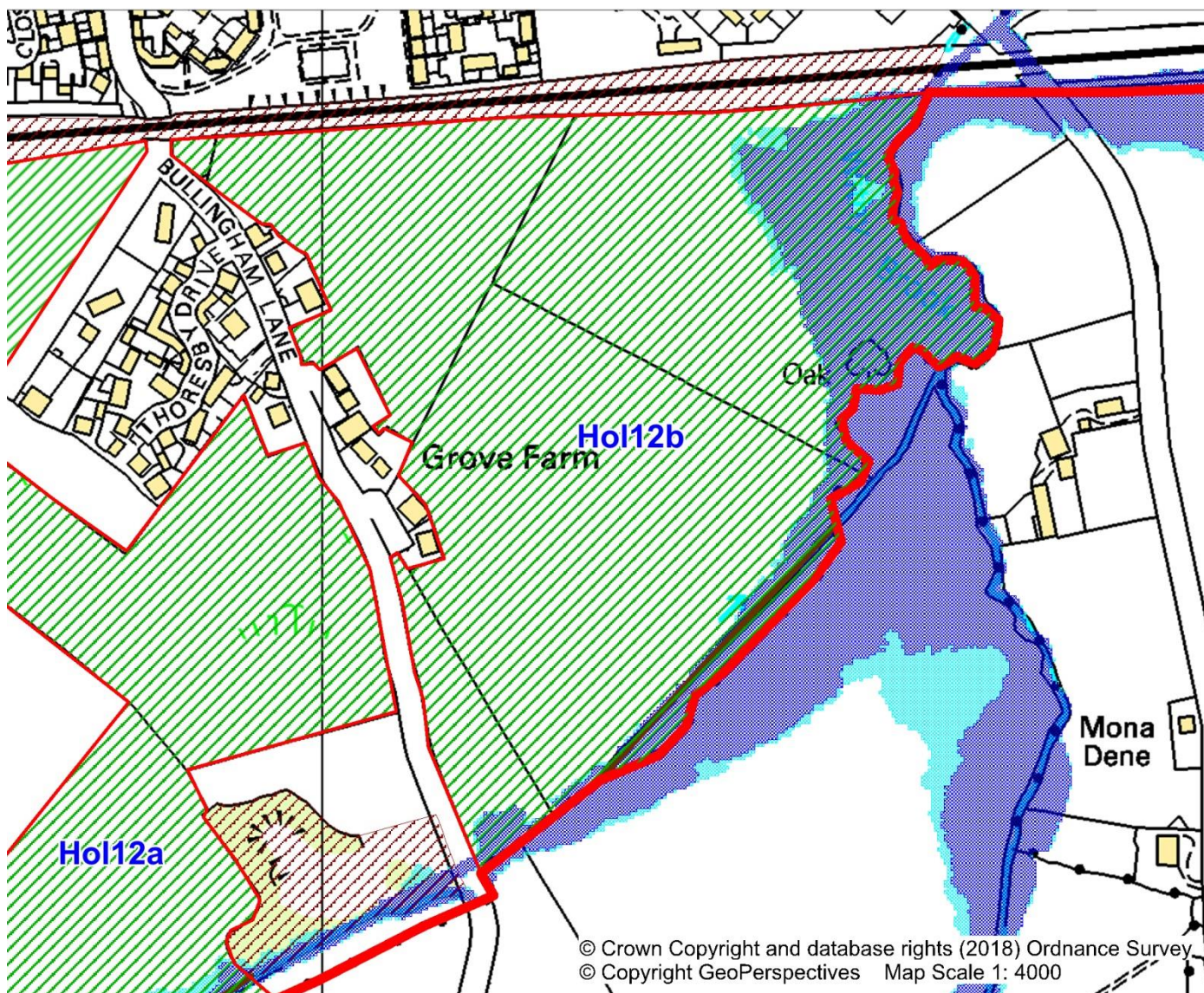


Hol12b



| | | | | | |
|---------|------------|--------------|---|--------------------|-----|
| Site ID | Hol12b | Site Address | Land East of Bullingham Lane, Hereford, HR2 7RZ | | |
| Ward | Saxon Gate | Site Area ha | 12.31 | Potential Capacity | 190 |

