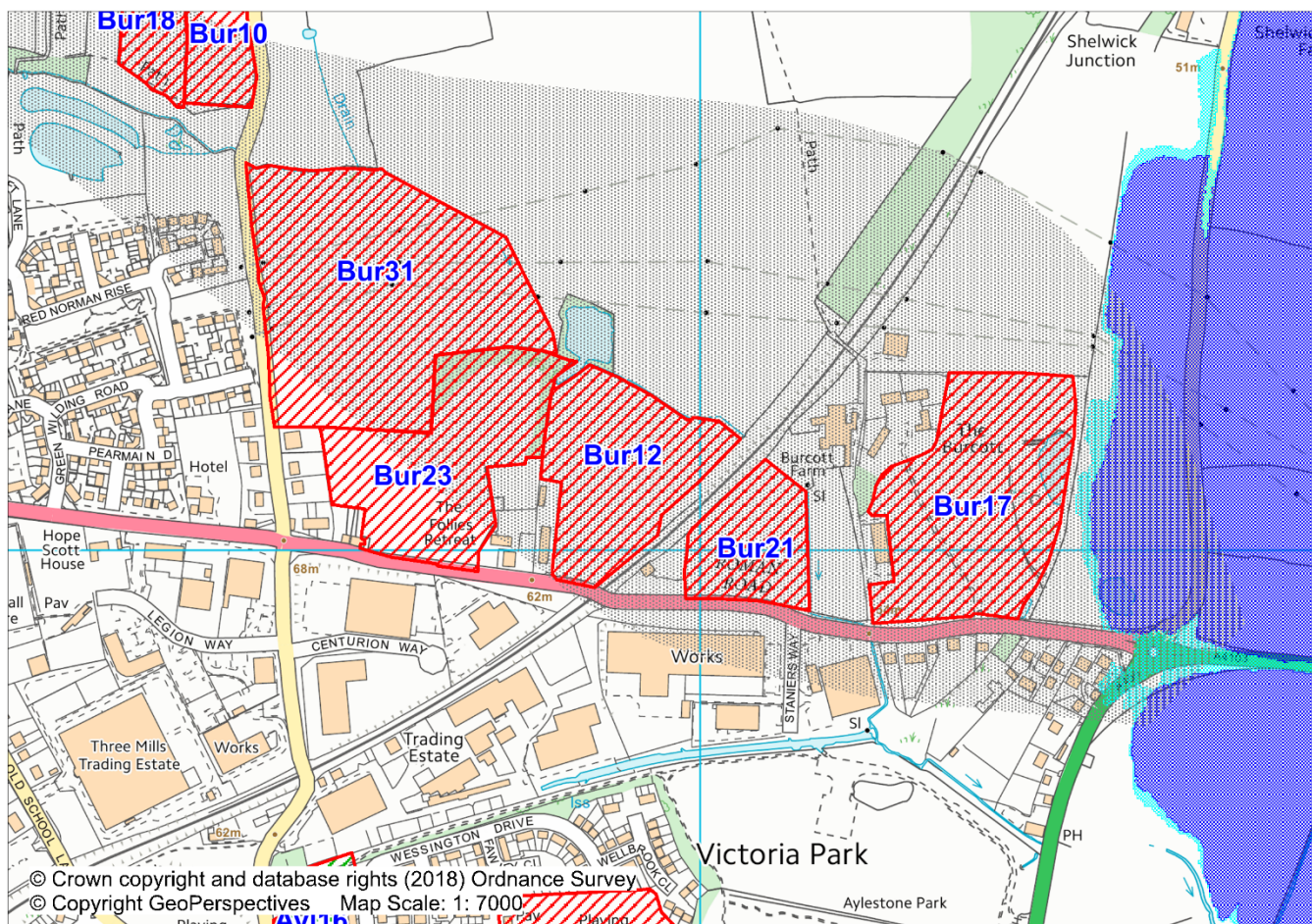


Bur12

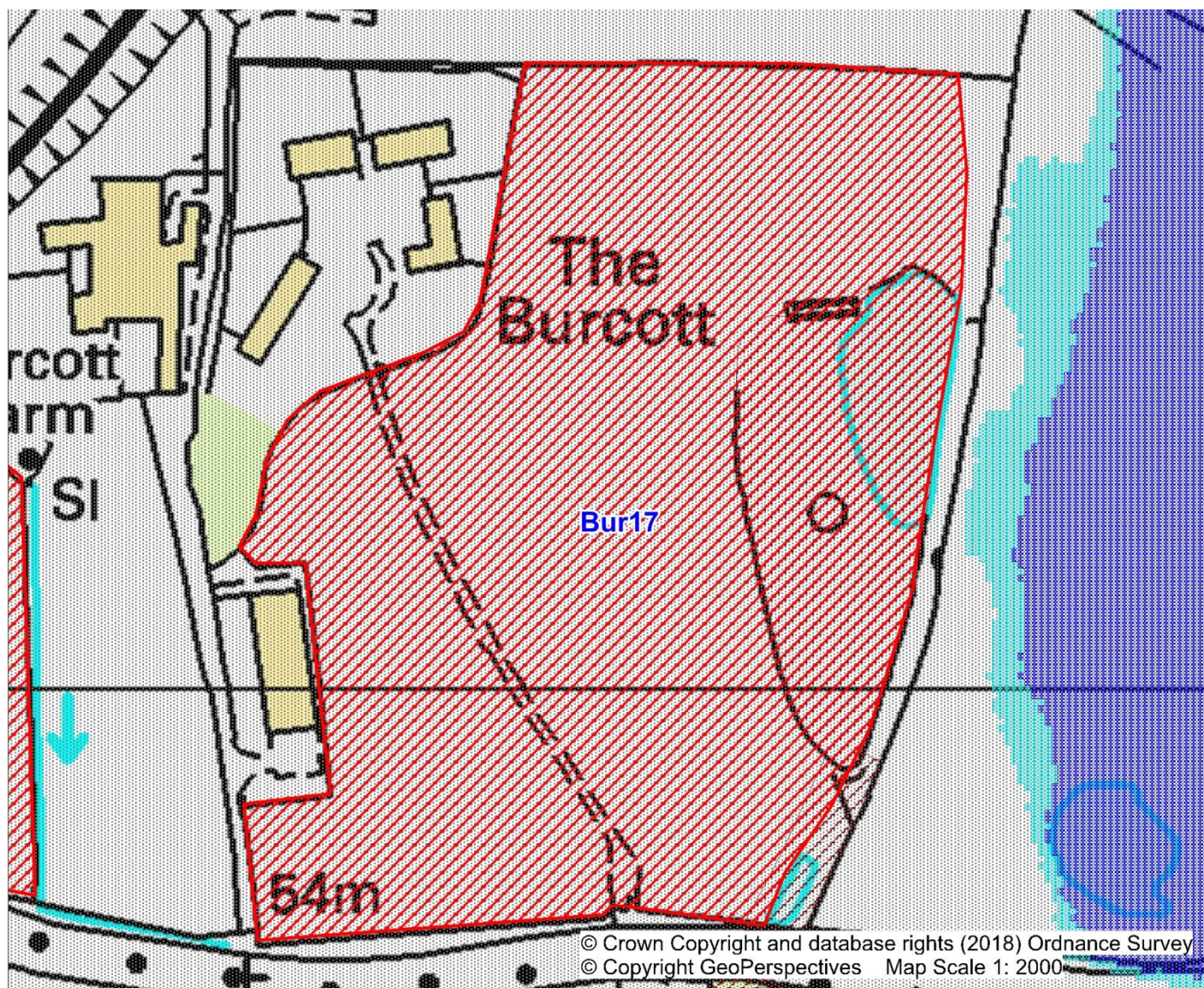


Site ID	Bur12	Site Address	Land West of Burcott Farm,, Holmer Hereford, HR1 1JL		
Ward	Holmer	Site Area ha	2.91	Potential Capacity	0

The site abuts the railway line on its western boundary. There is housing to the south with the remaining land having a mixture of agriculture fields and woodland adjoining. It is also identified under