

Site ID	Thr23	Site Address	Land north of Lower Hill Farm, Lower Hill Farm, Breinton, Hereford, HR4 7PB		
Ward	Whitecross / Greyfriars	Site Area ha	64.85	Potential Capacity	420

This is a large open site with a number of individual fields which rises in a southerly direction. The northern boundary of the site comprises mainly of residential, a caravan park, allotments, play space plus Hereford crematorium and cemetery. Towards the southeast of the site is the Broomy Hill Conservation Area which has a number of listed buildings as well as Broomy Hill Water Tower. As this is such a large site there is the possibility of archaeological value therefore archaeological assessment will be necessary.

Part of 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.

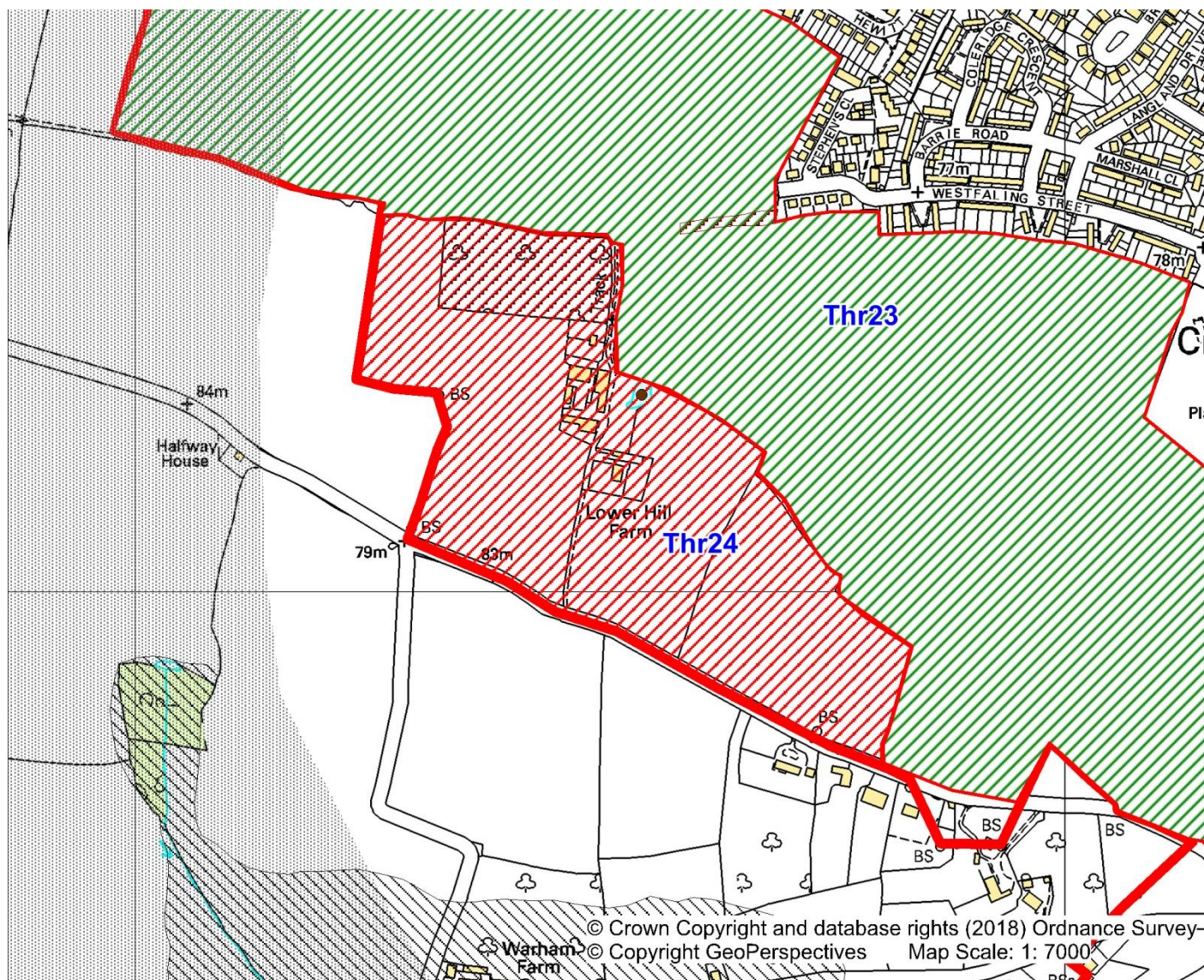
A small section of the site sits within the road corridor with the orange, yellow and cyan routes cutting through the site. Only likely acceptable location for access is onto the A438 Kings Acre Road. Other possible access options are considered unacceptable even for part of the site. Capacity issues 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.

Although this is a very large site, it is too sensitive in landscape terms for it to be fully developed. There is only considered to be scope to develop part of the site. The area close to Kings Acre Road extending south just past the caravan park is considered to have less impact. The area south of the allotments and cemetery is also considered to have scope for development. A Landscape and Visual Assessment would be required to determine impact and mitigation measures.

The adjacent cemetery to the north of the site is also seeking to expand and the only scope to do this is in a southerly direction which would mean part of this site would be required (See Cemeteries Strategy July 2016). This would reduce the housing yield of this site.