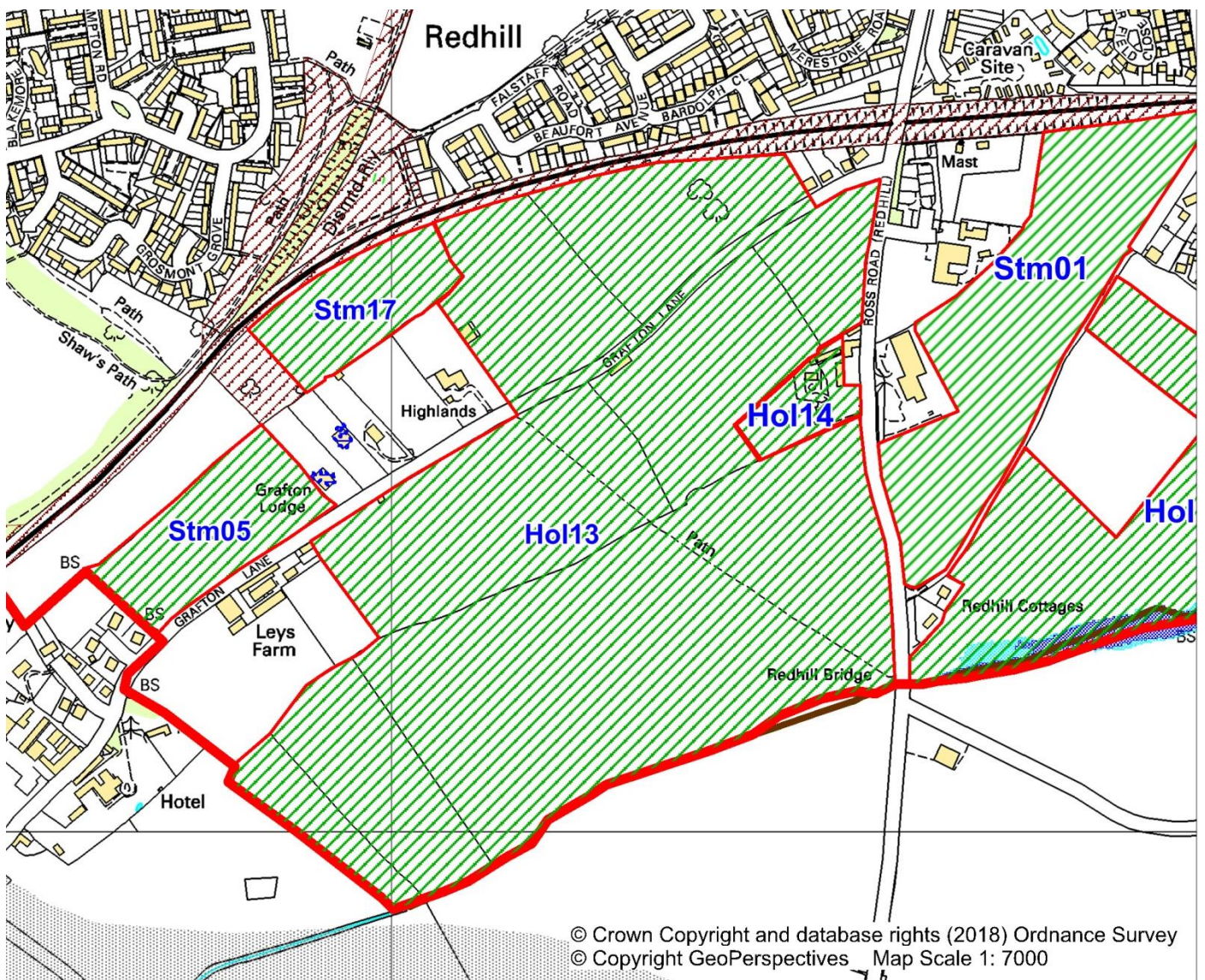
This is an open agriculture area with some residential influence to the northern western side. The land is classed as Agricultural grade 2 and is very good quality. Southern side bounding Withy Brook which poses a potential flood risk along the route, northern side formed by railway. Landform important as it sits generally below existing housing on Bullingham Lane.

Visibility and ecological value of the southern edge of the site are key issues. There is some scope for housing, but must be located towards the north of the site. The setting of St Peters Church, Bullinghope should be considered as part of any development proposals also. The site does have some archaeological constraints and will require an update to a previous assessment as well as potential mitigation.

This site did form part of the previous Unitary Development Plan (although this site is slightly smaller) but was successfully challenged in the high court by Dinedor Hill Action Association and the allocation was quashed. An undetermined planning application which formed part of the legal challenge was submitted by Bloors in 2008. Under the 2008 application, principal access was proposed onto Bullingham Lane via a signalised junction

incorporating the railway bridge. Due to the passage of time; the Transport Assessment would need to be updated. The principal means of access to the site via Bullingham Lane would also need to be revisited and capacity at A49 junction re-assessed. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out to assess the cumulative impact and at which stage of the HTP those developments can be brought forward.

The site is deemed to be a suitable Options site but is dependent on availability. .



| | | | | | |
|---------|----------|--------------|--|--------------------|-----|
| Site ID | Hol13 | Site Address | Land at Grafton Lane, Grafton Lane, Grafton, Hereford, HR2 8BL | | |
| Ward | Red Hill | Site Area ha | 34.58 | Potential Capacity | 155 |

This is a large expansive area of pasture land which slopes down to the south but only the northern section has been submitted for assessment (two fields north and south of Grafton Lane). It is agricultural grade 2 land which is very good quality. It is contained by the railway to the north, the A49 to the east and pockets of existing residential development and extending to the south between the hamlet of Grafton to the west. In a very important and sensitive location as part of the main entrance to the city. It can be viewed openly from A49 and hillsides beyond. From a Landscape perspective, the north side of Grafton Lane has capacity for more discrete development, backed by railway and with limited views to the south. Southern part, south of Grafton Lane is very open and exposed. Forms critical part of entrance to the city and should not be developed.

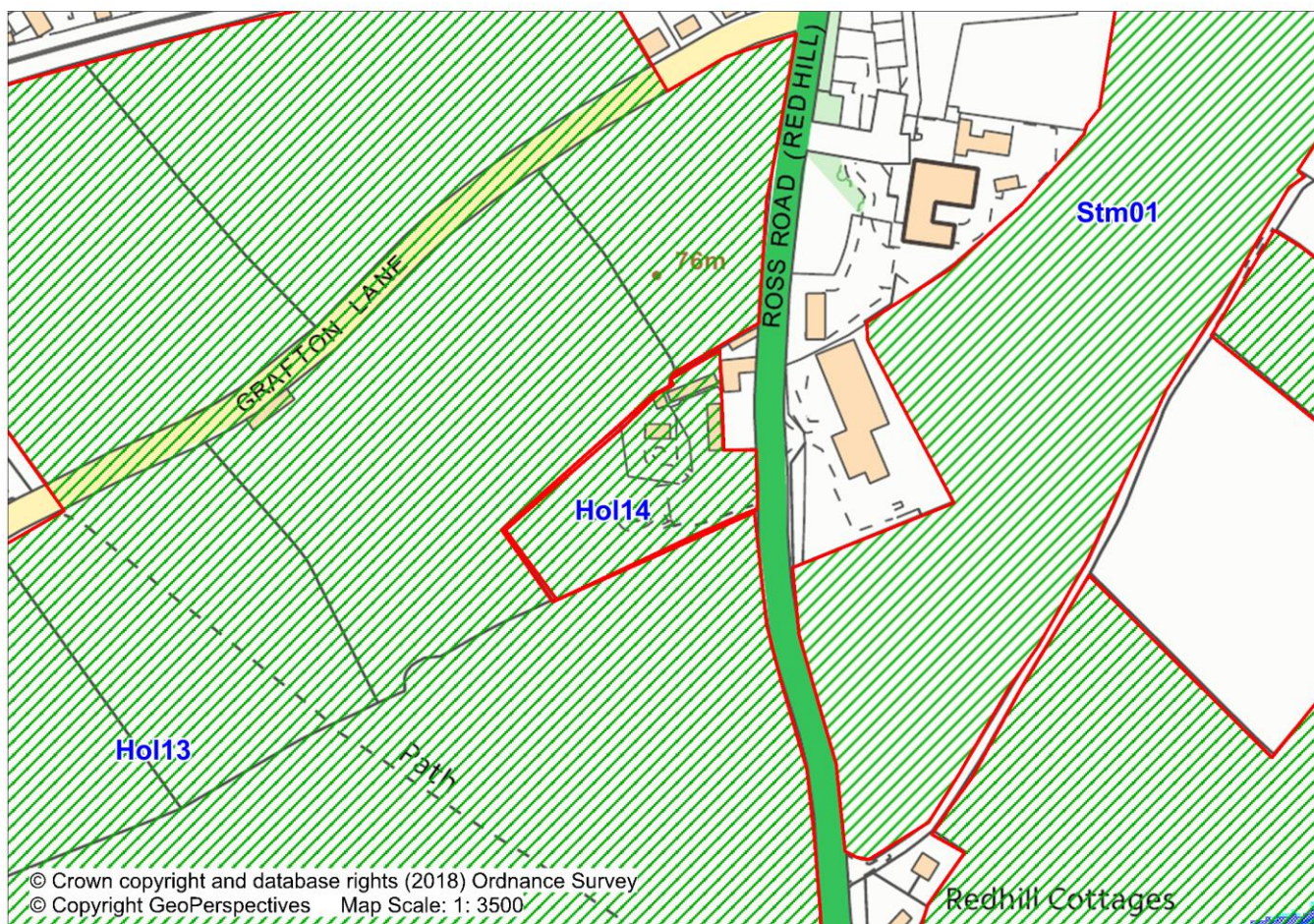
The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves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

