

Members of the Planning Site Inspection:

Polly Andrews, Bruce Baker, Jacqui Carwardine,
Simeon Cole, Clare Davies (Vice-Chairperson),
Dave Davies, Matthew Engel, Catherine Gennard,
Peter Hamblin, Terry James (Chairperson),
Stef Simmons, John Stone, Charlotte Taylor,
Richard Thomas and Mark Woodall

Our Ref: SI-Tuesday 18 November 2025
Please ask for: Matthew Evans
Direct Line: (01432) 383690
email: Matthew.Evans@herefordshire.gov.uk

13 November 2025

Dear Councillor,

Site inspection(s) - Tuesday 18 November 2025

The planning committee will be undertaking site inspection(s) at the following site(s).

The inspection(s) will take place from **10.00 am**, on **Tuesday 18 November 2025**. Please note that traffic and conditions may have an impact on the precise start time(s).

Please find attached the relevant location plan(s). Please also find attached an extract from the council's constitution which governs the conduct of site inspections.

SITE INSPECTIONS - CONSTITUTION EXTRACT

1. **10:00 A.M. - 251073 - AYLESTONE HIGH SCHOOL, BROADLANDS LANE, HEREFORD, HEREFORDSHIRE, HR1 1HY** 7 - 8

SITE VISIT: 10am**CASE OFFICER: Ollie Jones****WARD COUNCILLOR: Cllr Spencer****Application Number – 251073****Site Address: Aylestone High School, Broadlands Lane, Hereford, HR 11HY****Proposal:** Proposed two-storey educational building with associated landscaping and infrastructure works.**PARKING AND MEET LOCATION**

Parking on Broadlands Lane / school parking (Six car parking spaces will be allocated)

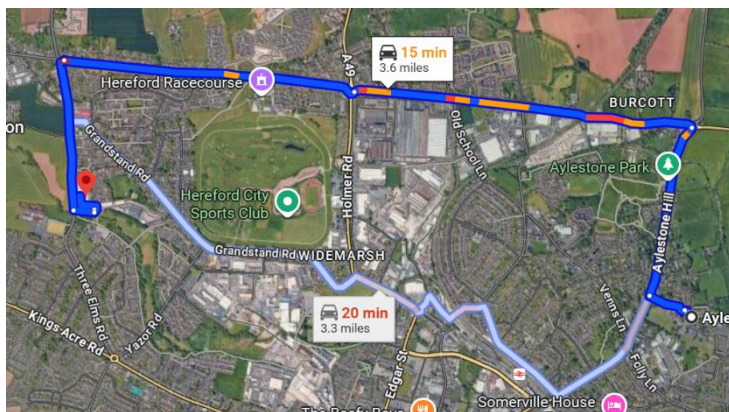
All visitors on arrival are to **report to reception in Broadlands Cottage** (opposite Broadlands Primary School). See yellow star. Members will be accompanied by a staff member.

Please bring your Council ID badges with you.

Postcode: HR1 1HY**Googlemaps –** <https://maps.app.goo.gl/pzhqGRxig3YSEp77>**What3words:** <https://w3w.co/trails.coast.punt>



Approx. 12 / 15 min drive to site Visit 2



Ward: Aylestone Hill

2. **11:00 A.M. - 222138 - LAND AT THREE ELMS, NORTH EAST QUARTER TO THE NORTH EAST OF HUNTINGTON AND BOUNDED BY THREE ELMS ROAD AND ROMAN ROAD, HEREFORD, HEREFORDSHIRE, HR4 7RA** 9 - 12

SITE VISIT 2: 11am

CASE OFFICER: Heather Carlisle

WARD COUNCILLOR: Cllr R Williams

Application Number: 222138

Site Address: Land at Three Elms, North East Quarter to the north east of Huntington and bounded by Three Elms Road and Roman Road, Hereford.

Proposal: Outline Planning application with all matters reserved, except access, for the first phase of an urban extension comprising up to 350 homes (Use Class C3); and a care home (Use Class C2), park & choose interchange; together with open and play space, landscaping, infrastructure and associated works.

See application at: [Planning Application Details - Herefordshire Council](#)

PARKING AND MEET LOCATION

Please meet in the car park at 'The Range', Bakers Lane, Off Three Elms Road.

HR4 0SQ

Google Maps: <https://maps.app.goo.gl/YCeEeMD6idx7LiCF8>



There will be some walking involved along Three Elms Road and Huntington Lane.