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

Thr24

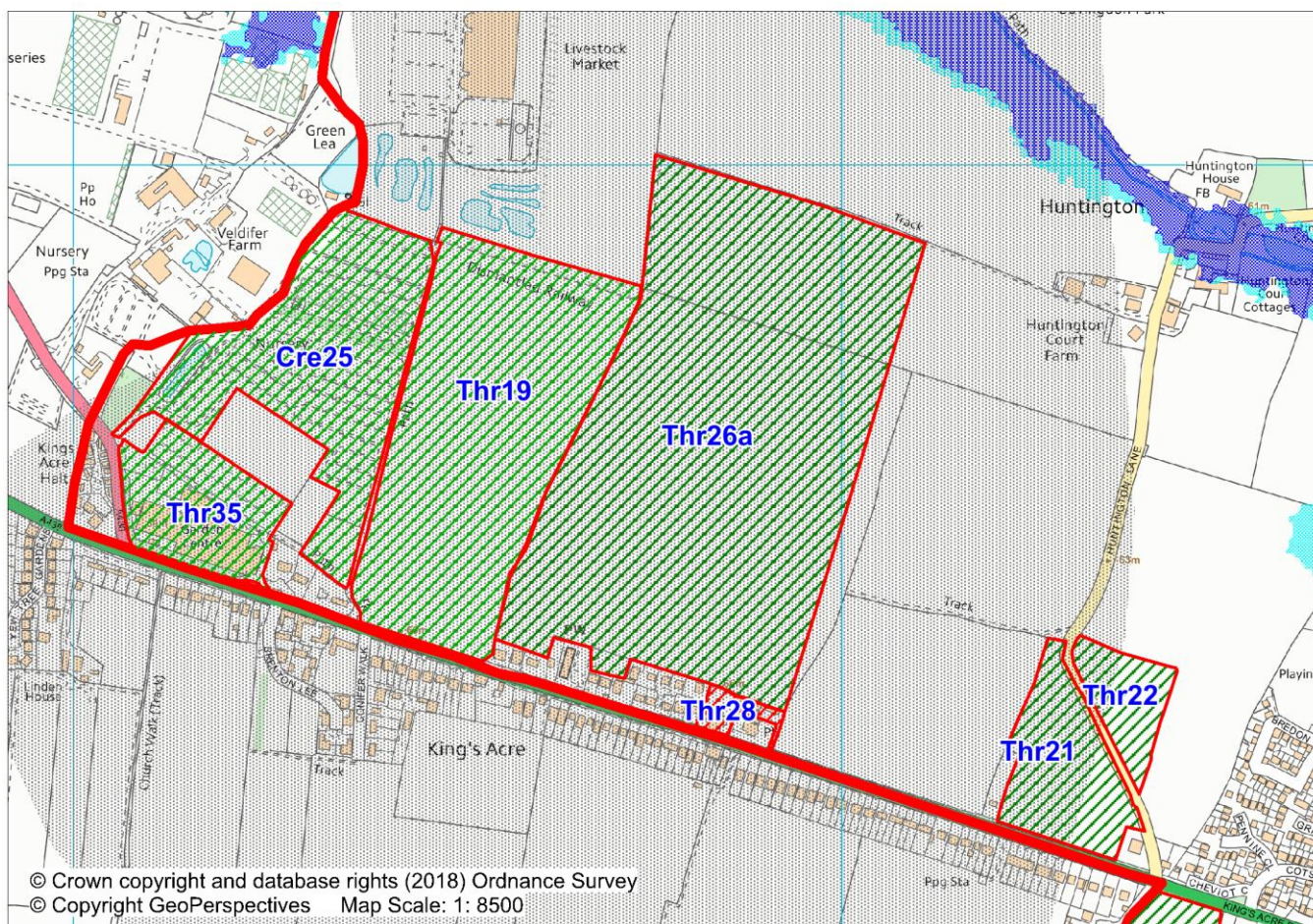


Site ID	Thr24	Site Address	Lower Hill Farm, Breinton, Hereford, HR4 7PB		
Ward	Greyfriars	Site Area ha	16.24	Potential Capacity	0

This is an elevated site with open fields located to the immediate north of Breinton Lane. A number of PROW's traverse this area. It is partly grade 2 agricultural land which is very good.

This is the highest land in the area and offers long distance views in all directions and is therefore extremely sensitive. Therefore the site is not considered suitable as even mitigation would not overcome the impact of development on this area of elevated open farmland.

## Thr26a



Site ID	Thr26a	Site Address	Land at Huntington, Kings Acre Road, Hereford, HR4 OSD		
Ward	Kings Acre	Site Area ha	23.52	Potential Capacity	520

The site is a flat open agricultural field north of Kings Acre Road. There is a row of housing along the southern boundary but the remainder is open countryside but a planned strategic site will be located to the east and north of the site. This will change the natural environment and require a revisit to assess the landscape implications. The land is Grade 2 agricultural land which is very good quality. 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.

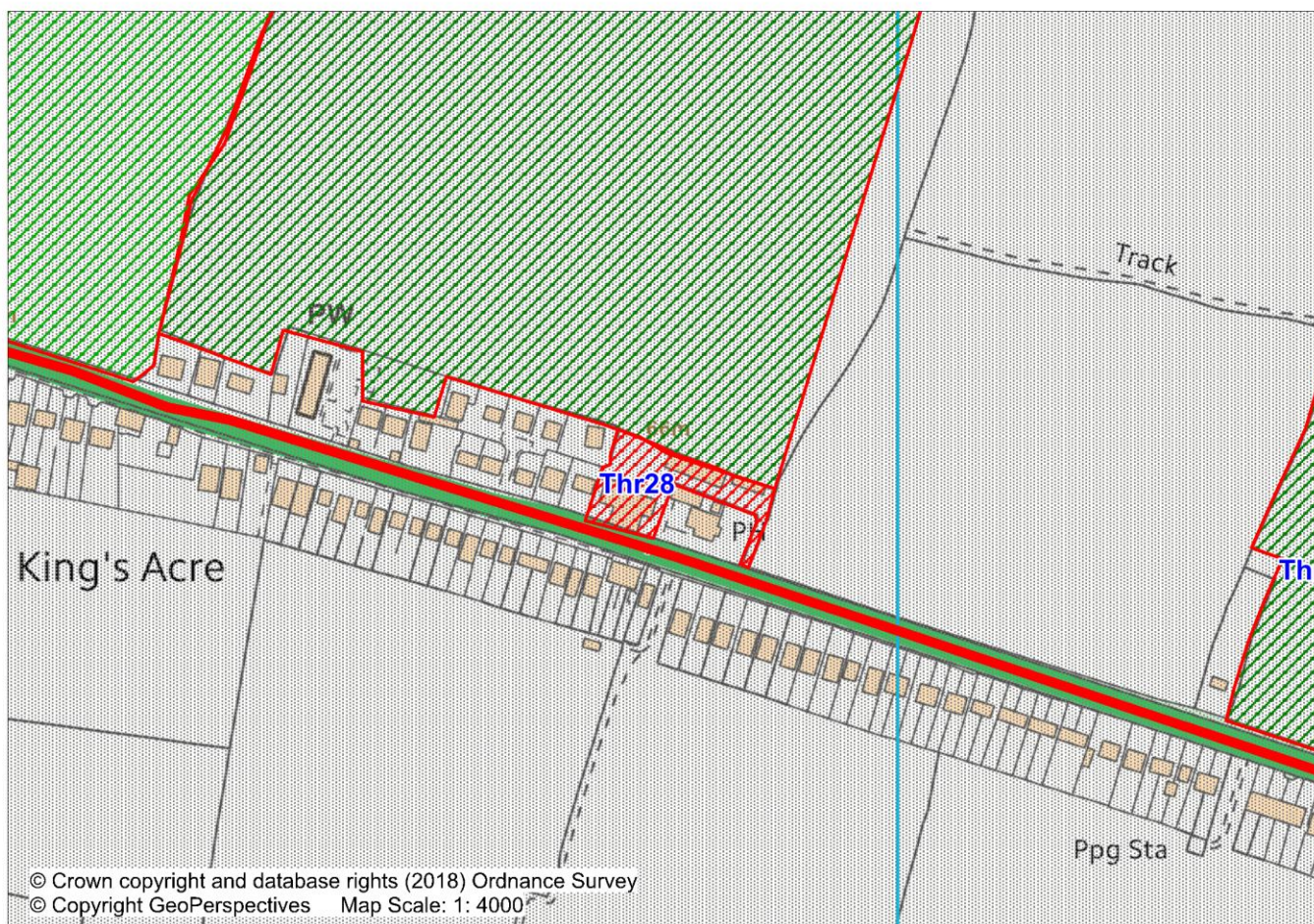
There may have been some loss of archaeological potential as a result of invasive agriculture, there is however a strong likelihood that buried remains of significance may in part be present here. During the construction of the new livestock market to the north, important prehistoric features were indicated, that are likely to carry over [into this site]. The historic Brecon railway adds interest to this area. The site requires assessment/evaluation to determine archaeological value. Additionally, the setting of the Huntington Conservation Area 250m to the E and the group of listed buildings in Huntington are all constraints which should be considered during the design of any development proposals

The site is situated in the relief road corridor directly west of the Three Elms strategic site. The cyan route option cuts right through this site. The red route option runs close to the site's eastern boundary and if this is the chosen

route then the housing yield could be reduced on this site. The yellow and orange routes also run close to the site's north east boundary which could also have an impact on housing yield.