This large and prominent site has potential as regards archaeology, and would require detailed desk based assessment and field evaluation in respect of any proposals. There is potential for archaeological finds in the southern part given nearby discoveries. The site has the potential to impact the setting of St Peters Church, Bullingham therefore a need to avoid development in the south is necessary.

With regard to access and Highways; a full investigation identifying all existing and proposed routes is required to ensure the site is appropriately connected to footway cycle links to the city centre, schools, etc. Highways England consider that the existing Grafton Lane junction is unsuitable and a new signalised junction provided opposite Romany Way is recommended. Existing Grafton Lane junction would be closed off. However, local consultation is necessary.

If the above issues can be overcome the site is considered a suitable Option site in part only.

Hol14



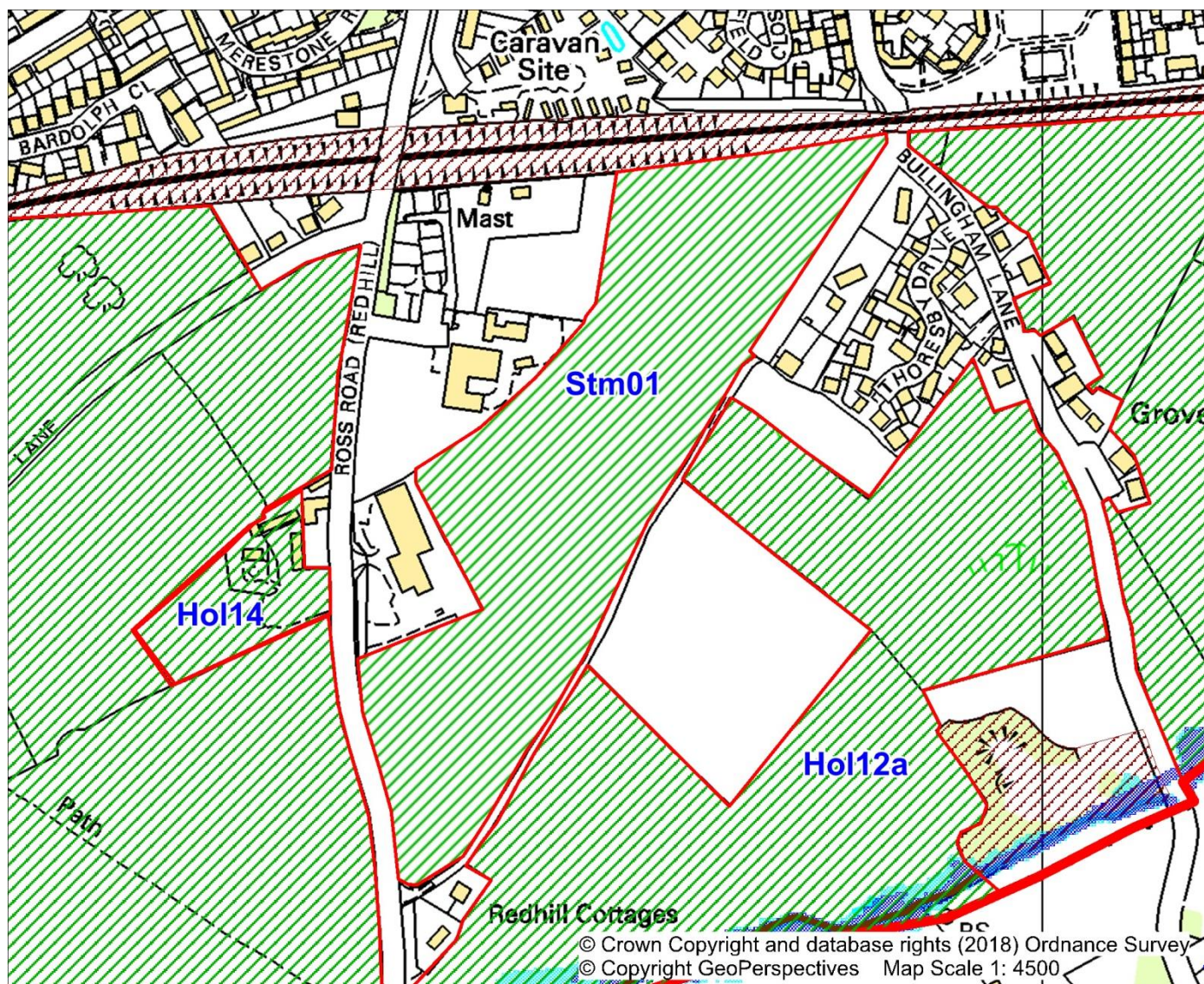
| | | | | | |
|---------|----------|--------------|--|--------------------|----|
| Site ID | Hol14 | Site Address | Land at Grafton Haulage, Redhill, Ross Road, Hereford, HR2 8BH | | |
| Ward | Red Hill | Site Area ha | 0.85 | Potential Capacity | 25 |

This is an existing coach park / car park and storage yard for vehicles. Residential adjacent with open fields all around. The land within the site slopes downwards towards western boundary. It is a prominent site on the main access into the city from the south. The site has capacity to be developed and improved.

