

Tup25



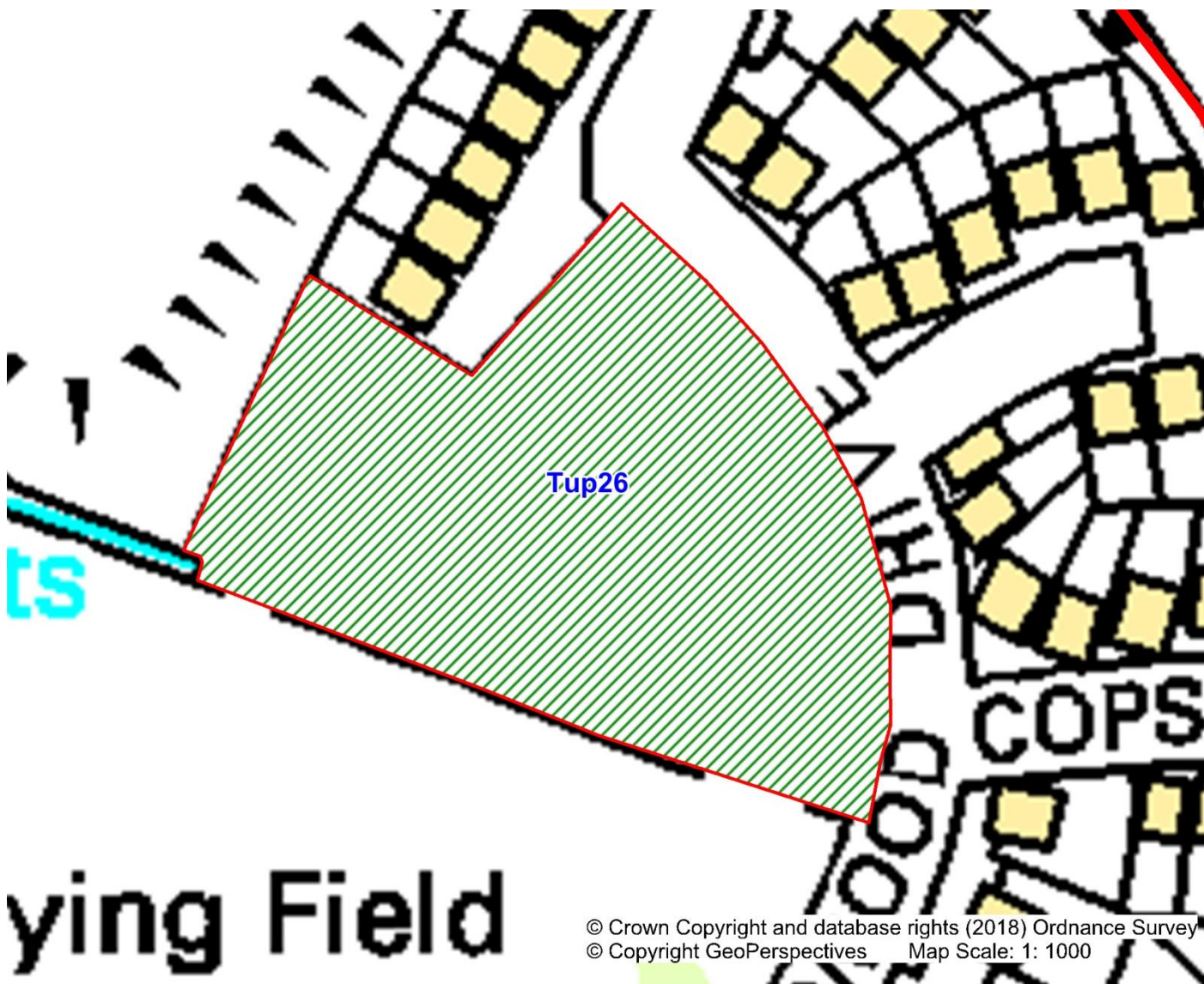
Site ID	Tup25	Site Address	Land adjacent to Foley Trading Estate, Hereford, HR1 2SF		
Ward	Eign Hill	Site Area ha	0.51	Potential Capacity	10

The site is existing amenity greenspace/play area used as both informal recreation and as a kick-about area. It is situated between Foley Street, Eign Mill Road residential areas and is adjacent to Foley Street Trading Estate and the railway line. It serves the local area including the trading estate.