It does not abut the highway so it is unclear where access would be gained. Access could potentially be gained through adjacent site Thr19, subject to delivery of that site. A further possibility is through the small site Thr28 although that would be unlikely to accommodate a junction of sufficient size to serve this development. Thr28 could however provide a corridor for pedestrian and cycle connectivity to Kings Acre Road or indeed a bus gate for a bus route through a bigger combined site.

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 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 SUE, would breach this cap.



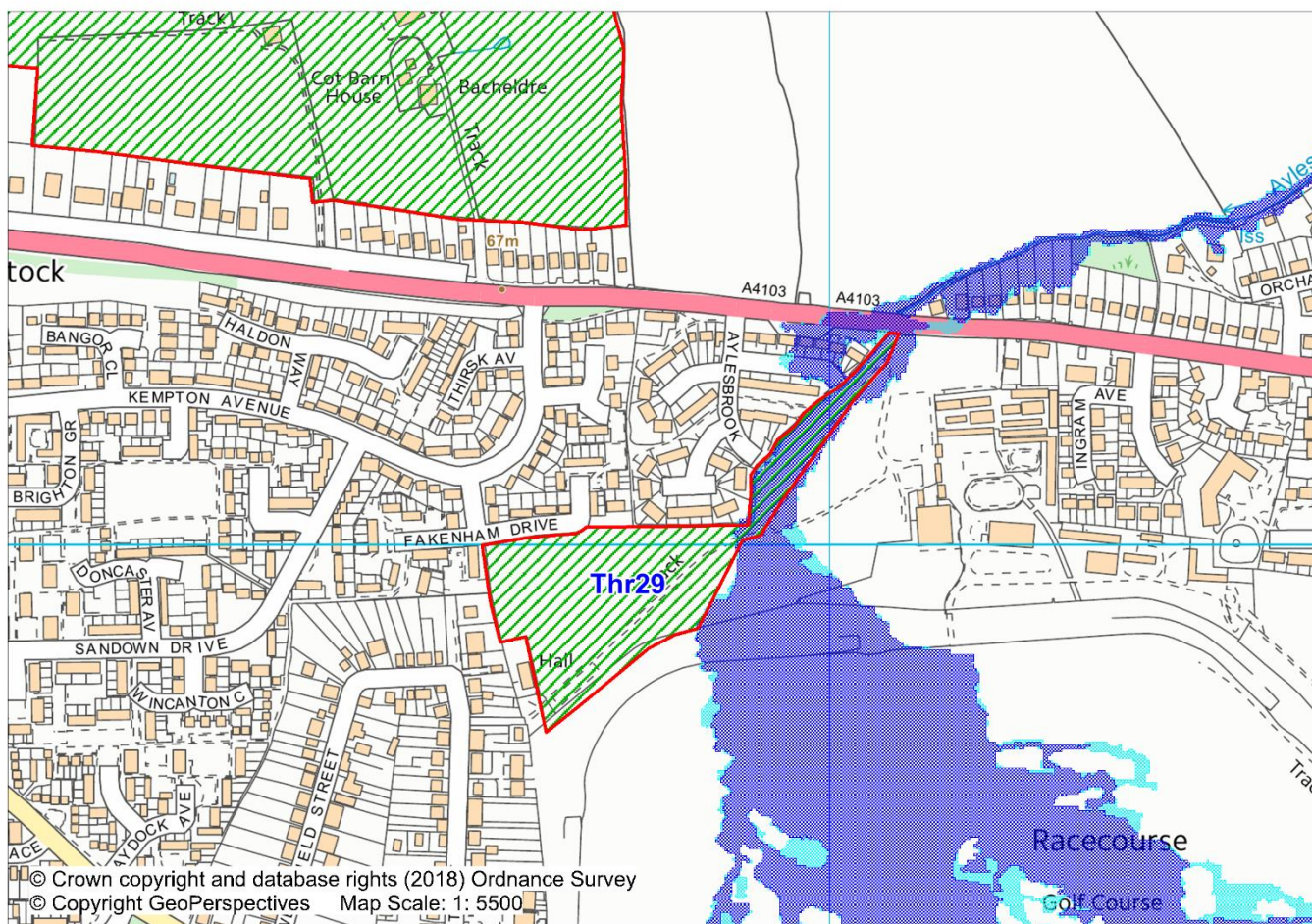
Site ID	Thr28	Site Address	Bay Horse Motors, 238-240 Kings Acre Road, Hereford, Herefordshire, HR4 0SD		
Ward	Kings Acre	Site Area ha	0.37	Potential Capacity	0

This site comprises of a car sales indoor and outdoor area. There is a combination of residential, adjacent and opposite as well as the Bay Horse Public House . The rear of the site is currently open countryside with the planned Three Elms strategic site very close by.

The site sits within the relief road corridor and would be directly affected by the red and cyan route options as there is a planned junction where this site intersects the A438 Kings Acre Road. If this is the chosen route option then the likelihood of this site having housing potential would need to be reassessed as land take for junction creation may mean all of this land is required.

If either of these routes are not the preferred route, then the site is considered to have potential for a small housing development which has only minor constraints.

Thr29



Site ID	Thr29	Site Address	Hereford Racecourse, Fakenham Drive, Hereford, HR4 9UG		
Ward	Bobblestock	Site Area ha	2.70	Potential Capacity	70

The site is part of Hereford Racecourse and on busier race days this area is used as an overflow car park. The site is bounded by residential and a scout hut on two sides. The remaining sides open out on to racecourse.

The site is existing amenity greenspace which includes a PROW. It primarily serves the residents of Bobblestock for informal recreation. In Hereford, evidence indicates that open space is surplus to requirement. Future development would need to protect and enhance the PROW which crosses through the site. It is the largest accessible open space in the existing residential area and as such considered the most usable for informal recreation and although adjacent to the race track, municipal golf course and outdoor sports pitches, provides the only green space in this location whose primary purpose is for informal recreation.