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.

From an access perspective there is a lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Existing access location with improvement could serve the development, but being onto the A49 Trunk Road would be at the discretion of Highways England. A potential new signalled junction to the serve the adjacent site Hol13 could be introduced and would be better combined with that site on that basis.

The network impact would need to be covered in a Transport Assessment/Statement comparing vehicle movements and as with all HAP sites the scope and developments to be considered will need to be confirmed. Availability remains uncertain and has yet to be identified.



| | | | | | |
|---------|---------|--------------|--|--------------------|-----|
| Site ID | Stm01 | Site Address | Land north of Redhill Cottages, Ross Road, Hereford, HR2 8EA | | |
| Ward | Redhill | Site Area ha | 6.42 | Potential Capacity | 125 |

The site is mainly a large open field with existing commercial uses to the immediate west, railway to the north and some residential to north east corner (Thornesby Drive). Generally flat except for south west corner / edge where it becomes more open and vulnerable.

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.

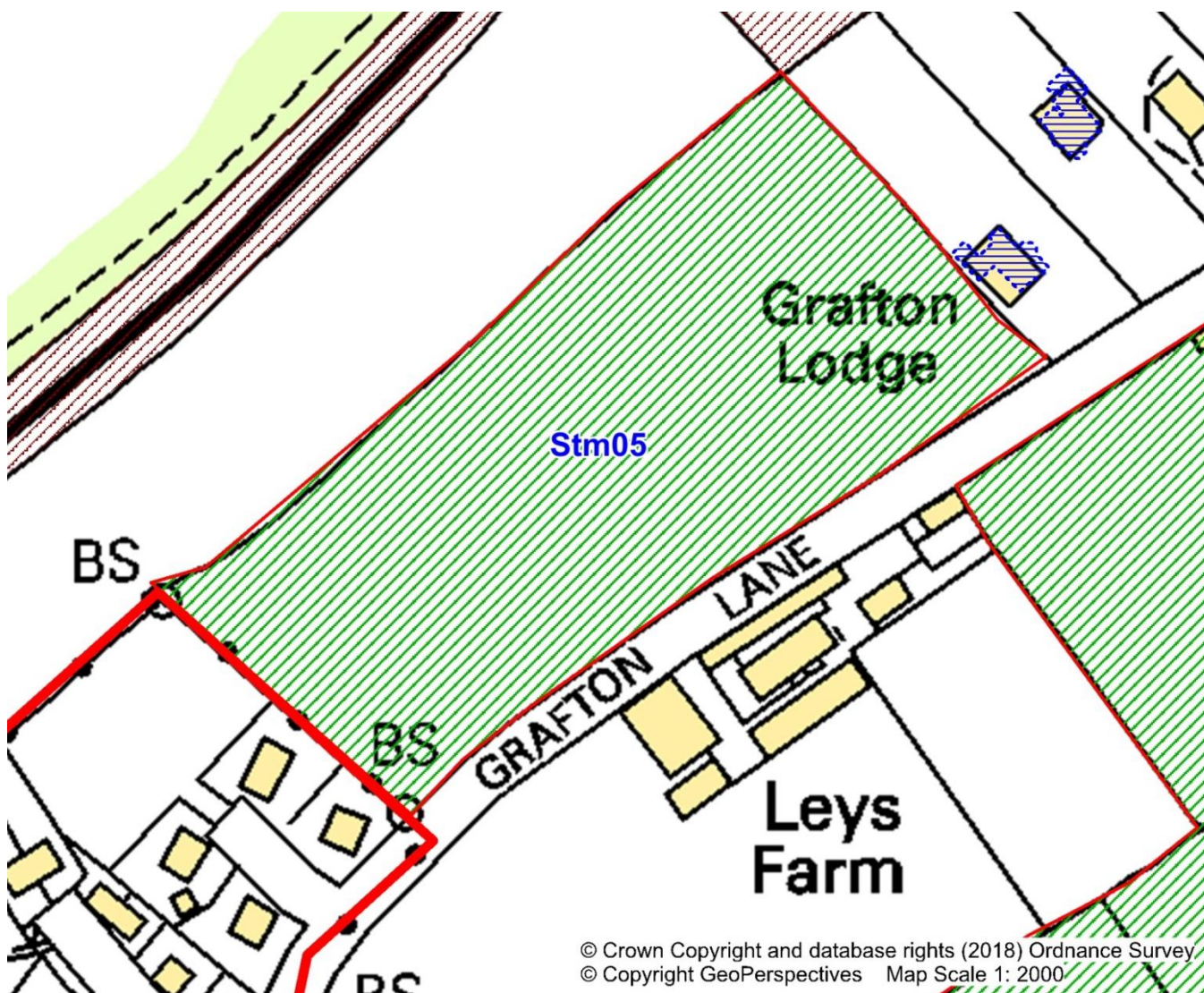
Definite capacity to the northern side end of the site where it is already influenced by commercial / residential but no capacity to the southern end of the site where it is a very open and vulnerable ridge / slope facing receptors coming towards the city. A Landscape assessment is needed to define what the exact limit of development should be. The Setting of St Peters Church at Bullinghope should be taken into consideration in the design, layout and extent of any development proposed. An Archaeological assessment would also be required.

Footways along Ross Road but not continuous over railway bridge on east side and require crossing of A49.

Lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Access being onto A49 Trunk Road would be at the discretion of Highways England, but proximity to other junctions and existing road geometry may restrict access options, particularly with the very narrow frontage to A49. Should a new signalised junction be introduced on the A49, this may also have implications. May be better combined with Hol 12a if that comes forward to a single point of access, or possibly using Romany Way junction if a route is achievable and the proposed signalised junction for Hol13 is installed.