There is limited open space within this part of Hereford and in particular this provides the only kick-about area suitable for older children in the vicinity and it seems to be well used. Access to other areas for this purpose would involve travel beyond acceptable thresholds and involve negotiating busy roads. Whilst it is used informally for recreation and dog walking, there is access to other areas in the vicinity for this type of activity which are more suitable. There is a worn footpath leading through the site suggesting it is used as a through route. Any loss would therefore need to consider maintaining this access. Compensation for loss of open space would be required. There is potential for part of the site to come forward for development

Vehicular access would need to be from Eign Mill Road as Foley Street is too narrow and suffers from heavy on street parking. It should not be within the trading estate area, this would appear feasible if taken at the southern extreme of the site.

There is reason to believe that some below ground remains linked to a historic mill may still be present on the site, albeit in damaged form. It will be necessary to undertake a prior assessment - and possibly field evaluation - of the area, in order to better understand the degree of preservation of and significance of any remains. This may affect the site's viability. There are historical features such as a Conservation area, a listed building and a Scheduled Ancient Monument (SAM) in the vicinity which needs to be taken into account. The site does have potential as an Options Site but may yield a lower capacity if developed in part.



Site ID	Tup26	Site Address	Land north west of Queenswood Drive, Hereford, HR1 1AT		
Ward	Tupsley	Site Area ha	0.60	Potential Capacity	20

The site is existing amenity greenspace which is generally flat land surrounded by residential and additional park land. There are no significant issues with regard to heritage assets. Highways would be supportive of the site coming forward as an allocation but this is dependent upon proposed number of properties, if road network is suitable and capacity is available.

The open space site primarily serves the residents of the local estate. There are additional areas for play and formal recreation in the vicinity but this is the only informal recreational space. Current evidence indicates that there is an oversupply of amenity greenspace in the city; therefore the evidence is supportive of its loss. However, this is dependant on consultation with the local community and its loss would need to be compensated.

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



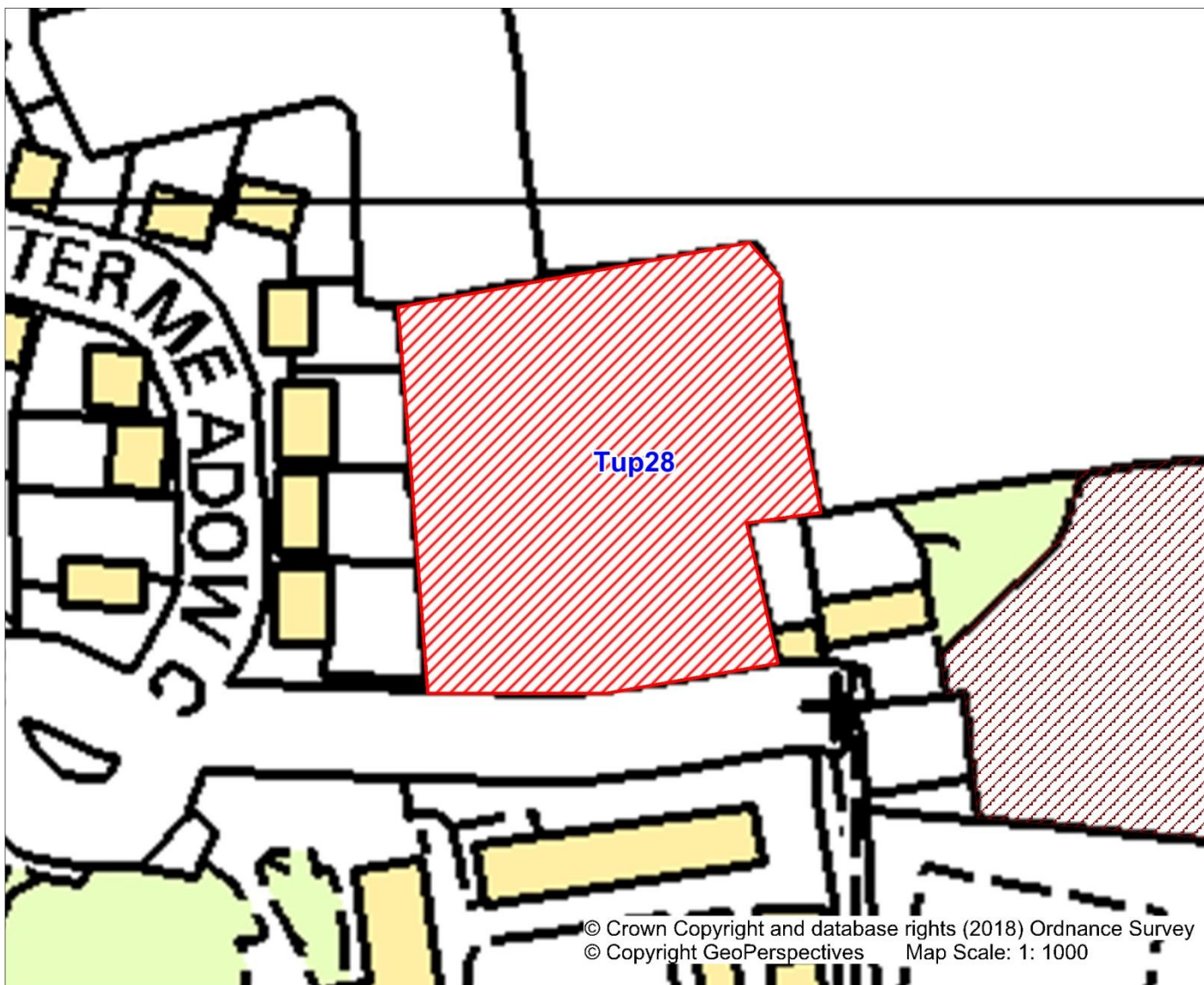
Site ID	Tup27	Site Address	Land at the Paddock, Hampton Dene Road, Hampton Dene Road, Herefordshire, HR1 1XH		
Ward	Tupsley	Site Area ha	0.66	Potential Capacity	20

