

# Committee Briefing Document

Outline planning application ref. NO. 242558 -  
Land to the South of Lower Bullingham, Hereford



*Indicative view across public open space towards new homes.*

## About Bloor Homes

Bloor Homes is a family owned, private company with long-standing relationships in Herefordshire and a proud track record of delivering hundreds of high-quality new homes in the County, to include our Hereford Point development at Holmer and The Arches at Ledbury. We are dedicated to quality, thoughtful design and the creation of thriving communities. It is this commitment that has made Bloor one of the UK's most trusted and respected homebuilders. Indeed, for the sixth consecutive year, Bloor Homes has been recognised by the Home Builders Federation as a Five Star Housebuilder.

## The Proposals

Our outline planning application is for Phase 1 of the allocated sustainable urban extension to Hereford at Lower Bullingham. It comprises:



Up to 540 new homes of which 35% (up to 189) would be affordable homes of a mix of type and tenure as agreed with your Housing Officers. The new homes would be a mix of 1, 2, 3, 4 and 5-beds and include bungalows.



Around 5.5 hectares of new employment land for a range of uses within Use Classes B and E. This will provide exciting new opportunities for inward and indigenous investment into the local economy, complementing the aims and objectives of Skylon Park, Hereford's Enterprise Zone and the wider South Wye locality.



A mixed-use local centre which could include convenience retail, a cafe, new office space and a local transport hub; to include space for car charging, e-bikes and cycle lockers.



Extensive on and off site highway and sustainable transport infrastructure to include early delivery of 'The Twyford Link': a sustainable new foot, cycle and bus - only route through the site directly connecting Hoarwithy Road to Rotherwas Industrial Estate by active travel measures.



A Country Park providing informal recreation opportunities for the new and existing local community. Totalling over 15 acres, the Park will include new wildflower meadows, native woodland and wetland tree and shrub planting, surfaced and mown paths, picnic areas and biodiversity enhancements. The Park will be accessible on foot and cycle by a proposed 'green lane' (non-car) section of Lower Bullingham Lane with crossing enhancements proposed on Green Crize.



Over 10% Biodiversity Net Gain delivered on-site.

## Engagement

In bringing forward our development proposals at Lower Bullingham, we engaged with the local community at an early stage and throughout the determination process, to include several consultation and update meetings with Lower Bullingham Parish Council, Hereford City Council, Callow and Haywood Parish Council, Ward Cllrs. and Cabinet members. We also engaged in comprehensive pre-application advice with Officers and key stakeholders, including the Hereford Enterprise Zone, Lead Local Flood Authority, Environment Agency, Local Highway Authority and National Highways. All of this consultation and advice has informed and helped shape the development proposals.

## Community Benefits

In addition to providing a range of much needed new affordable and market homes, the proposals will deliver the following benefits to the local area, to be secured by planning conditions and the S106 Agreement.

- Over 50 acres of new, accessible public open space to include a Country Park. Notably, around 50% of the application site is green infrastructure offering both formal and informal recreation opportunities.
- New foot and cycle path infrastructure improvements from the site, along Hoarwithy Road up to the Saxon Community Hall access.
- A contribution of £2.6m for off-site active travel infrastructure projects arising from the Council's Local Transport Plan and the Local Cycling, Walking and Wheeling Infrastructure Plan.
- A contribution of almost £1m towards new sustainable transport initiatives including the delivery of a new Bus service to and through the site, linking Hoarwithy Road to Rotherwas Industrial Estate via 'The Twyford Link'.
- £2.5m towards local pre-school, primary, post-16, Youth and Special Education Needs and Additional Provision services and facilities.
- Over £750,000 to support the NHS deliver additional capacity, equipment and healthcare facilities / infrastructure at Hereford County Hospital and within the primary care network.
- A contribution of around £450,000 to support outdoor sport opportunities identified in the Herefordshire Playing Pitch and Outdoor Sports Strategy and Action Plan.
- Around £75,000 towards the redevelopment of the Shire Hall for the new Library.

## Sustainable Homes

Bloor Homes is committed to addressing the climate change emergency. All new homes will be constructed to meet the latest Building Regulations and the forthcoming Future Homes standards when they come into force. This will incorporate enhanced building fabric to maximise thermal efficiency and a range of renewables technology to include solar PVs and a minimum 7KW electric vehicle charging point to all homes. Such technologies will also be introduced at the Local Centre and the new employment units.



*Proposed Country Park.*

## Delivery Timeframe

Should the Planning Committee resolve to grant outline planning permission for the development, Bloor Homes will promptly engage in further pre-application advice with your Officers and prepare a first reserved matters application for submission following completion of the S106 Agreement.

Our aim would be to commence works on the site access roundabout and supporting infrastructure in Spring 2027, with the first residential occupations in Spring 2028.



*Impression of the Twyford Link highway arrangements.*