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. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out (once all sites are reviewed and shortlisted) to assess the cumulative impact and at which stage of the HTP those developments can be brought forward.

The site does have potential and is considered a suitable Option Site.

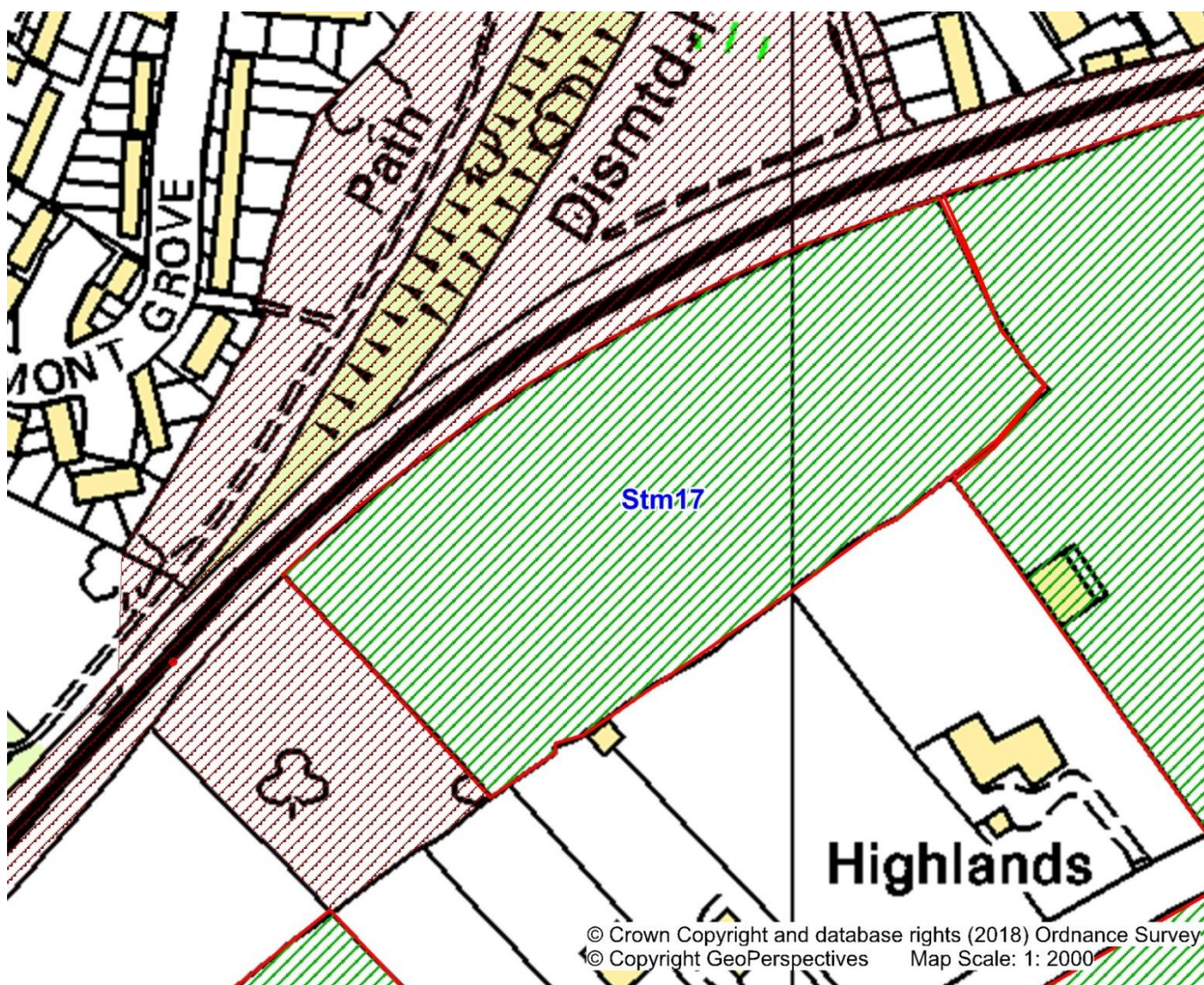


| | | | | | |
|---------|---------|--------------|--|--------------------|----|
| Site ID | Stm05 | Site Address | Land opposite Leys Farm,, Grafton Lane, Grafton, Hereford, HR2 8BL | | |
| Ward | Redhill | Site Area ha | 2.55 | Potential Capacity | 65 |

This is a rectangular, gently sloping field sitting on elevated ground to the north of Grafton Lane. Existing but recent residential development to west at Graftonbury Rise and, to the east, a number of detached listed properties to include Grafton Lodge and Grafton Bank. Site has moderate capacity for some housing but must form an appropriate transition from west to east (i.e. reducing in density) to ensure setting of listed buildings is not compromised. Therefore in landscape terms it has moderate potential but only if density is appropriate. An Archaeological assessment would be required.

Site is situated in a village environment rather than outskirts of Hereford so connectivity and sustainability are becoming more of a concern. Site has frontage to Grafton lane and suitable access likely to be achievable, but use of Grafton Lane will need to be reviewed when number of dwellings are known and with consideration of the improvements and changes relating to neighbouring Option sites. 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.

An overall assessment of the acceptability with regard to highway network capacity will need to be carried out (once all sites are reviewed and shortlisted) to assess the cumulative impact and at which stage of the HTP those developments can be brought forward. The site does have potential and is considered a suitable Option Site.



| | | | | | |
|---------|----------|--------------|---|--------------------|----|
| Site ID | Stm17 | Site Address | Land to rear of Grafton House, Grafton House, Grafton Lane, Grafton, Hereford, Herefordshire, HR2 8BL | | |
| Ward | Red Hill | Site Area ha | 2.00 | Potential Capacity | 50 |

Rectangular site sitting immediately adjacent to the railway and behind listed buildings at Grafton Bank and Grafton Lodge. Predominantly residential to north of railway and agricultural to the east, west and south. Currently land locked.

Obvious access is between Highlands and Grafton bank but this site has permission for a dwelling. Alternative access point is through Hol 13 and comments for that site apply. Lack of footways along Grafton Lane and lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Small site with limited numbers but dependent upon larger site for access, unless access gained through field to south. Therefore comments in that respect also apply.