the British Geological Suvery GeoIndex (onshore) mapping as a site with sand and gravel reserves. Although a useful resource the Council would not seek to quarry so close to an urban environment.

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.

Bur17



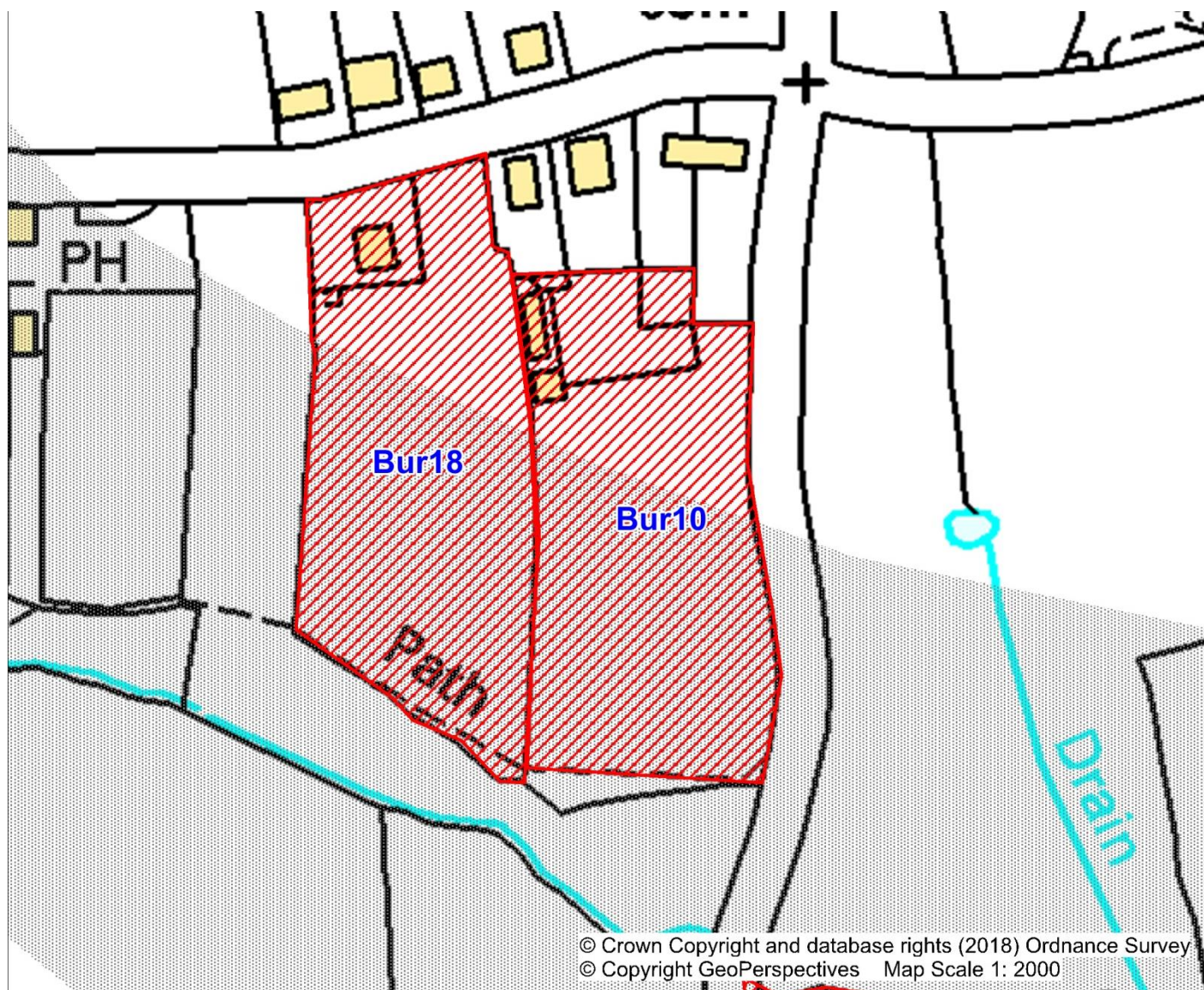
Site ID	Bur17	Site Address	Land at Burcott Farm, Roman Road, HR1 1JL		
Ward	Holmer	Site Area ha	4.41	Potential Capacity	0