The site is existing amenity greenspace which is generally flat land surrounded by residential, additional park land with St Paul’s School opposite. It is a small area, not overlooked as housing backs onto it and the only access is off Hampton Dene Road or through school playing fields therefore its use for informal recreation would potentially be minimal. The area does however have a lot of trees and vegetation providing an oasis for wildlife within the housing areas and this could be of value to both local residents and biodiversity. Ecological survey work may be required.

There are no significant issues in relation to heritage assets which preclude development of the site but there are listed buildings and unregistered parkland in the vicinity which should be considered. Highways have no major concerns with regard to access but this is a considerably busy road at school travel time. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out to assess the cumulative impacts for the network. As the site is quite overgrown there may be the potential for wildlife and biodiversity, therefore ecological surveys would be necessary to establish its value in this regard.

The evidence for both amenity greenspace and semi-natural green space is still considered to be robust as little has changed. This assessment concluded that there is an over-supply of amenity greenspace but an under-supply of semi-natural greenspace in Hereford North. Although the evidence would support its loss as amenity greenspace, consultation with the local community would establish whether or not they value it either for informal recreation or as a semi natural open space.

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



Site ID	Tup28	Site Address	Broadlands Lane Paddock, Watermeadow Close, Hereford, HR1 1JG		
Ward	Aylestone Hill	Site Area ha	0.50	Potential Capacity	0