If combined with Hol13 a joint 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. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out (once all sites are reviewed and shortlisted) to assess the cumulative impact and at which stage of the HTP those developments can be brought forward. If acceptable access arrangements and solutions to capacity issues can be identified then the site does have potential if availability of the site is established.



| | | | | | |
|---------|------------|--------------|--|--------------------|----|
| Site ID | Stn05 | Site Address | Former health authority offices,, 153 Eign Street, Hereford, HR4 0AW | | |
| Ward | Greyfriars | Site Area ha | 0.35 | Potential Capacity | 25 |

This is the site of the former Surgeon’s House which is now a derelict building together with a surface level car park. There is residential to east, mixed use across the road, Lord Scudamore school to the rear.

The existing vehicular access onto A438 Eign Street is close to a signalised crossing, the signalised Sainsburys junction and through a bus stop layby, so development traffic needs to be kept as low as possible. Consultation with Environmental Health is recommended to establish any issues around air quality in this area.

Any development should respond positively to its context and the statutorily desirable object of preserving or enhancing the conservation area. As such only a design of high quality which made a positive contribution to the area would be permitted. The loss of Victoria House would need strong justification as this building makes a positive contribution to the character of the area. If a well designed scheme can be brought forward on this site then it does have potential.

Stn21



| | | | | | |
|---------|------------|--------------|---|--------------------|----|
| Site ID | Stn21 | Site Address | Former Bus Depot,, Friars St, Hereford, HR4 0AS | | |
| Ward | Greyfriars | Site Area ha | 0.49 | Potential Capacity | 35 |

This is the site of a former Bus Depot. The use is now redundant with the front part of the site most recently being used for car parking. The whole of the site is currently vacant. The immediate surrounding area to the site is characterised by a mix of uses, including a museum, and existing residential at Watkin Court. The site formed part of a larger housing allocation in the former Herefordshire Unitary Development Plan.

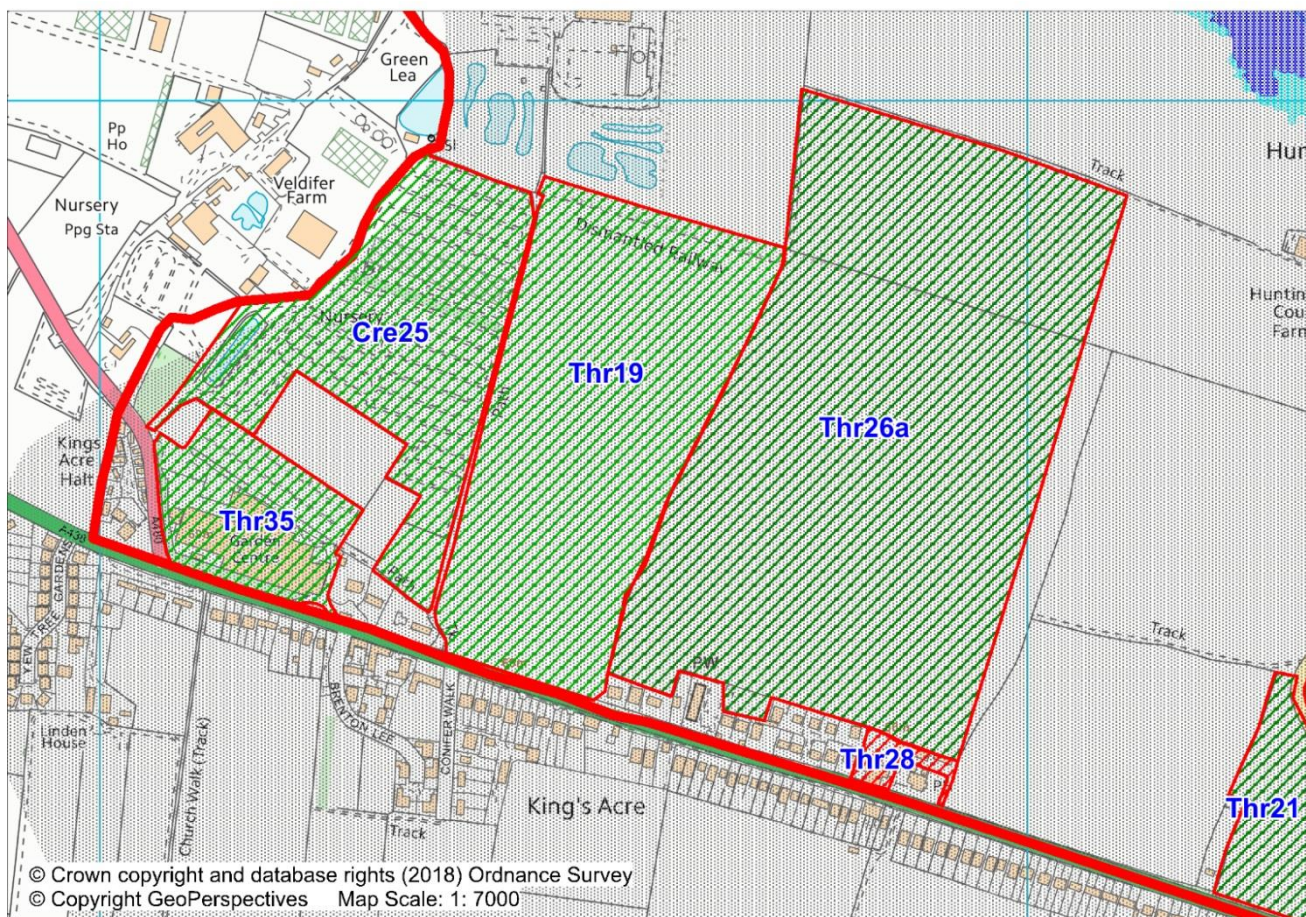
Friars Street is a narrow one way street past a primary school with very busy junction at Eign Street, so a low traffic generation use is preferable. Overall capacity on the network in this area is of concern, but this is a brownfield site so existing traffic from current use would be offset.

There are no built heritage constraints which would preclude development however the following should be noted: To the south and east of the site lies the Hereford Conservation Area and also several grade 2 listed buildings. such as The Priory, 2 Barton Road and St Nicholas Church.