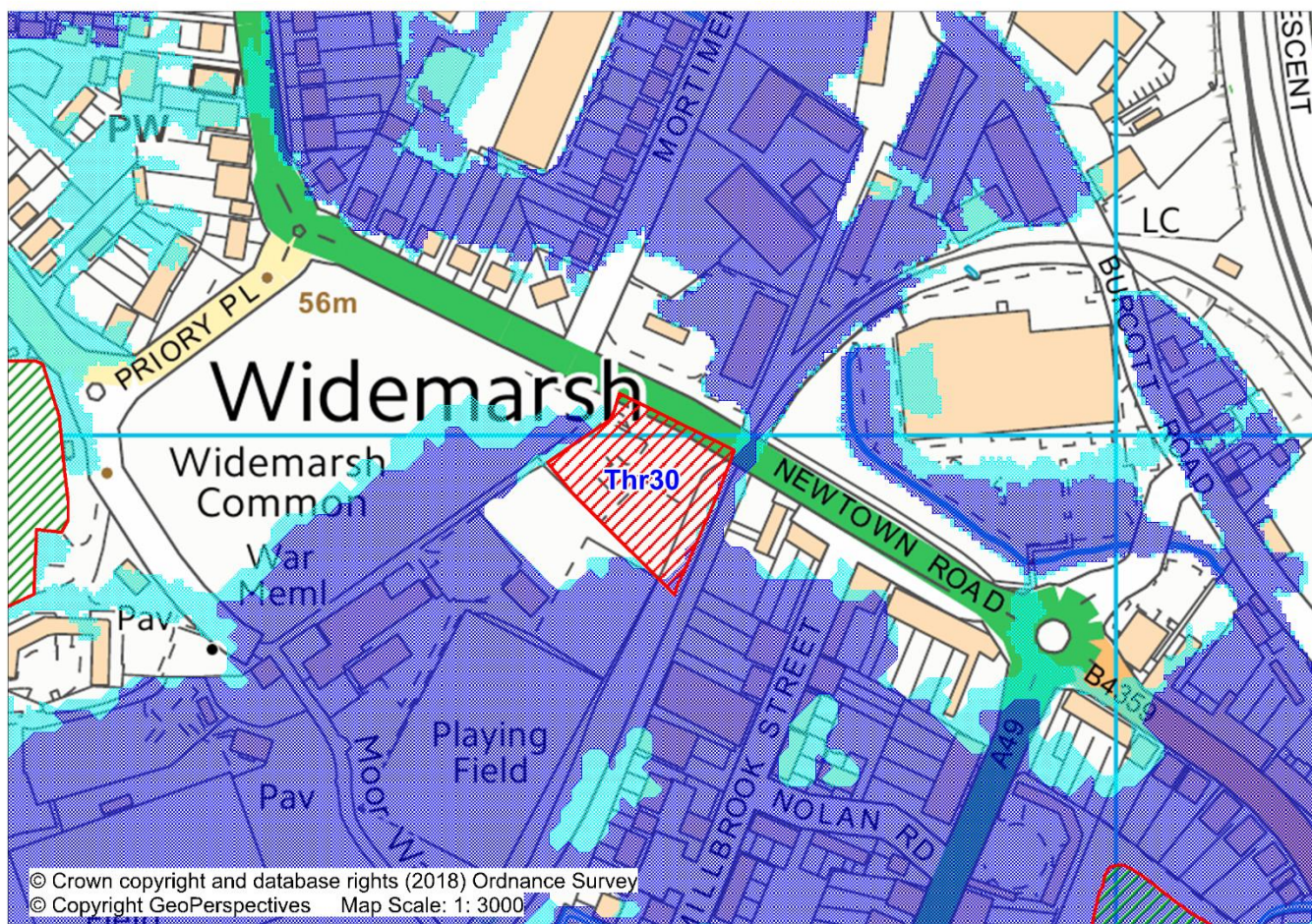
Access to Roman Road would not be acceptable due to conflict with racecourse entrance and proximity to new A4103/A49N link road junction to the west. Access therefore would need to be via Fakenham Drive which is likely to require widening for the number of dwellings on the site. Kempston Avenue is likely to be of sufficient width. All traffic would need to route through the residential estate to access the main distributor roads. Highway limits do not extend to the edge of the site, with the limit being existing southern kerb line, so a ransom strip may be involved to gain access to the site. 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.

The site's location as part of the racecourse will be the determining factor as to whether it should proceed any further in the allocation process. The loss of the overflow parking serving the racecourse and amenity space will need to be weighted against the potential to deliver approximately 70 dwellings at a density of 30 dwellings per hectare.

There is the potential for some archaeological interest and this would require assessment and possible evaluation.

The site is considered to suitable to be put forward as part of the Site Options consultation.





Site ID	Thr30	Site Address	Land at Former Sportsman Pub, Widemarsh Common, HR4 9NA		
Ward	Widemarsh	Site Area ha	0.40	Potential Capacity	0

This is a flat site which has the remains of a derelict public house and grounds. The northern boundary is formed by the A49 that lies in an elevated position. The eastern boundary is formed by the former railway line and the south by land used by the football club (Lads Club). It has been cleared of former buildings and is an overgrown state