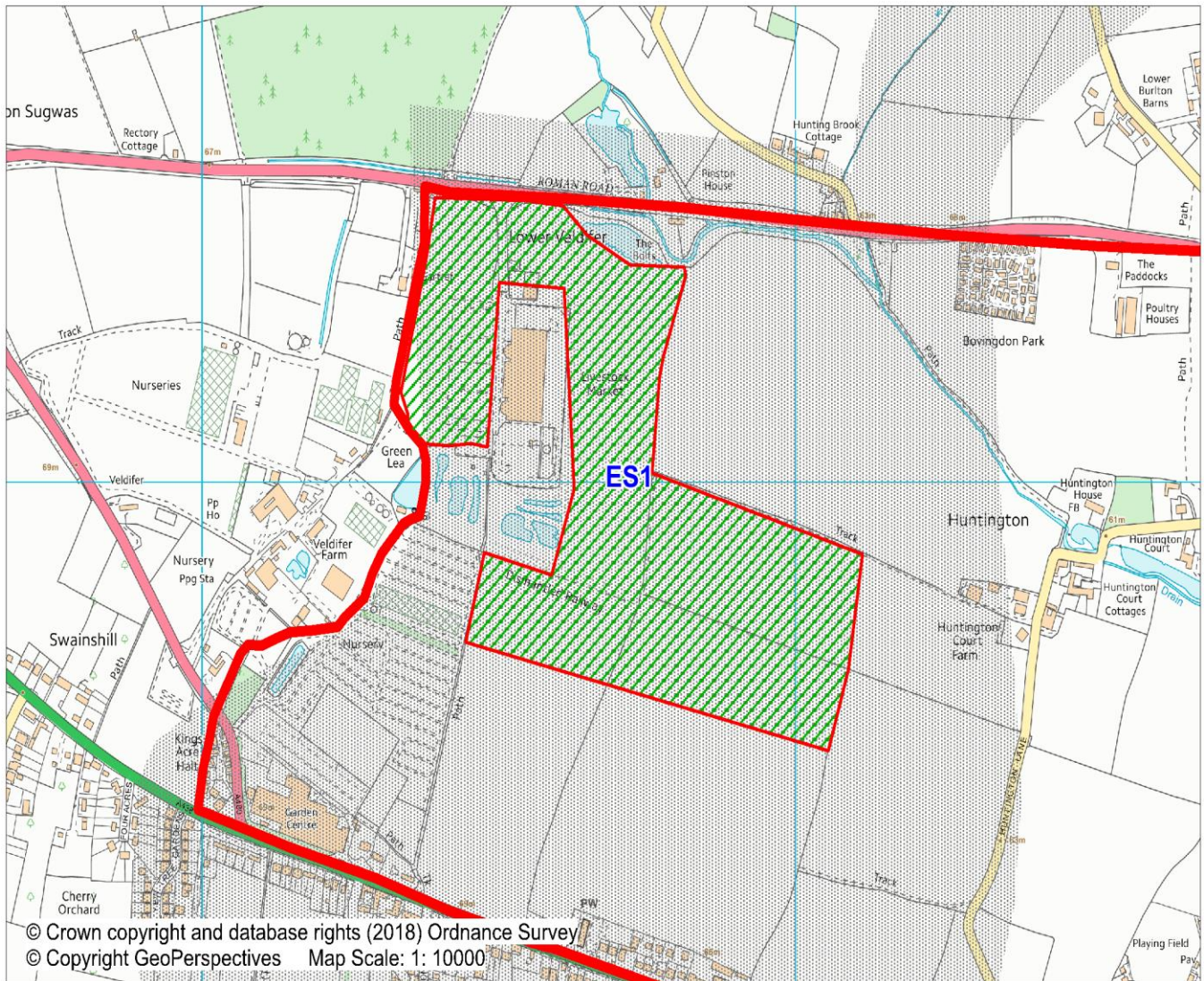
This is a sloping site located to the rear of Meadow Close with existing houses overlooking the site. The remainder of the site is bounded by open countryside with views across the flood plain towards Lugg Bridge and the area is criss-crossed by PROW's. It is covered in bracken but may have ecological value with important perimeter vegetation.

The access to the site is a major constraint as it is a narrow track with unknown owner any widening of the track would require frontages of more than one property. This would be a requirement even if only a small number of dwellings were proposed. The landscape sensitivity on the site is also high and therefore the site has only limited capacity to accommodate new dwellings. As the site would not yield 10 dwellings or more it is not considered a suitable allocation site for the HAP.

## EMPLOYMENT SITES

### HAP Employment Site Options 2018

#### ES1



Site ID	<b>ES1</b>	Site Address	Land adjacent to Livestock Market, Three Elms, Hereford	Postcode	HR4 7AN
Ward	Kings Acre	Site Area ha	28.08	Potential Capacity	Yes