There is very limited parking on Huntington Lane – if members need to drive then they should car share. We can make arrangements on the day.

Please wear footwear suitable to access the PRow within the field. Weather is expected to be cold / wet and the visit may take around an hour.

Please bring Hi-Viz if you have it.

IF ROMAN ROAD IS REOPENED then we may also make our way to a further meeting point as below.



Postcode: HR4 7SW (Bovingdon Park)

Googlemaps: <https://maps.app.goo.gl/2Ccd4HHTtRnapmCx9>

What3words: <https://w3w.co/flame.beats.blueberry>

Ward: Kings Acre

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Evans'.

Matthew Evans

Democratic services officer

c.c. Local ward member(s) and parish/town council(s)

PLANNING AND REGULATORY COMMITTEE
EXTRACT FROM THE COUNCIL'S CONSTITUTION
SITE INSPECTIONS

5.6.12 Site Inspections

- 5.6.13 Site Inspections by the committee can be helpful in reaching a decision on issues where site circumstances are clearly fundamental to the decision. This is true particularly when the issues concern, for example, visual impact, the character of an historic building or the effect of development on local amenity. However, site inspections are costly, cause delay to decisions and are an unsuitable place for holding a reasoned debate.

The criteria for holding site inspections are:

- (a) the character or appearance of the development itself is a fundamental planning consideration; or
- (b) a judgement is required on visual impact; or
- (c) the setting and surroundings are fundamental to the determination or to the conditions being considered, and cannot reasonably be made without visiting the site in question.

The chairperson of the planning committee and the assistant director Environment and place will determine which applications will be the subject of a prior site inspection. This does not prevent any member of the committee requesting a site inspection of a site at the committee meeting when it has not already been visited by this procedure.

- 5.6.14 Site Inspections should not be held when inspection of the site is irrelevant to the material conditions. Any member of the committee may request a site inspection, but reasons based on the above criteria must be stated.
- 5.6.15 **The purpose of the site visit is fact finding.** Officers will be able to point out relevant features of the site and surroundings. You will be able to see the physical features of the site and ask questions through the chairperson or the officers to seek clarification. Neither the applicant/agent nor third parties will be allowed to participate in the site inspection. The input of these parties is made at the committee meeting itself. At the discretion of the chairperson of the planning and regulatory committee the appropriate parish or town council may be invited to observe the inspection. In these circumstances the parish or town council may not contribute to the opportunity to ask questions of officers on site.
- 5.6.16 **No discussion of the merits of the case is permitted at site inspections and all questions from you will be put through the chairperson.**
- 5.6.17 The visiting party will stay together as a group. Wherever possible the party should arrive at and leave the site together.
- 5.6.18 As a member of the planning and regulatory committee when on site visits you should not make any comments that could create an impression that you had

already formed a view on the merits of the application. No decision on the application should be made until the meeting of the planning and regulatory committee at which the application is to be considered, when they will have before them all necessary information to be able to make an informed decision, including any material facts arising from the site visit which the assistant director environment and place considers should be reported to the committee.