The site does have archaeological constraints and development will depend very much on the specifics of design and mitigation. This site is adjacent to, but not within the designated Area of Archaeological Importance, the site has already been demonstrated through archaeological evaluation to retain appreciable below ground archaeological interest in parts of the area concerned. The eastern end of the site contains the buried remains of a former Quaker's meeting house and associated cemetery. Also, much of the remainder of the site has been shown to actually have limited archaeological potential.

The site does have potential as an Option site but some loss of the developable area is inevitable. Site capacity is based on a 70 dwellings per hectare density but more could be possible depending on building design.

Thr19



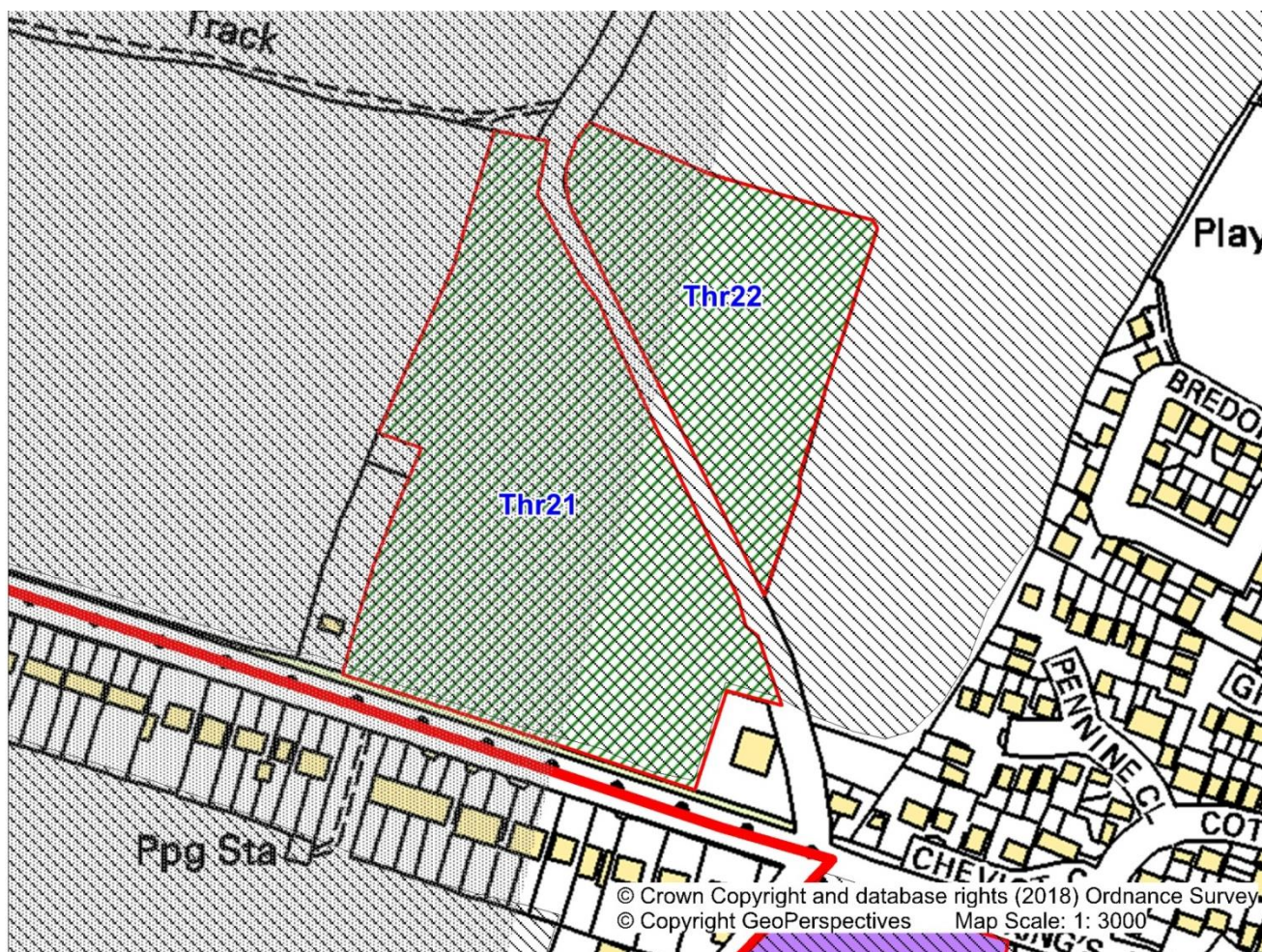
| | | | | | |
|---------|------------|--------------|--|--------------------|-----|
| Site ID | Thr19 | Site Address | Land opposite Conifer Walk, Kings Acre Road, Hereford, HR4 0SW | | |
| Ward | Kings Acre | Site Area ha | 11.75 | Potential Capacity | 260 |

Open flat countryside site to the immediate north of the A438. Ribbon development to the roadside / south to the site. Derelict railway line to the immediate north of the site and extensive Wyevale Nursery site to the immediate west. It is Grade 2 agricultural land which is of very good quality. There may be some remains of archaeological interest in the northern sector and full assessment and field evaluation is necessary. From a landscape perspective development of this site in isolation would be unacceptable. However due to the nearby strategic planned site and planned road in the area, the natural environment will be altered and the site needs to be considered in that context.

The site is within the road corridor with the black route option running through the site. Not until the preferred route option is made available will the potential of this site be made clear. The site has large frontage to A438 Kings Acre Road and it is presumed this would be the point of access. Junction format will dictate whether third party land is required. Access location is within the relief road corridor and junction spacing may potentially be an issue.