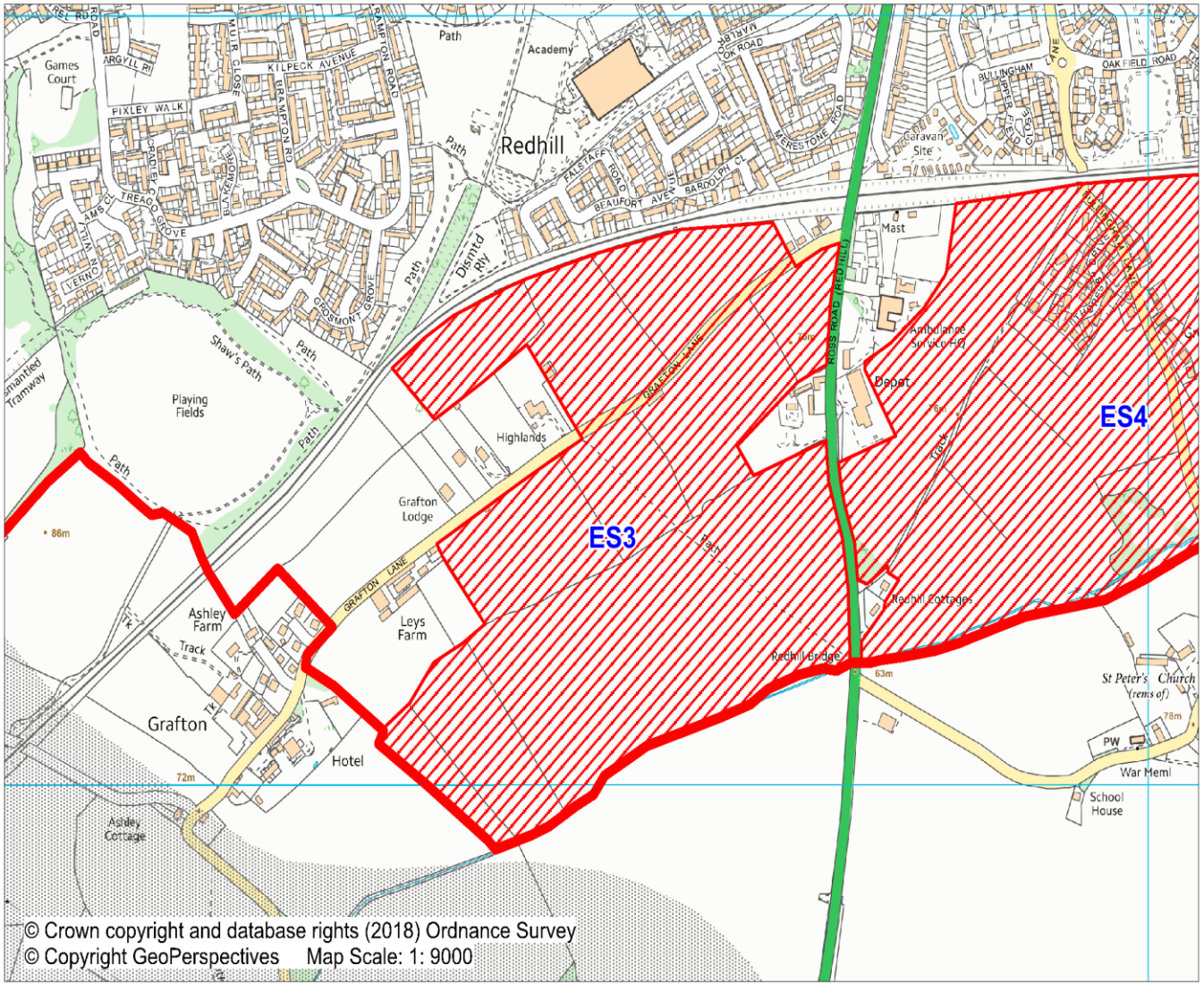
The site comprises flat, low-lying scrubland which has a good relationship with the existing fringes of Hereford City. It lies adjacent to some existing non residential uses in the form of the cattle market. The proposals for the Three Elms SUE is adjacent to this site. It presents a potential opportunity for a new development to provide linkages through new green infrastructure linking to the countryside beyond the city 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.

The site lies within the safeguarded corridor of the Hereford Relief Road with the black route running through the site. There is also an issue identified with the current highway capacity's ability to absorb the impacts of new development here, and therefore development should be restricted until such time that further capacity is made available by the delivery of the new section of relief road. The site could be connected to the existing road network but this will need further assessment once the preferred route is agreed.

This is a very large area of identified land and not all of it will be required to meet the needs for future employment for the city. Actual area of land required is yet to be identified. The site is considered to have potential as a Site Option for Employment use.

**ES3**



Site ID	<b>ES3</b>	Site Address	Land at Grafton Lane, Hereford	Postcode	HR2 8BH
Ward	Red Hill	Site Area ha	36.26	Potential Capacity	No