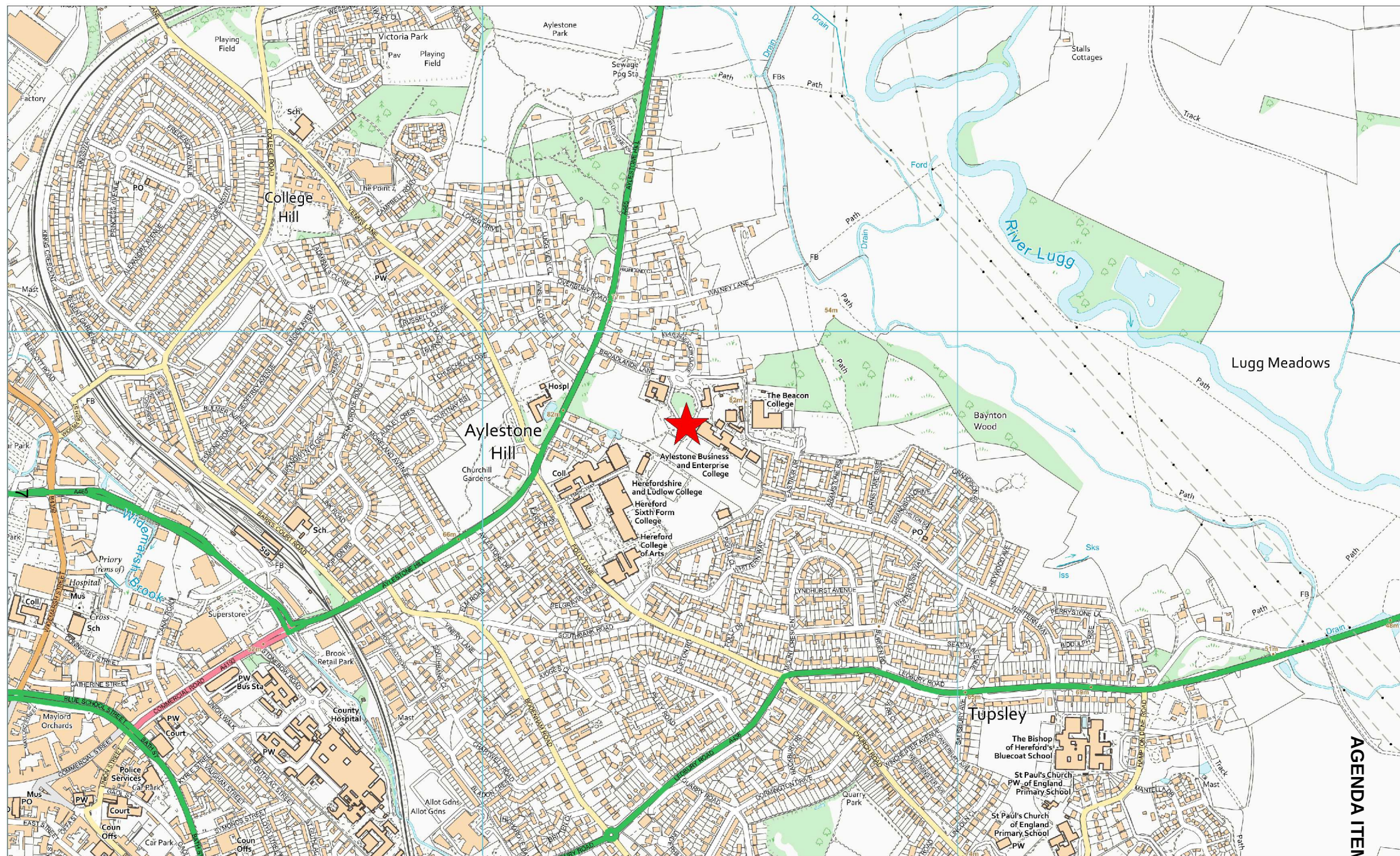
5.6.19 Conduct of visits

- (a) visits will be conducted in a formal manner.
- (b) the chairperson or vice-chairperson will open the visit and remind members of its purpose and conduct.
- (c) Officers will highlight issues **relevant to site inspection**. If issues are raised which necessitate consultation with the applicant or his agent, this should be done after the close of the visit and the outcome reported to the subsequent committee.
- (d) Ward members will be invited to site inspections in their wards and asked to highlight local issues relevant to the site inspection.
- (e) the chairperson or vice-chairperson will close the visit.

5.6.20 General matters

- (a) No decision will be made concerning the application on site.
- (b) no formal notes will be made.
- (c) no hospitality will be accepted.

5.6.21 **If you find it necessary to visit a site alone (perhaps because it was not possible for you to attend a committee visit), you should view the site only from public vantage points, seek to avoid any discussion with interested parties, and, if there is such discussion, make it clear that no decision on the application will be taken until it has been discussed at committee.**



AGENDA ITEM 1



Herefordshire Council Planning Services
PO Box 230
Hereford
HR1 2ZB
Tel: 01432 260000