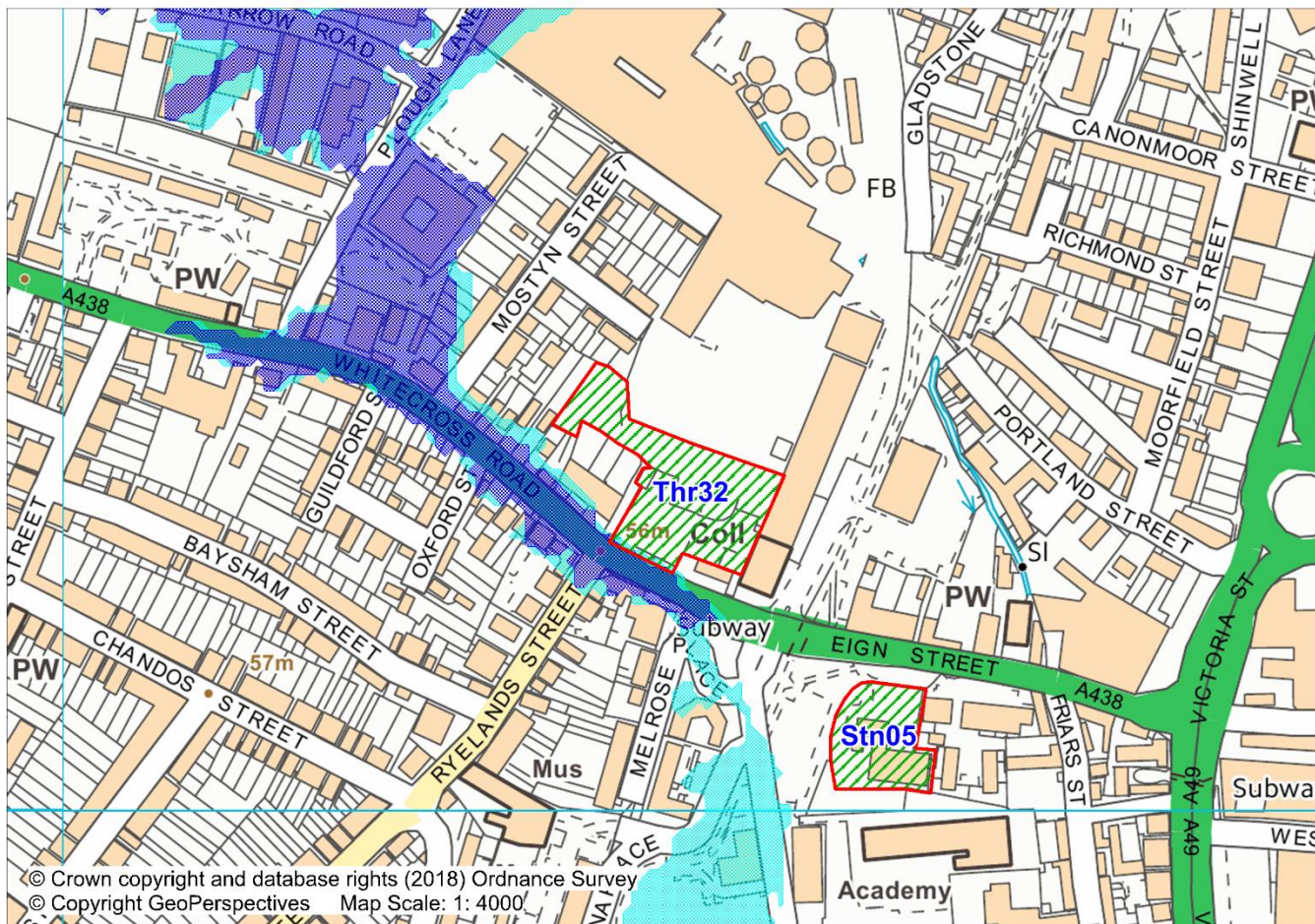
The site has severe access problems and Highways England will not agree the use of the existing access onto the A49. Through recent considerations, it has been agreed that as the road serving the site cannot be upgraded to a standard that can facilitate two way traffic (to an adopted standard) the LPA would only accept the number of dwellings that could be served off a private drive (5) including two passing bays on the un-adopted private road. As this affects the Village Green there is separate legislation that would need to be pursued, outside of the planning process and there is no certainty of this at this stage.

There are other issues highlighted such as an acceptable housing scheme that will enhance the Conservation Area.

The site's proximity to the A49 Air Quality Management Area (AQMA) will need addressing

Although the site is not within a flood zone 2 or above, it is adjacent. There are also areas identified as being vulnerable to surface water flooding adjacent to the site. The management of surface water is an increasingly important issue and the LPA would need to be satisfied that the site could be satisfactorily drained without increasing the risk of flooding to the site, vicinity or downstream. A drainage strategy would be necessary to determine the site's risk.

Whilst it is a large site, it is only capable of accommodating a small scale development of 5 dwellings and therefore will not be taken forward as an Options site due to a need for yields of 10 or more dwellings. The site may have potential as a windfall site if the above issues can be overcome.

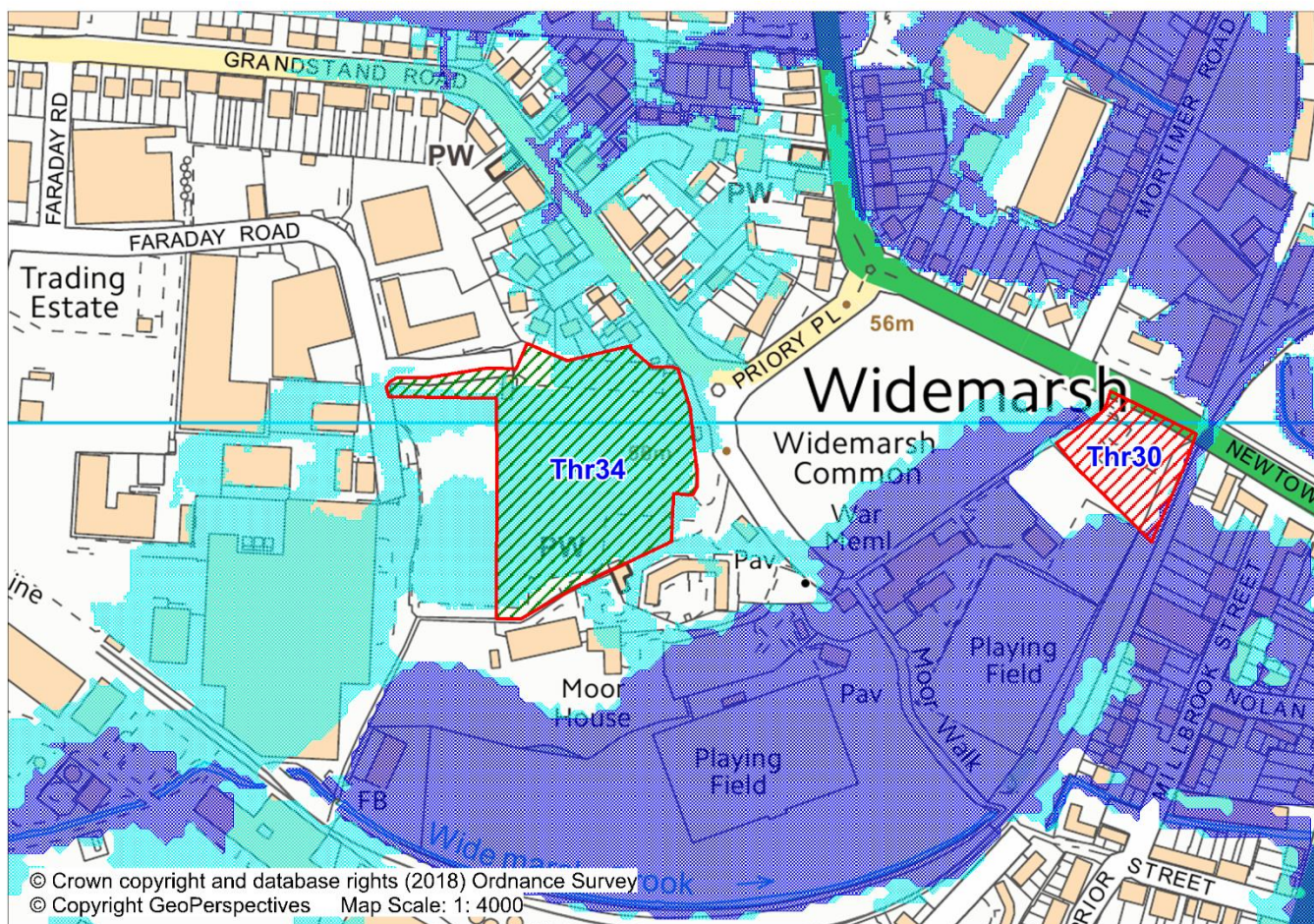


Site ID	Thr32	Site Address	Land adjacent to Nelson Building, Whitecross Rd, Hereford, HR4 0DG		
Ward	Widemarsh	Site Area ha	0.75	Potential Capacity	35

The site has been cleared of larger buildings in recent years and is now a flat site comprised mainly of car parking for Heineken. It is within good walking distance of the city centre.