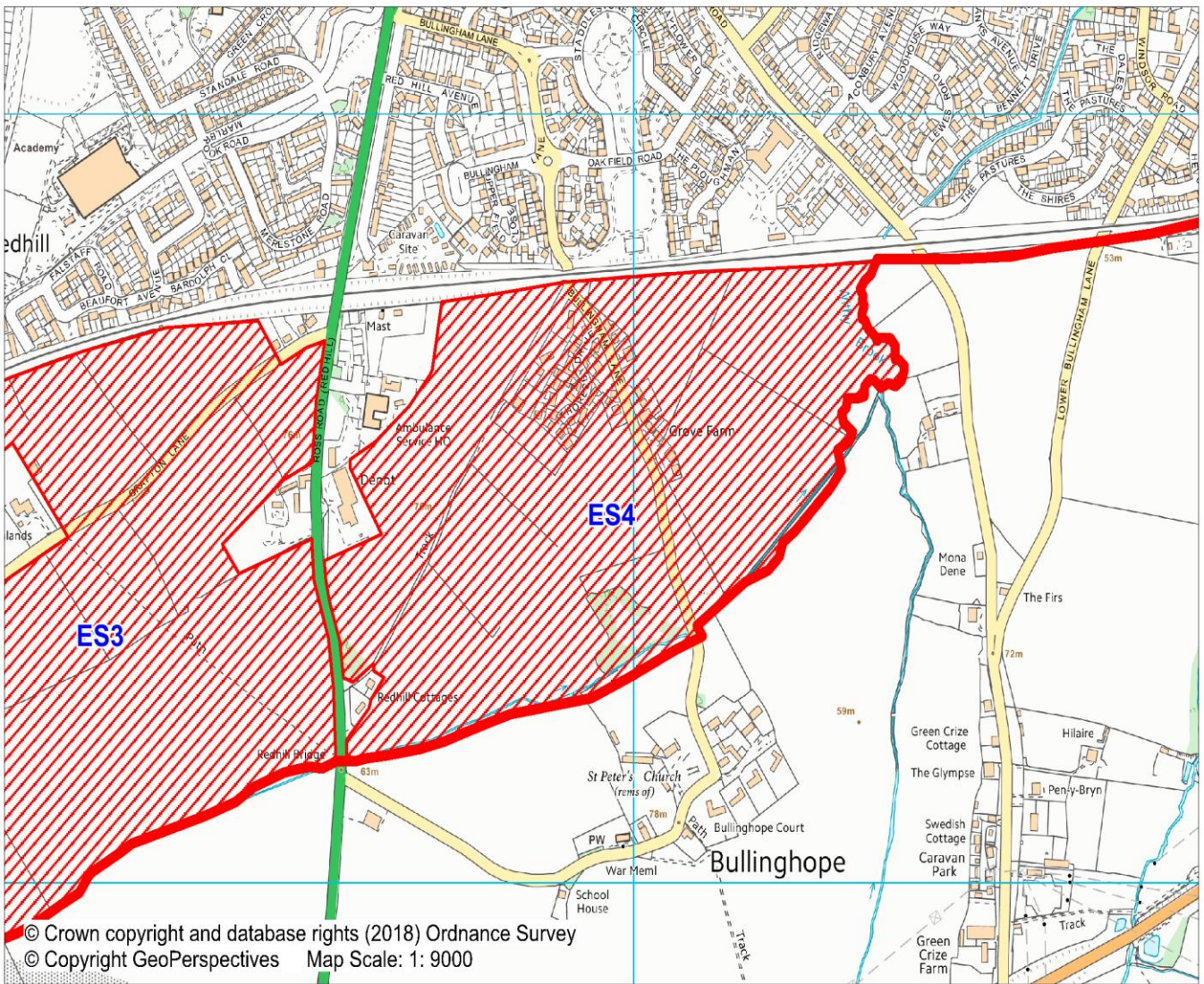
The site comprises open fields, located to the south of Hereford city. It is in a sensitive location, forming a gateway to Hereford when approached via the A49 from the south.

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 area of the site to the south of Grafton Lane is considered to be particularly important, and does not have capacity to accept development. The section of land to the north of Grafton Lane has some capacity, albeit for discrete and well-screened residential development. The potential impact on the setting of St. Peter’s Church, Bullingham and other nearby Heritage Assets in the area should also be considered. Employment buildings could have an adverse impact on this setting and would be difficult to mitigate.

The site is not considered appropriate for employment use in the Site Options.





Site ID	<b>ES4</b>	Site Address	Land East of Ross Road, Hereford	Postcode	HR2 7SW
Ward	Red Hill	Site Area ha	36.26	Potential Capacity	No