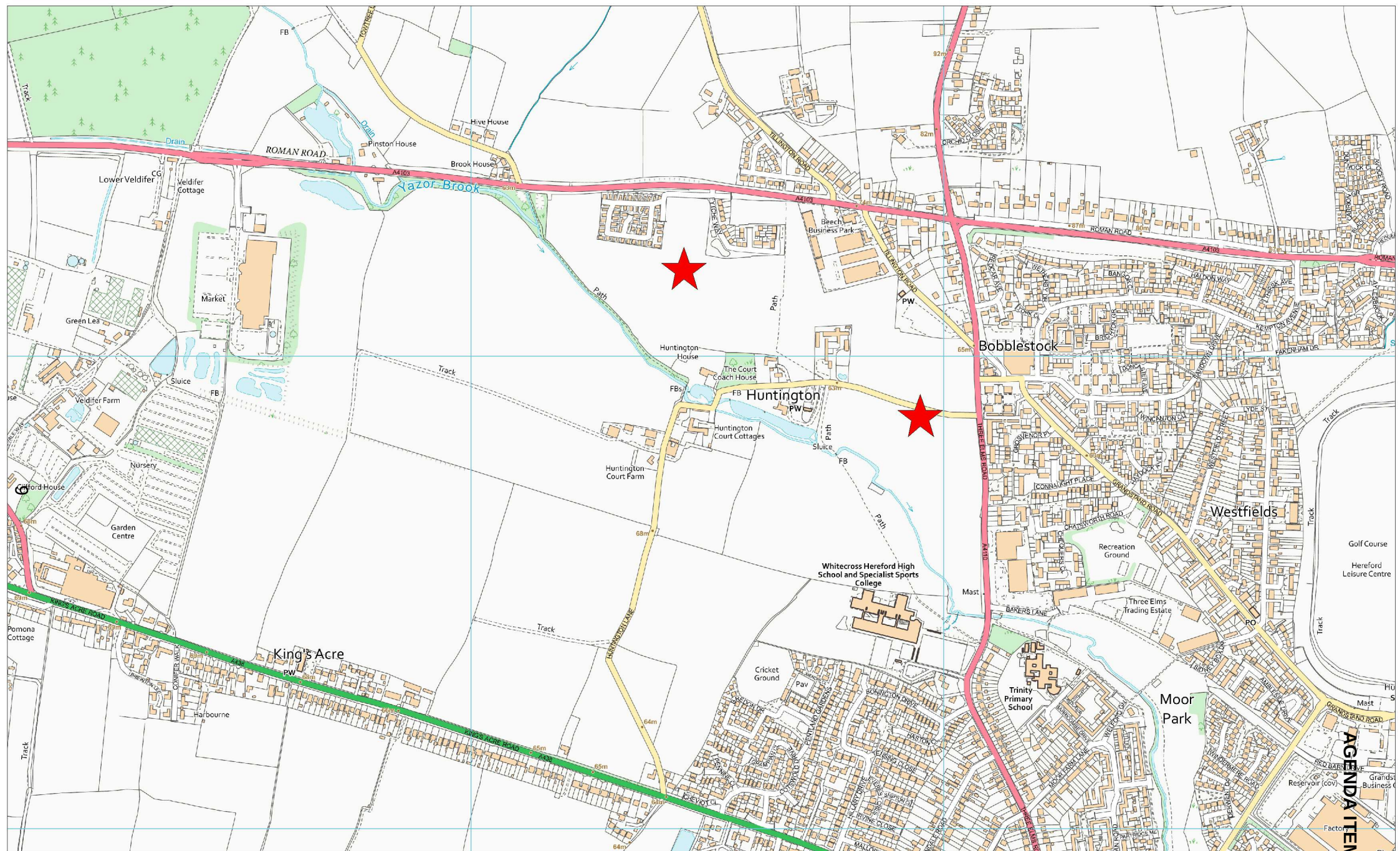
Application Number 251073
Proposed two-storey educational building with associated landscaping and infrastructure works.
Aylestone High School, Broadlands Lane, Hereford, Herefordshire. HR1 1HY

Case Officer
Ollie Jones

Target Determination Date
4/7/2025

★ Application Site
Scale 1:10,000 @ A4

© Crown copyright and database rights (2017) Ordnance Survey AC0000850532
© Environment Agency copyright and/or database right 2013. All rights reserved.
© Crown Copyright and Landmark Information Group Ltd (2013)



Herefordshire Council Planning Services
PO Box 230
Hereford
HR1 2ZB
Tel: 01432 260000

Application Number 222138

Outline Planning application with all matters reserved, except access, for the first phase of an urban extension comprising up to 350 homes (Use Class C3); and a care home (Use Class C2), park & choose interchange; together with open and play space, landscaping, infrastructure and associated works.
Land at Three Elms, North East Quarter, To the north east of Huntingdon and bounded, by Three Elms Road and Roman Road, Hereford, Herefordshire. HR4 7RA