The site in principle is acceptable to be taken forward as a housing site. Any potential contamination issues will need to be understood. The site has been available for assessment in the past but no recent up to date information on the site’s availability has come forward.

The site is a suitable Option site but if availability information is lacking then the site will not be taken forward.



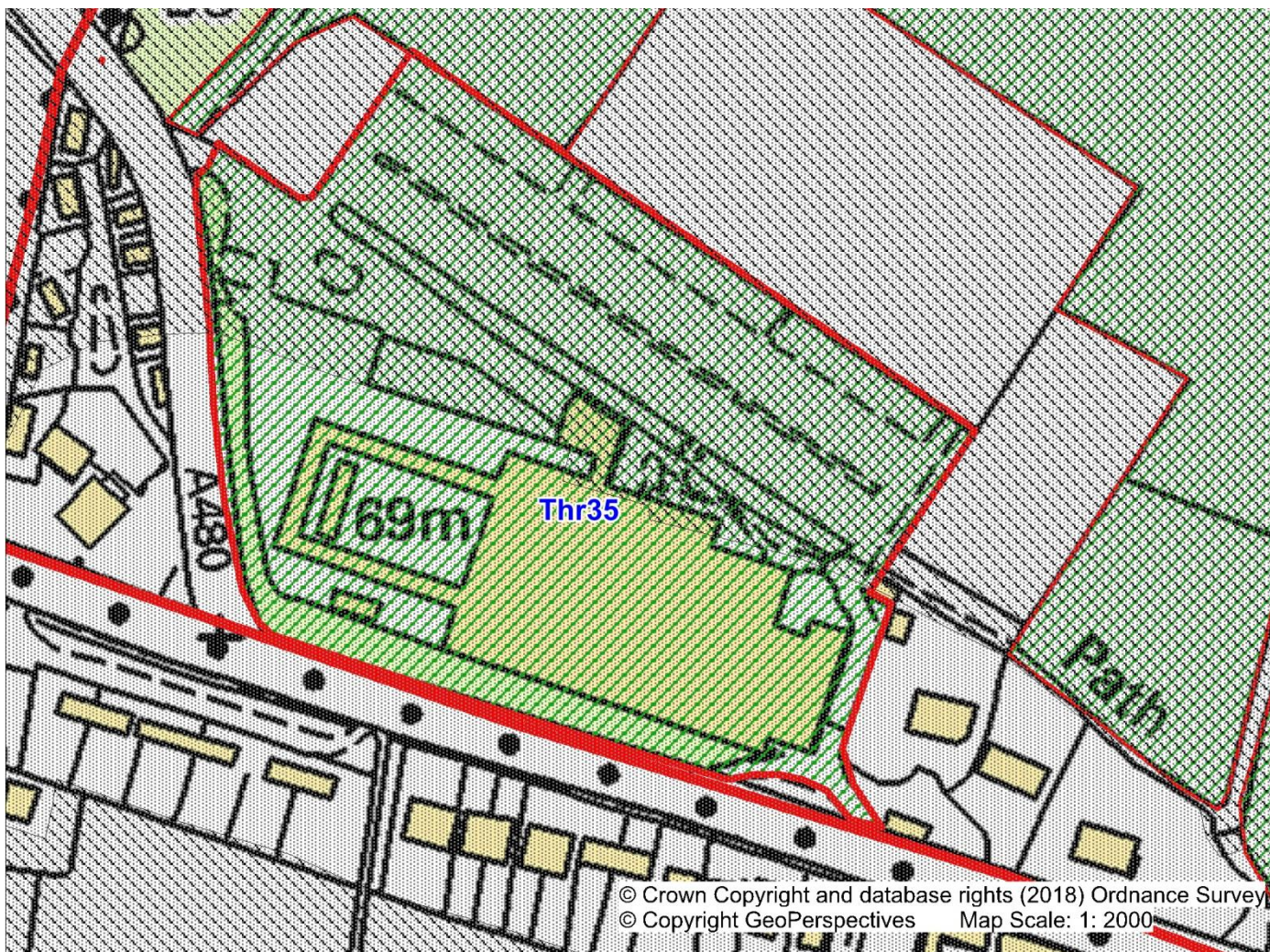
Site ID	Thr34	Site Address	Land at Faraday Road, Hereford, , HR4 9QG		
Ward	Widemarsh	Site Area ha	1.68	Potential Capacity	100

The site is currently a brownfield site which was a former employment land allocation in the previous Unitary Development Plan (UDP). The site was assessed as a ‘good’ employment site in the Council’s Employment Land Study (ELS) 2012. It is also situated within flood zone 2 which would need further assessment. After a dismissed appeal and a further application for a total care facility, permission was granted but this decision has now expired.

The land is in close proximity to the Cargill Meat Factory which is bound by environmental regulations to ensure that odour is prevented or minimised. Due to existing neighbouring uses, the site has merits in retaining its employment land status. The proposal of a future employment use or a mixed use development to retain this ‘good’ employment site status may be the most appropriate solution for this site. Retaining a residential element towards the common and sides would help to provide more of a community aspect to the area. However, taking Highways comments into account, then the site would be limited in the amount of C3 (Use Class) housing that would be considered acceptable on the local road network therefore may have less capacity than 100.

There is also the suggestion that this site may be suitable as a playing pitch but this has yet to be explored. Open space requirements will need to be reviewed to reflect the type of residential development that could come forward. The site does have potential and is considered a suitable Option Site.

Thr35



Site ID	Thr35	Site Address	Wyevale Hereford Garden Centre, Kings Acre Road, Hereford, HR4 0SE		
Ward	Kings Acre	Site Area ha	3.01	Potential Capacity	80

This site is the retail premises for Wyevale Garden Centre and comprises buildings, glasshouses, canopies, plant display area and parking. The growing area for the business lies to the north of the site which is also a housing site option known as Cre25. There are residential properties on opposite side of Kings Acre Road and to west and agricultural land to the east.