The site lies very much on the outer edge of the city with a small residential development to the north west of the sites. The protected route of the canal affects the eastern portion of the site and a Special Wildlife Site forms part of this; ‘The Old Canal at Burcott’.

The site is identified under the British Geological Survey GeoIndex (onshore) mapping as a site with sand and gravel reserves. Although a useful resource, the Council would not seek to quarry so close to an urban environment.

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.

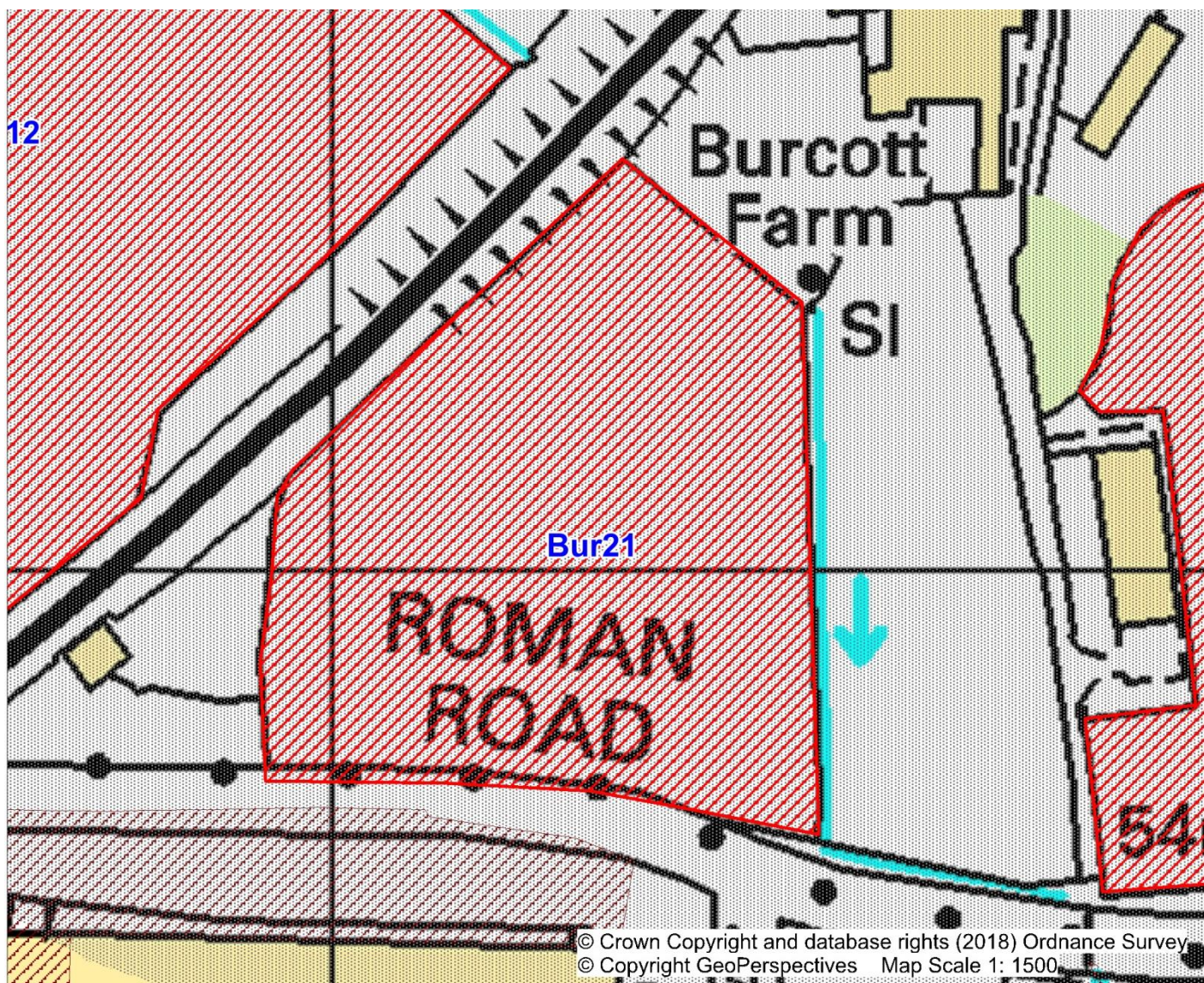
Bur18



Site ID	Bur18	Site Address	Land adjacent to Rose Gardens PH, Coldwells Road, Hereford, HR1 1LH		
Ward	Holmer	Site Area ha	1.08	Potential Capacity	0

The site is situated next to a small group of houses to the north and the remainder is agricultural land. The site is separated from the main urban area by fields to the south.

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.