Capacity issues on the network have been identified during the transport assessment work for the Three Elms strategic site, and have resulted in a proposed cap on that development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the strategic site, would breach this cap. The network impact would need to be covered in a Transport Assessment and as with all HAP sites the scope and developments to be considered will need to be confirmed. The site does have potential and is considered a suitable Option Site. Finalise comment with regard to preferred road option

Thr21

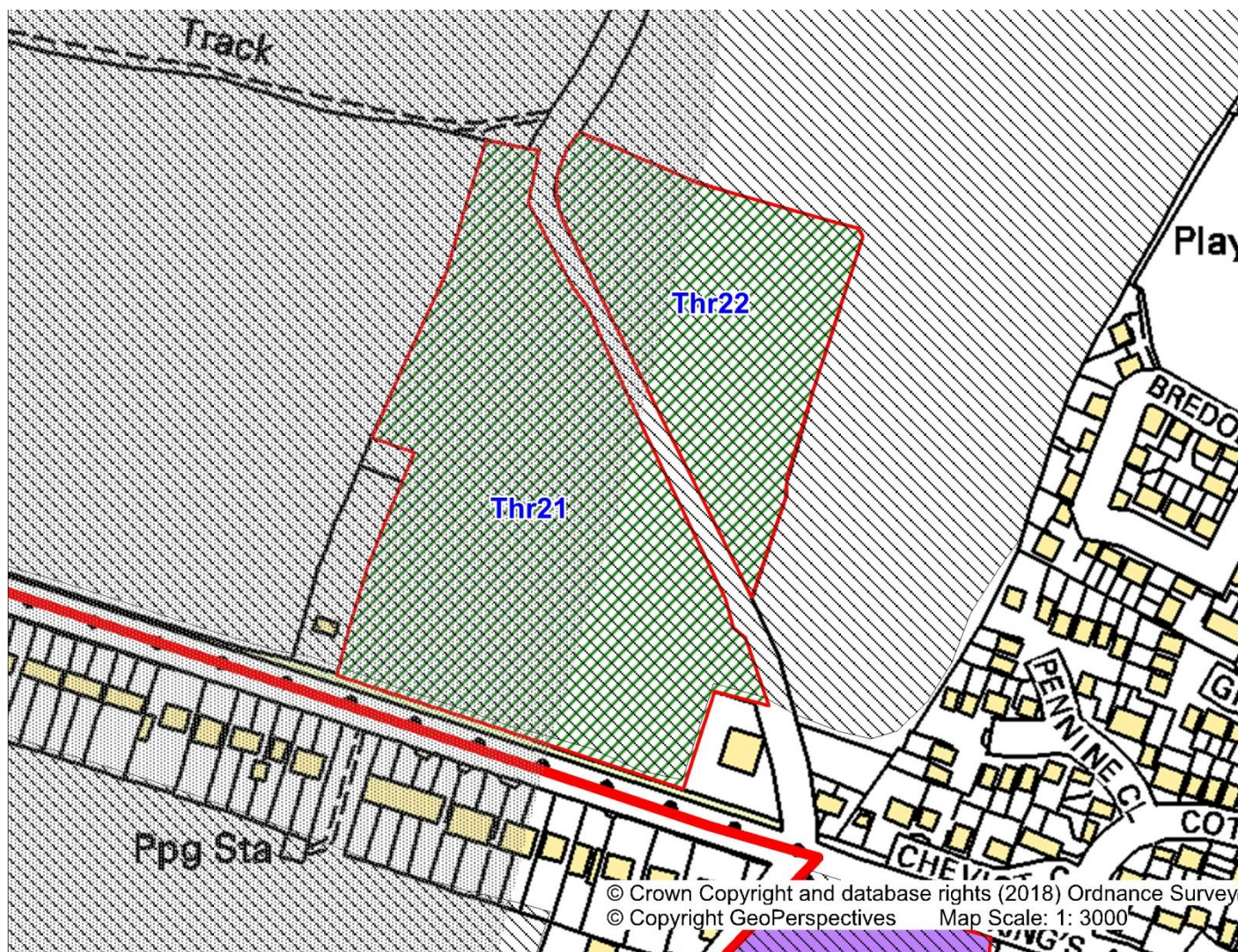


| | | | | | |
|---------|------------|--------------|--|--------------------|----|
| Site ID | Thr21 | Site Address | Land west of Huntington Lane, Three Elms Road, Hereford, HR4 ORG | | |
| Ward | Kings Acre | Site Area ha | 2.86 | Potential Capacity | 75 |

This is a relatively small, flat site sitting to immediate west of Huntington Lane and to the north of the tree lined A438. Some nearby houses visible but has character of open countryside. The site is situated to the south and west of the strategic urban extension housing site at Three Elms. **It is situated within the road corridor and adjacent to the orange and yellow road options and roundabout junction.**

The site has a similar agricultural grading to the majority of the land around Hereford which is grade 2. It 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 is a conservation area to the north at Huntington which will need consideration. Some archaeological finds were made on the nearby strategic site therefore there may be a need for some archaeological mitigation here. The source protection zone will also require investigation and is pending the outcome of survey work.

Capacity issues on the network have been identified during the transport assessment work for the Three Elms SUE, and have resulted in a proposed cap on development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the SUE, would breach this cap. Once the Bypass route is known; access provided direct from Three Elms' spine road as opposed to directly from Kings Acre Road, then the site could be suitable for residential development. The site does have potential and is considered a suitable Option Site. **Finalise comment with regard to preferred road option**



| | | | | | |
|---------|------------|--------------|---|--------------------|----|
| Site ID | Thr22 | Site Address | Land east of Huntingdon Lane, Kings Acre Road, Huntingdon Lane, Hereford, HR4 0RG | | |
| Ward | Kings Acre | Site Area ha | 1.36 | Potential Capacity | 35 |

This is a small, triangular and flat site sitting to immediate east of Huntingdon Lane and to the north of the tree lined A438. It is agricultural grade 2 land. Some nearby houses visible but has character of open countryside. Access from lane would involve removal of significant amount of perimeter vegetation which would be very harmful to the character of the lane. The site is situated to the south of the strategic urban extension housing sites at Three Elms.

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 is also the unresolved issue relating to the Source Protection Zone which is pending the outcome of survey work. It would be necessary to consider the matter in relation to this site before it could reasonably be allocated. Both Cargill and Bulmers draw water from the Yazor Gravels and impacts in relation to this need to be assessed and understood.

The site is situated in the road corridor close to the orange and yellow road alignment options and roundabout junction. Once the Bypass route is known; access provided direct from Three Elms' spine road as opposed to directly from Kings Acre Road and the SPZ issues resolved, then the site could be suitable for residential development. Any

impact on the Huntington Conservation Area would also need to be considered. Some mitigation will be necessary for archaeological reasons due to finds made nearby.

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.

The site does have potential and is considered a suitable Option Site.