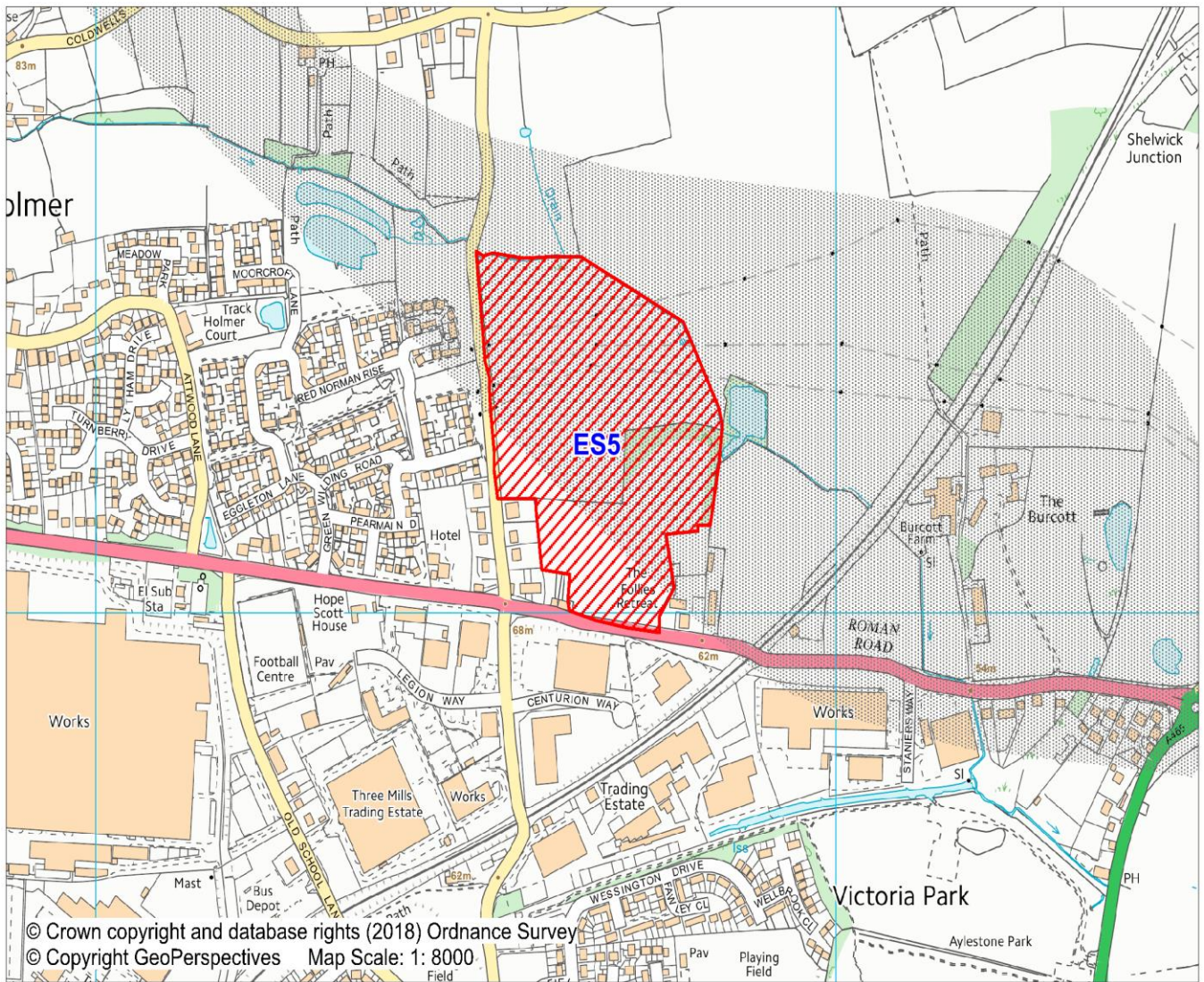
The site is mainly large open fields with existing commercial uses to the immediate west, railway to the north and some residential to north east corner (Thornesby Drive). Generally flat in northern section and then it slopes significantly to the south with increasing visibility and openness. Withy Brook also has significant wildlife / ecological value.

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, any development would need to be restricted to the northern part of the site, with significant screen planting on the southern edge to avoid adverse impacts. Adverse impacts on the setting of St. Peter's Church are a concern as employment buildings by their nature are large and difficult to mitigate. Due to the limited scope of the site in landscape terms achieving a suitable employment development where an acceptable access could be provided may not be possible.

The site is not considered a suitable Site Option for employment use.