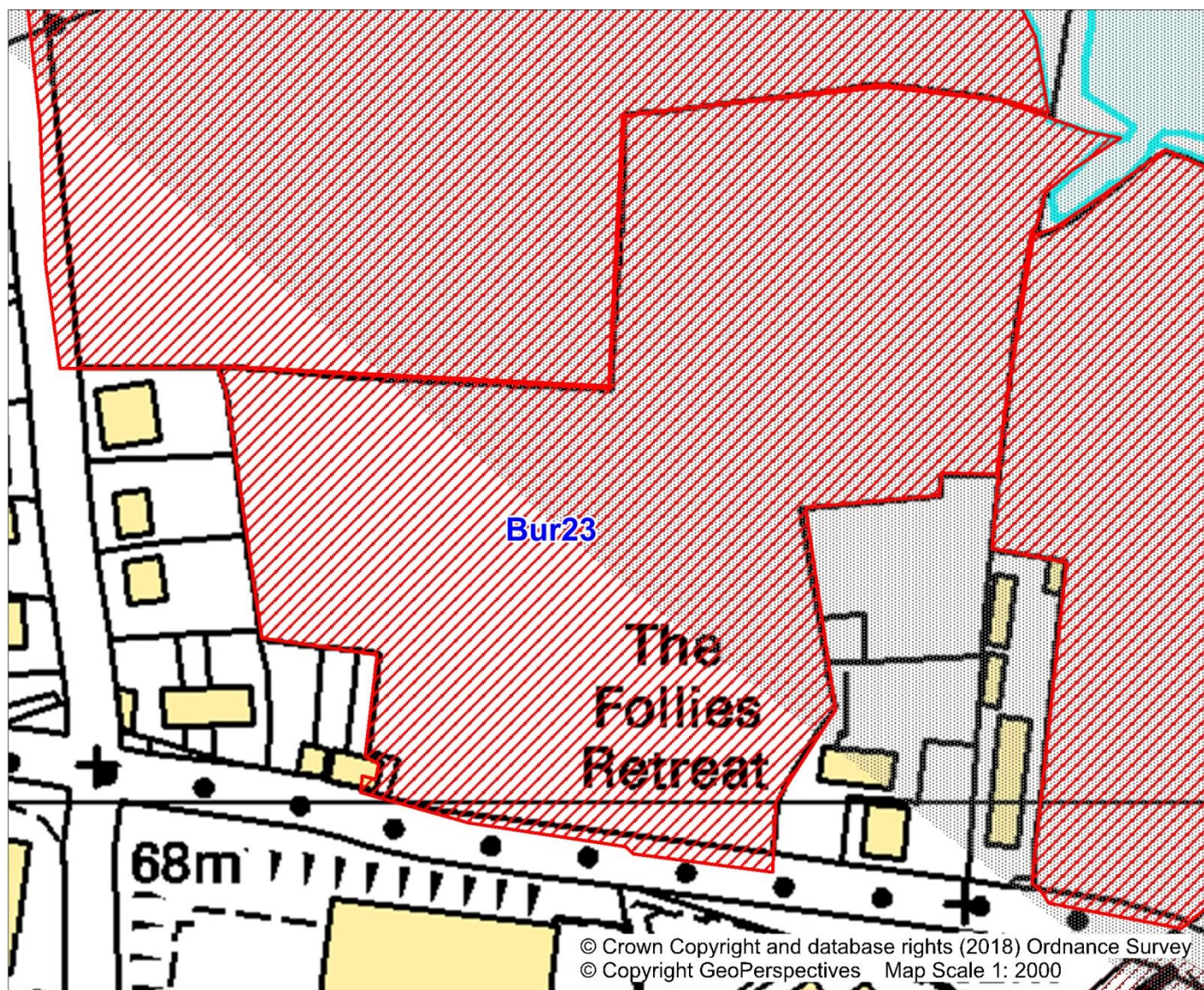
Site Details

Site ID	Bur21	Site Address	Land opposite Staniers Way, Roman Road, HR1 1JT		
Ward	Holmer	Site Area ha	1.57	Potential Capacity	0

Bur21 is a relatively flat grassland site. It is bound by the rail line to the NW and mapping shows evidence of historic contamination and that the site is covered by the HRR consultation corridor. Assessment of noise from the railway is essential.

The site is identified under the British Geological Survey GeoIndex (onshore) mapping as a site with sand and gravel reserves. Although a useful resource, the Council would not seek to quarry so close to an urban environment.

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.