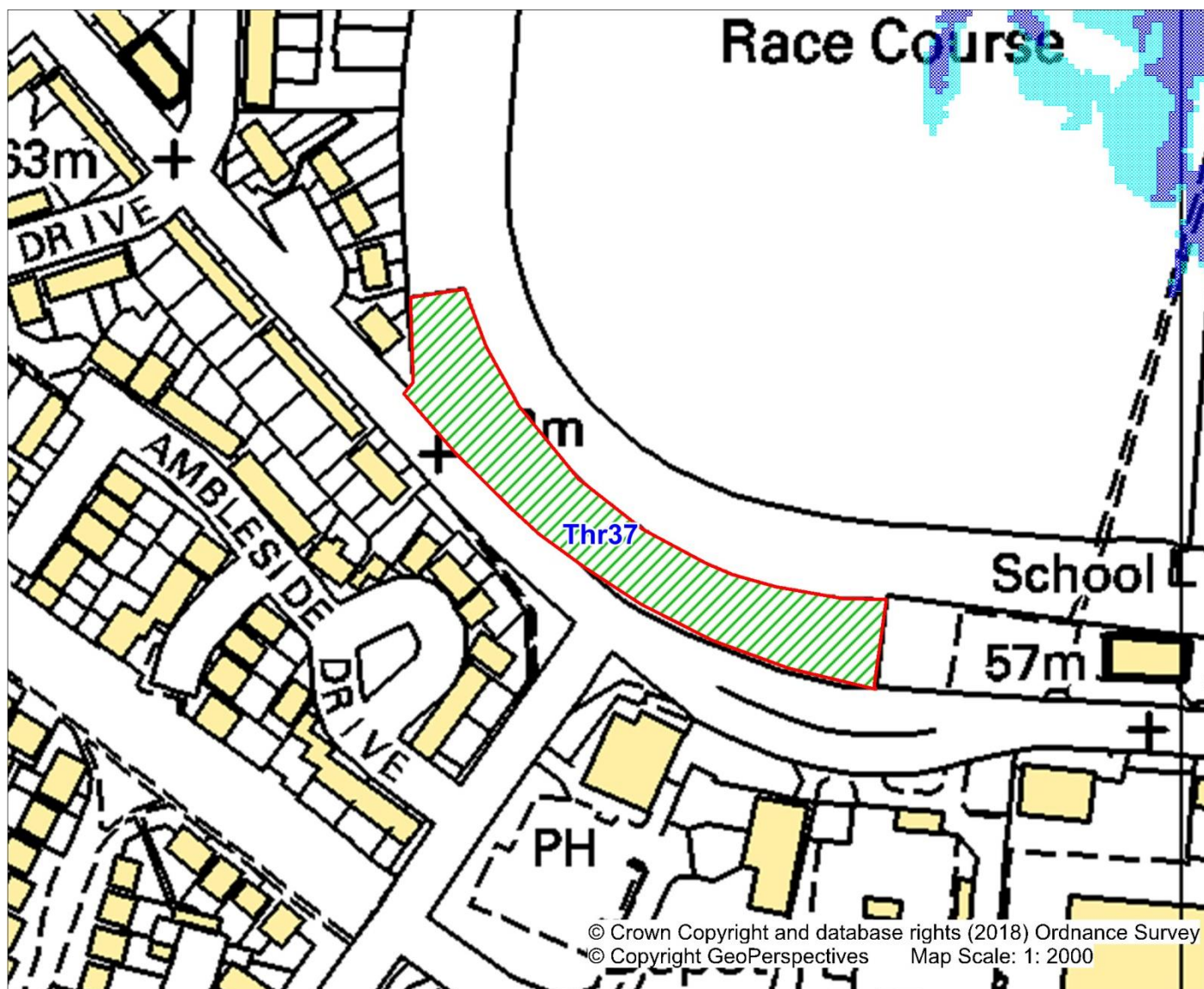
There are no significant constraints in terms of landscape and the green buffer would be an important feature to retain. The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

The site is directly adjoining the junction of A438/A480 therefore suitable access will be unlikely to be achievable unless combined with a neighbouring site. A further possibility is to access via Cre25 and combine with a modified business park access from A480 and provide a suitable junction at A480 to serve both existing and proposed developments, which would be in the same ownership. Improvement of A480/A438 junction should also be considered.

The site is within the road corridor but it is not directly affected by the **route alignment options**. 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.

Although the site is situated to the outer west side of the **road options**, there is already an urban form to this area of the city and the site should be considered as a suitable option site.



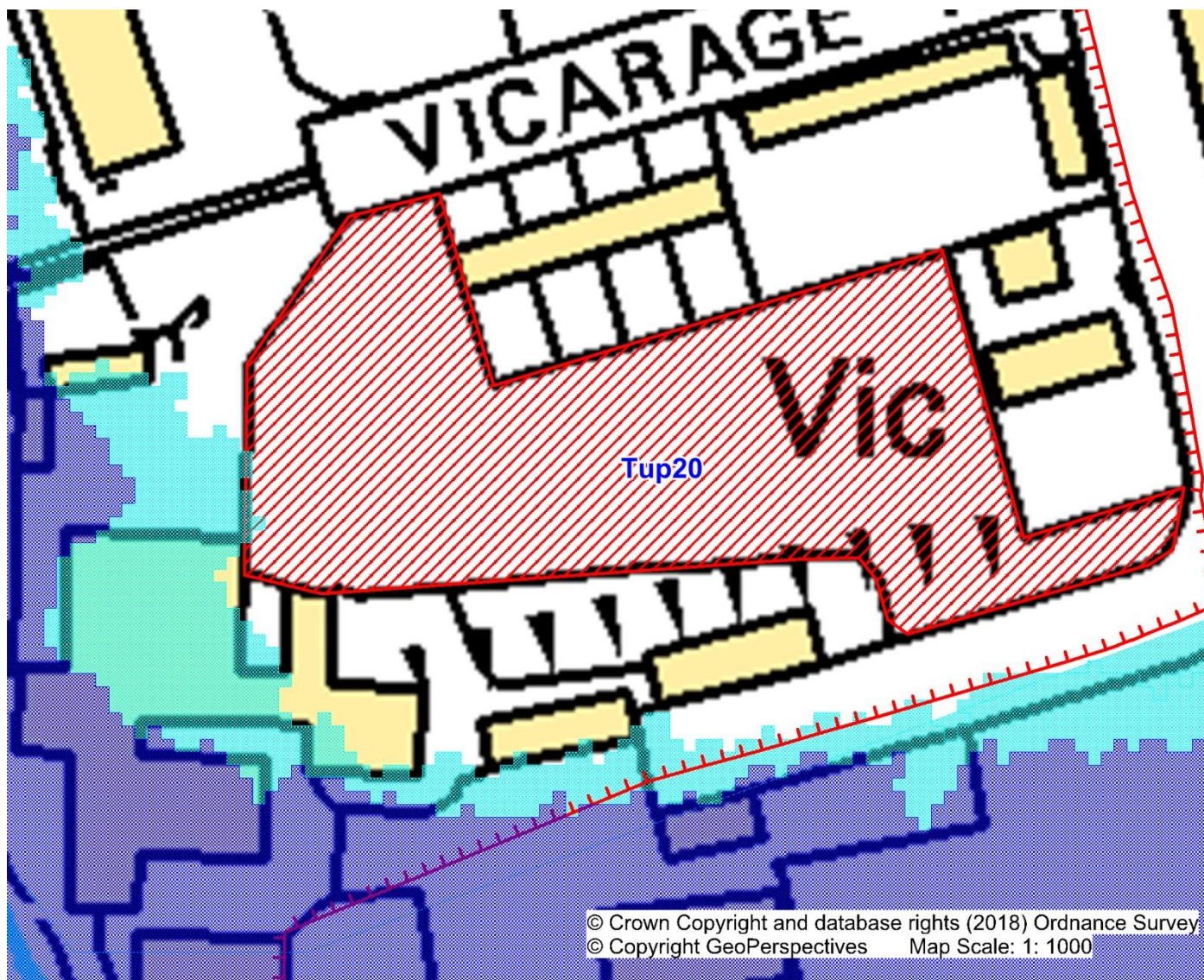
Site ID	Thr37	Site Address	Land at Grandstand Road (north), Hereford, HR4 9NP		
Ward	Bobblestock	Site Area ha	0.29	Potential Capacity	15

The site is an area of linear green space public open space and small children’s play park (Westfields). Grandstand Road runs along the sites’ southern boundary. To the north of the site is the racecourse land.