ES5

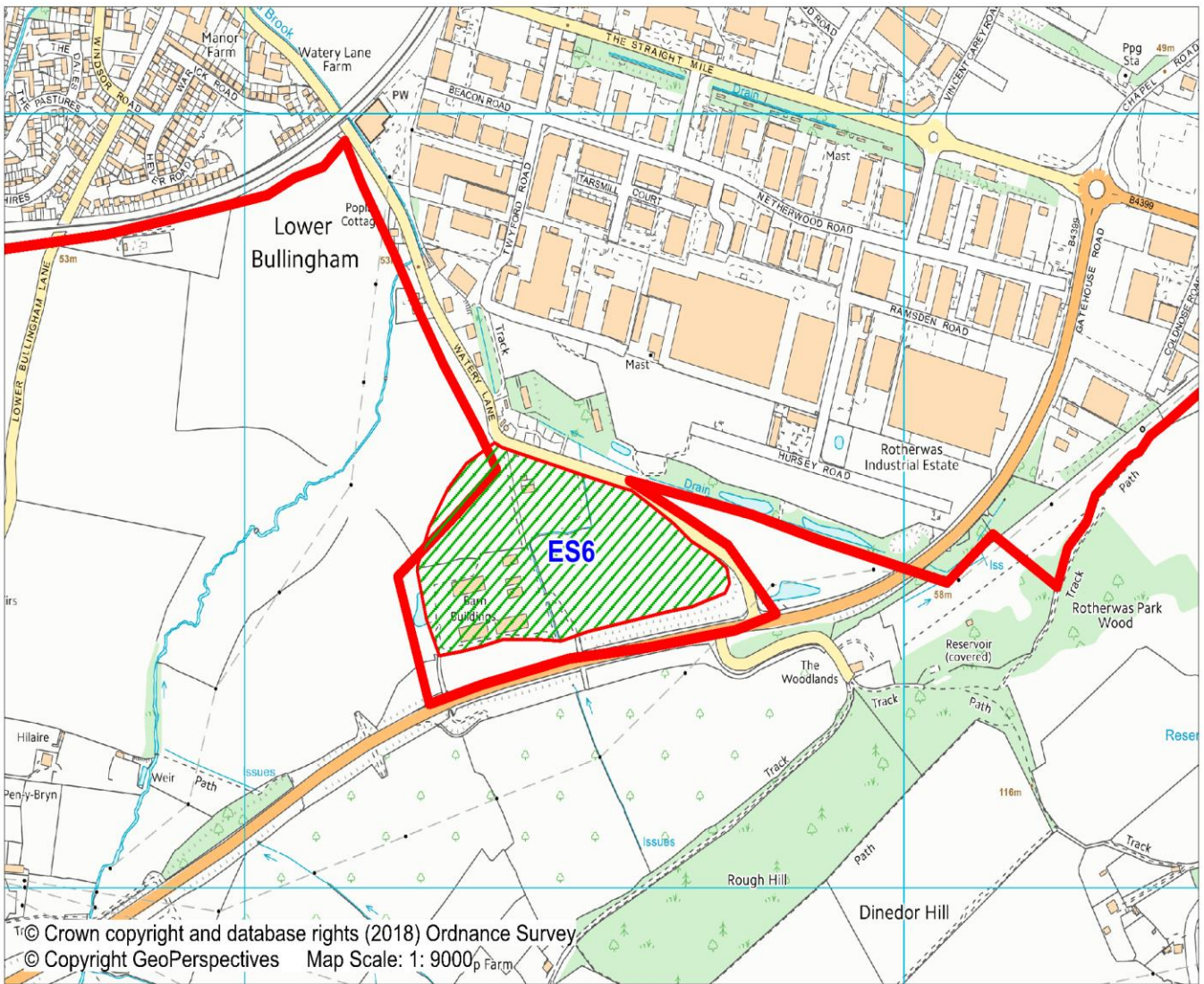


Site ID	<b>ES5</b>	Site Address	Land North of Roman Road, Holmer	Postcode	HR1 1JN
Ward	Holmer	Site Area ha	9.84	Potential Capacity	No

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 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	<b>ES6</b>	Site Address	Land at Rotherwas Enterprise Zone, Watery Lane, Hereford	Postcode	HR2 6JW
Ward	Dinedor Hill	Site Area ha	8.28	Potential Capacity	Yes

The site is relatively flat, currently used for arable purposes, and is located adjacent to existing development in employment use. The site is already identified for employment uses in the Local Plan Core Strategy as part of the strategic site under policy HD6.

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 considered to have capacity for use as employment land and will be a natural extension to the existing Hereford Enterprise Zone at Rotherwas.

Further assessments will need to be undertaken to determine its suitability with regard to other factors. These include highway access, connectivity, access to sustainable transport, possibility of archaeological remains and any potential impacts on heritage assets. Therefore, for the purposes of the Hereford Area Plan, its inclusion in the site options is considered appropriate.