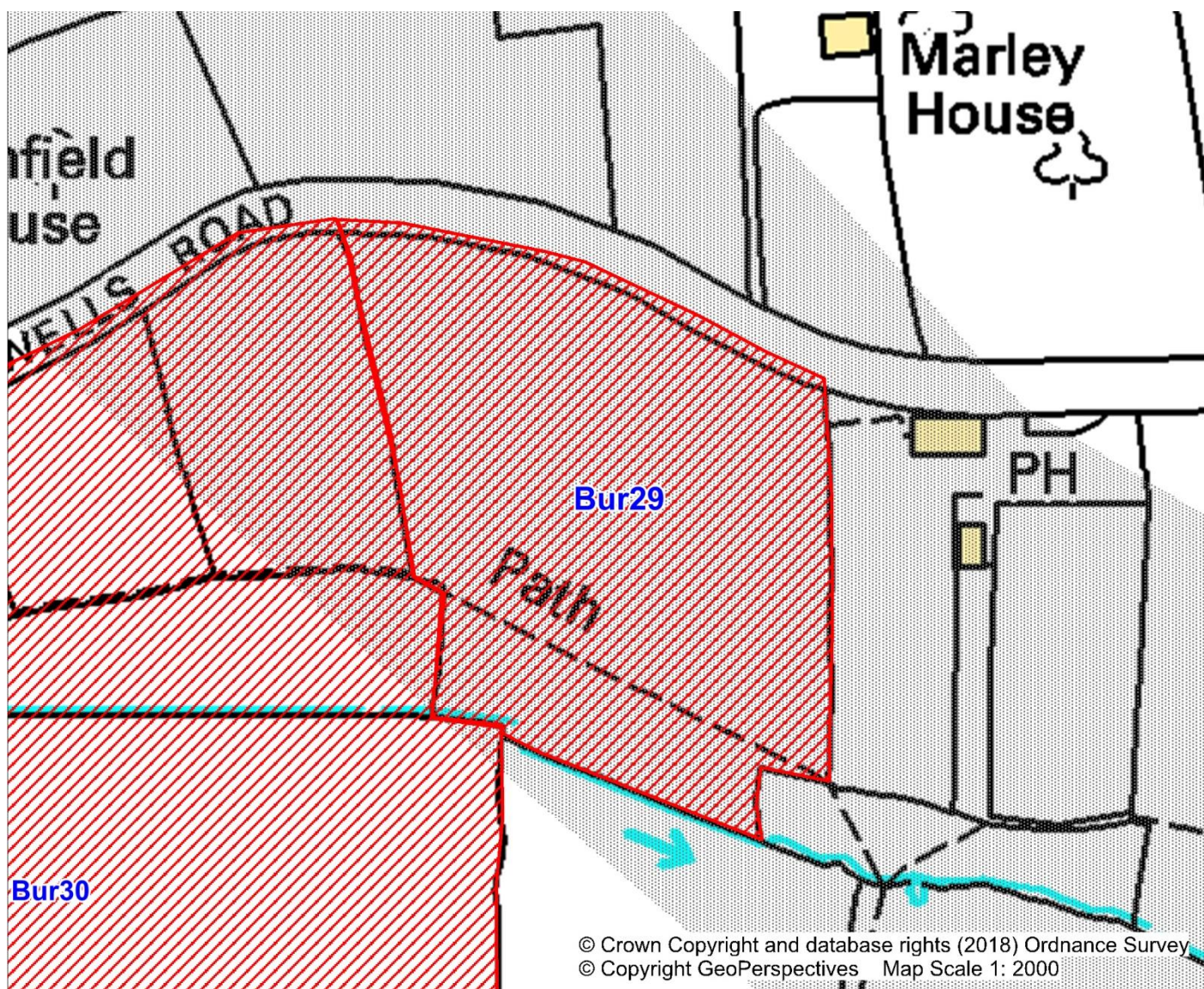


Site ID	Bur23	Site Address	Land adjacent to the Willows, Roman Road, Hereford, HR1 1JP		
Ward	Holmer	Site Area ha	3.54	Potential Capacity	0

Fairly flat grassland site with some mild undulations. There is housing to the east and west and employment to the south. The site lies to the north of and has a frontage with A4103. There is a Semi natural habitat on part of site.

The site is identified under the British Geological Survey GeoIndex (onshore) mapping as a site with sand and gravel reserves. Although a useful resource the Council would not seek to quarry so close to an urban environment.

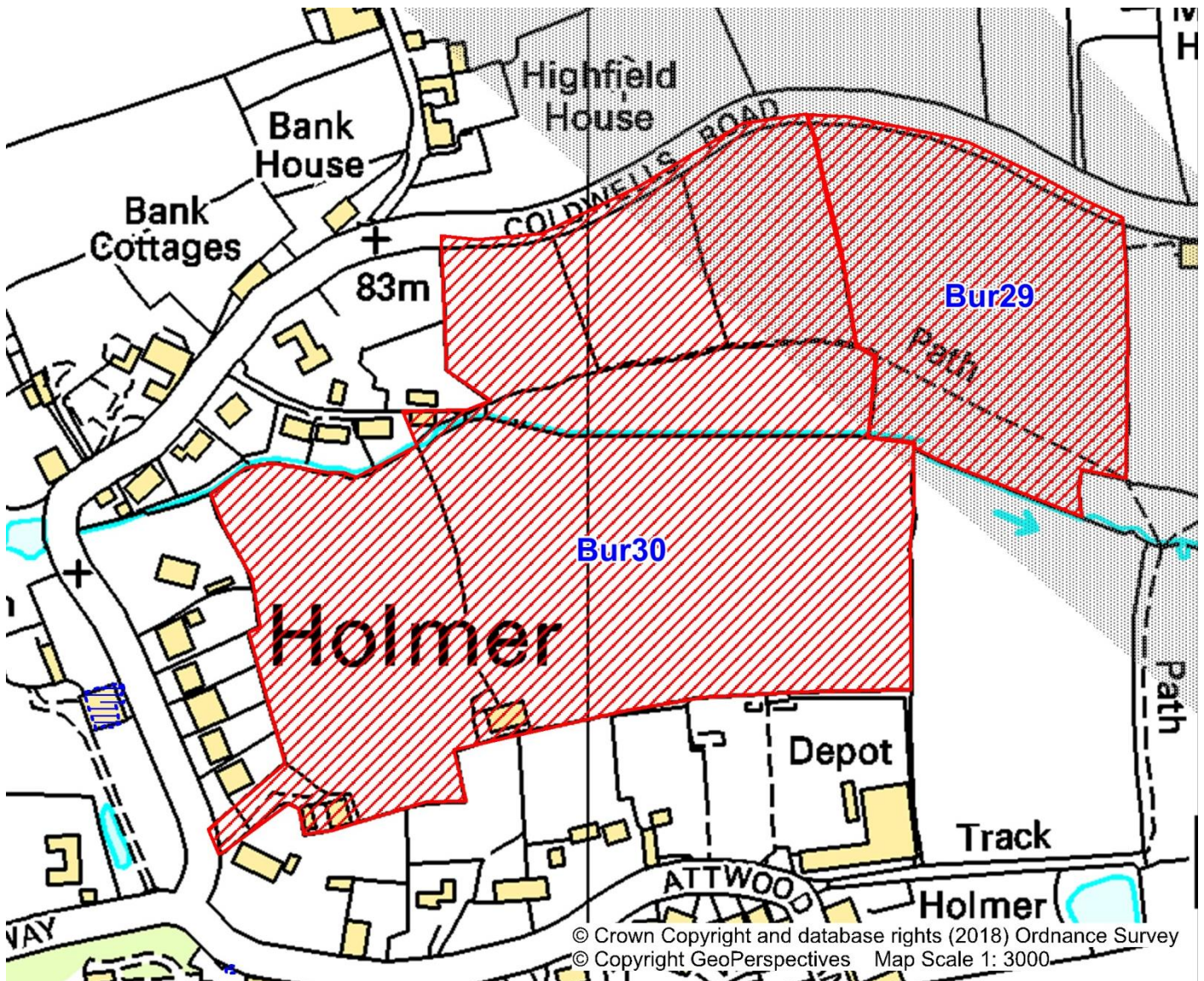
The site is situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the 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 for housing.