Part of Grandstand Road south of mini roundabout has grassed central reserve and therefore access would need to be from the section north of the mini roundabout. Linearity and lack of depth of site would probably not accommodate an access off the mini roundabout itself. Similarly buildings and parking will be challenging. Capacity issues identified at Yazor Road/A438 roundabout and along A49 corridor. 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 offers little in recreation value. Given this evidence its loss would be acceptable and comply with OS3 but consultation with the local community would establish whether it is valued locally. The loss of the play area would need to be compensated for if it is to comply with Core Strategy Policy OS3.

The site is considered a suitable Options Site.



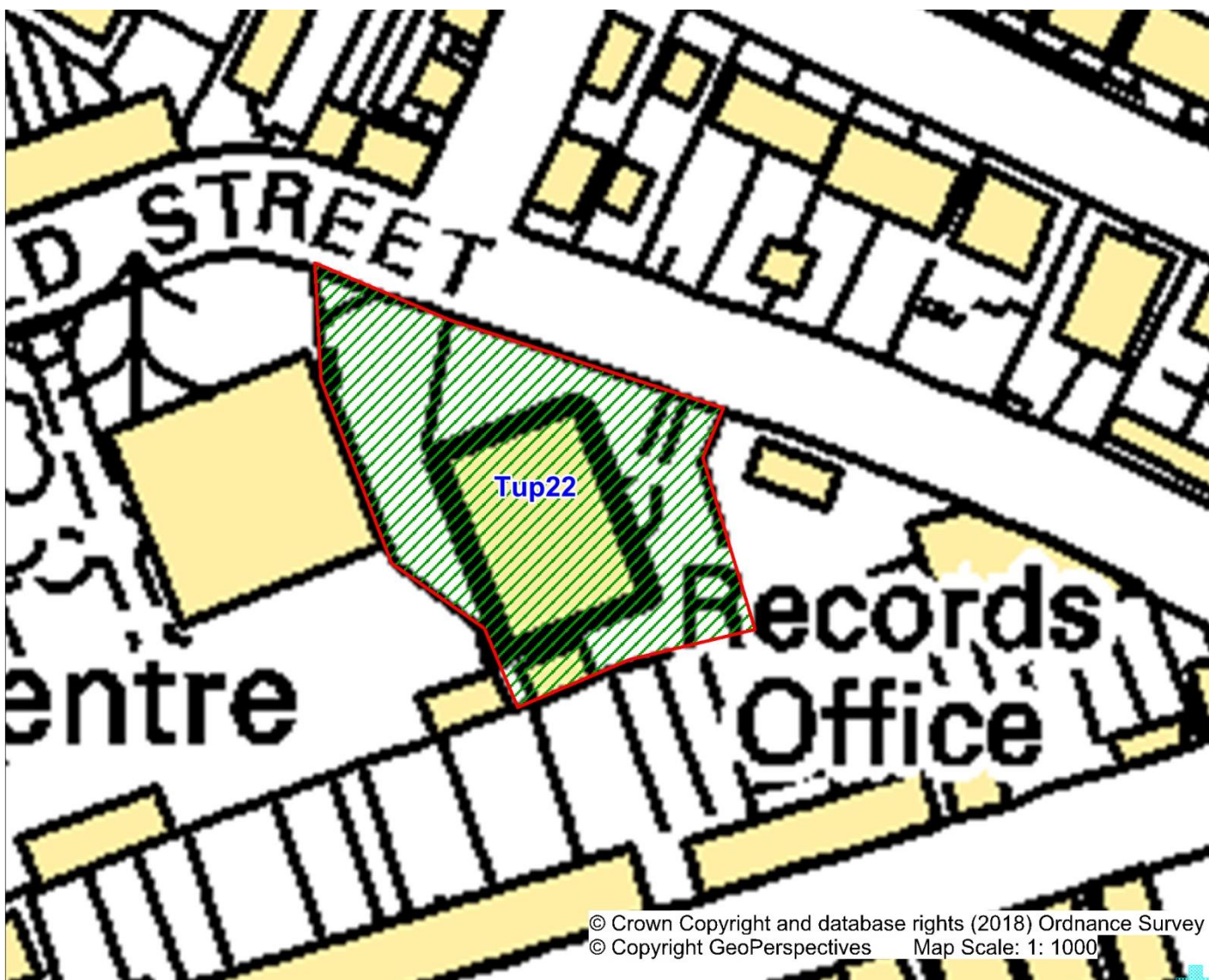
Site ID	Tup20	Site Address	Bartonsham Farm Dairy, Green Street, Hereford, HR1 2QW		
Ward	Central	Site Area ha	0.53	Potential Capacity	0

Based on the above, the following major constraints have been identified with regard to this site:-

- Location within the Central Conservation Area;
- Presence of the Bartonsham Row Ditch and potential extension of this feature in the southern extents of the site;
- Presence of Bartonsham Farm Dairy, with the implications of noise and nuisance. Overlooking from the farmhouse, which has an open aspect over the site;
- Traffic and the apparent limitation on access to the site;

For the reasons listed above, opportunity for residential development on this site is severely limited. This is primarily in relation to the archaeological constraints. There is a need for specialist reports to assess the above issues as well as considering whether they can be addressed through mitigation.

Based on the current information, the site is not considered to have potential in the Site Options



Site ID	Tup22	Site Address	County Records Office, Harold Street, Hereford, HR1 2QX		
Ward	Central	Site Area ha	0.26	Potential Capacity	20

This is the site of an old army barracks within a mainly residential area. The TA Centre is adjacent to the site. Permission to demolish the barracks building was recently refused. It was deemed necessary to retain the building and not demolish it due to the scarcity of such buildings locally and the heritage value they present. The previous proposal could not be deemed to be of such public benefit to justify demolition of the barracks.

Lack of visibility for access to site at present is an issue. A modified access was proposed under application 162283 to provide pedestrian crossing and a similar access is likely to be required.

Therefore any future development would need to incorporate the existing building as it stands. If this is possible then the site does have potential as an Options Site