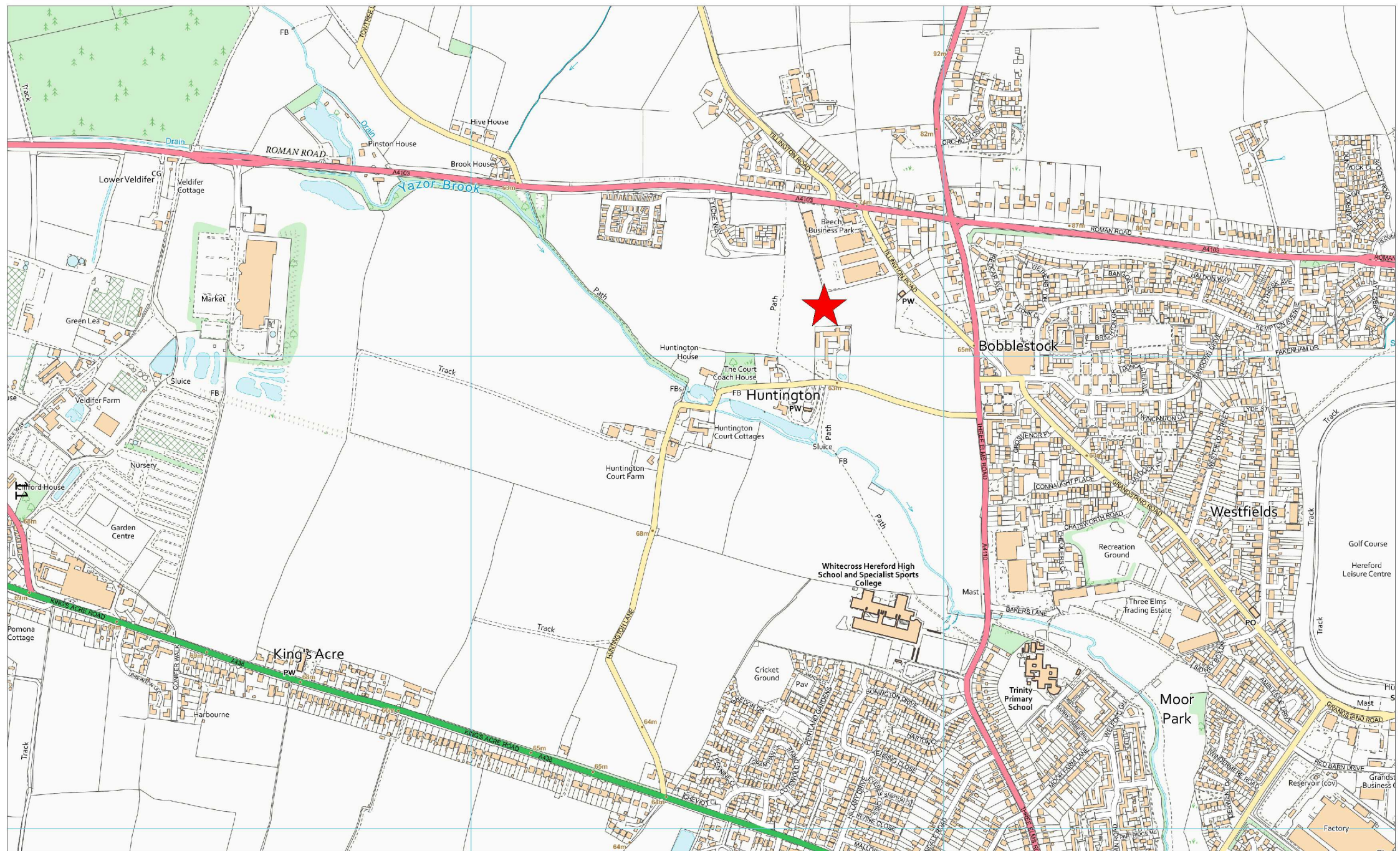
Case Officer
Heather Carlisle

Target Determination Date
30/11/2025

★ Application Site
Scale 1:10,000 @ A4

AGENDA ITEM 2

© Crown copyright and database rights (2017) Ordnance Survey AC0000850532
© Environment Agency copyright and/or database right 2013. All rights reserved.
© Crown Copyright and Landmark Information Group Ltd (2013)



Application Number 222138
 Outline Planning application with all matters reserved, except access, for the first phase of an urban extension comprising up to 350 homes (Use Class C3); and a care home (Use Class C2), park & choose interchange; together with open and play space, landscaping, infrastructure and associated works.
 Land at Three Elms, North East Quarter, To the north east of Huntington and bounded, by Three Elms Road and Roman Road, Hereford, Herefordshire. HR4 7RA