Site ID	Bur29	Site Address	Land adjacent to the Rose Gardens, Holmer, Hereford, HR1 1LH		
Ward	Holmer	Site Area ha	1.89	Potential Capacity	0

This site is a paddock in predominantly open fields. Site slopes gently down in a southerly direction it is adjacent to Bur30 which is another site that has been assessed in the Options consultation.

The site is situated completely 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 for housing.

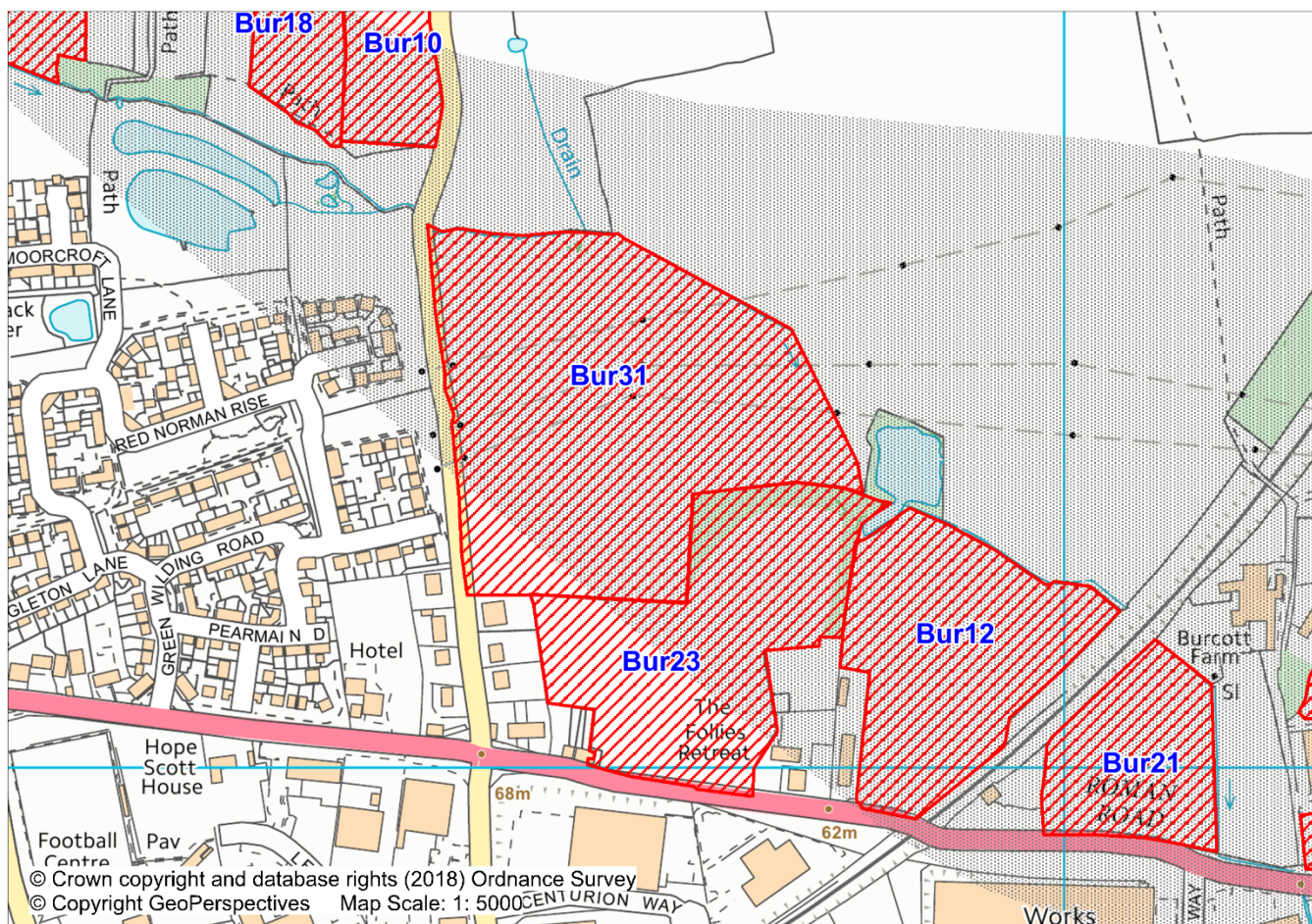


Site ID	Bur30	Site Address	Land at Attwood Lane, Moonstone and adjoining south of Coldwells Lane, HR1 1LH		
Ward	Holmer	Site Area ha	6.46	Potential Capacity	0

It is a grassland site sloping down from north and south boundary towards the stream. The NE corner of this site, which comprises a number of smaller parcels, lies within the HRR corridor. The northern boundary is formed by Coldwells Road, with Bur 29 and the Crest 'extension' to the east. The new development on the Depot site on Attwoods Lane sits, alongside older detached properties, on the southern boundary. Linear residential development on Coldwells Road lies on the western boundary.

Currently, the landscape sensitivity on this site is high and it is recommended that no development takes place here. The highways assessment points to major issues with access for this site as well as the capacity of the network to accommodate further growth because of the existing narrow lanes. Not until the alignment of the road is identified will the final potential of this site be possible to establish.

Bur31

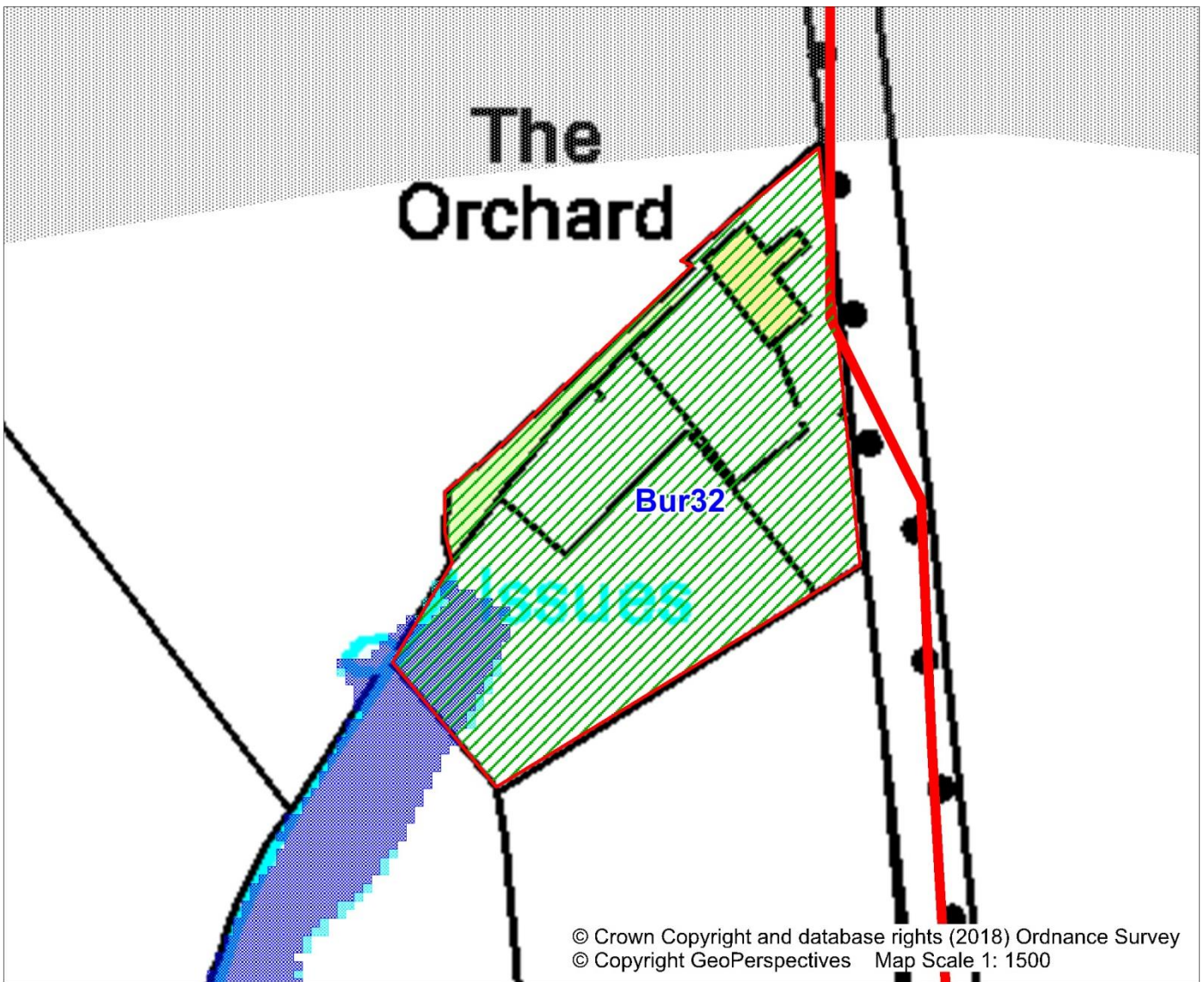


Site ID	Bur31	Site Address	Part of Burcott Farm, Munstone, Hereford, HR1 3AJ		
Ward	Holmer	Site Area ha	6.54	Potential Capacity	0

This is a large parcel of agricultural/grass land. It is surrounded by small scale existing residential development to the SE and SW areas; otherwise open in aspect to the north, with the northern boundary defined by a small watercourse. In landscape terms, it is considered that the southern section of the site has more capacity for development as it is less sensitive and has a better relationship with the existing built form of the city.

The site is identified under the British Geological Survey GeoIndex (onshore) mapping as a site with sand and gravel reserves. Although a useful resource, the Council would not seek to quarry so close to an urban environment.

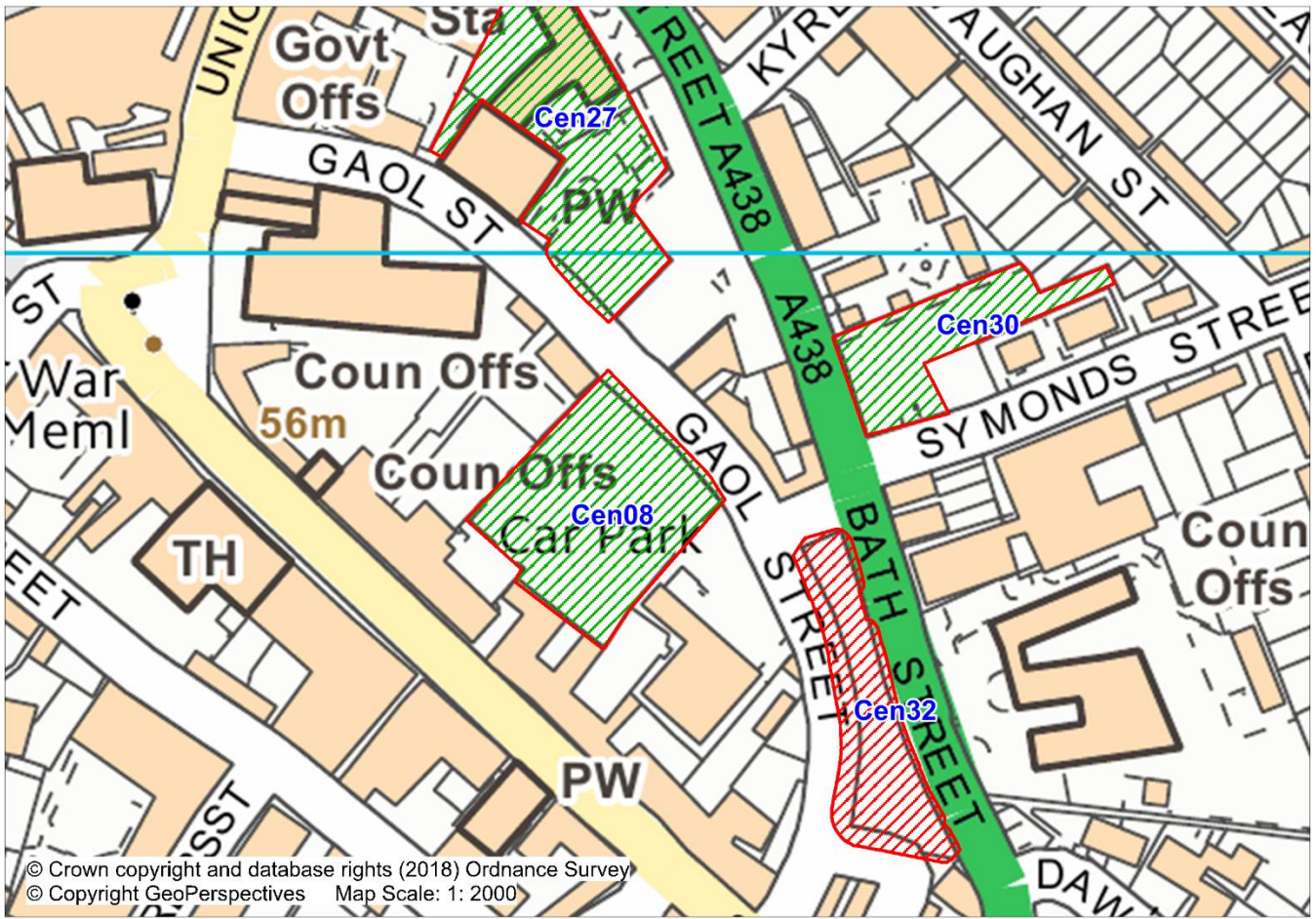
The site is close to existing employment uses south of Roman Road, and therefore there could be an opportunity to provide further employment land. However, identification of a precise alignment for the route is not expected until much later in the plan period (up to 2031). At present, the Hereford Transport Package focuses only on linking the A49 south of the city to the A49 to the north of the city. To undertake an assessment of the site’s potential for development at this stage would therefore be premature where a road route is expected to be accommodated prior to this. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity at this time.



Site ID	Bur32	Site Address	The Orchard, Lyde, Hereford, HR4 8AA		
Ward	Holmer	Site Area ha	0.83	Potential Capacity	25

The site lies to the west side of the A49 to the north of Hereford and is formed by land that lies to the rear / west of the dwelling known as The Orchard within the parish of Holmer and Shelwick and is currently isolated from the residential and other built form in the locality and considered to be in an open countryside location.

Currently the site is in isolation from the built form of Hereford. However just to the south of the site the strategic urban extension SUE at Holmer West commenced development in Summer 2017. Although this site does not directly abut the SUE, there could be some scope for connecting the two. If a scheme could demonstrate that it relates well to the proposed strategic development in terms of access, land use and connectivity then there may be scope for future development on this site. This is reliant on landowner agreements.



Site ID	Cen08	Site Address	Gaol Street Car park, Gaol Street, Hereford, HR1 2HU		
Ward	Central	Site Area ha	0.44	Potential Capacity	30

A city centre site with a mix of residential, commercial and health centre next door. Any proposal for the site should respond to the character of Conservation Area and setting of Listed Buildings, including views of Cathedral/All Saints/St Peters. Only high quality design which provides a positive contribution to the area would be possible.

The site has major historic matters which will need addressing if the site should come forward. Nevertheless the technical views do not discourage a scheme from coming forward. A bespoke approach is however necessary to focus on the local historic references. Archaeological assessment and evaluation will be necessary. If the challenges that come with the site can be overcome the site does have potential to deliver development. At a density rate of 70 dwellings per hectare, this site could deliver 30 units.

However, similar to many city centre sites, there is a keen interest from other parties such as the NIMTE (University), a site for a new multi storey car park is also sought after. A non housing development would help to overcome the matter of developing the site for the public benefit which may be more fitting for this particular site. Depending on how progress is made, it is uncertain whether this site will accommodate housing that will form part of the HAP.