

**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 2 June 2026  
Please ask for: Matthew Evans  
Direct Line: (01432) 383690  
email: Matthew.Evans@herefordshire.gov.uk

26 May 2026

Dear Councillor,

**Site inspection(s) - Tuesday 2 June 2026**

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 2 June 2026**. 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 MAY 19**

1. **10:00 A.M. - 242558 - LAND TO THE SOUTH OF LOWER BULLINGHAM, WEST OF THE ROTHERWAS INDUSTRIAL ESTATE, NORTH OF THE ROTHERWAS, HEREFORD, HR2 6JW**

**SITE VISIT: 10am****CASE OFFICER: Heather Carlisle****WARD COUNCILLORS: Cllr D Davies and Cllr R Thomas****APPLICATION NUMBER: 242558****SITE ADDRESS: LAND TO THE SOUTH OF LOWER BULLINGHAM, WEST OF THE ROTHERWAS INDUSTRIAL ESTATE, NORTH OF THE ROTHERWAS, HEREFORD, HR2 6JW**

**PROPOSAL:** The first phase of an urban extension (known as the Southern Urban Expansion in the Herefordshire Local Plan Core Strategy) comprising up to 540 homes (Use Class C3); employment land (Use Class B and E), local centre and a country park together with supporting public open space, and all other associated works (e.g. demolition of existing industrial buildings, drainage, landscaping and ground modelling). All matters are reserved for future consideration save for 'access'. Only the means of access into the site is sought as part of this outline application, not the internal site access arrangements.

See application at: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-search/details?id=242558&search-term=242558>

**PARKING AND MEET LOCATION**

Please meet Goodwin Industrial Estate, Off the B4399 (Rotherwas Relief Road)

Hereford  
Postcode: HR2 6QZ

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

What3words: <https://what3words.com/lottery.funky.billiard>



There will be 4 vantage points to visit during the visit, although no walking. There is very limited parking on parts of the route – if members need to drive then they should car share.  
Please bring Hi-Viz if you have it.

**Drive by Twyford Road/Watery Lane Bus link**

**Location 2: Watery Lane**

**Postcode: HR2 6JN**

Google Maps: <https://maps.app.goo.gl/Td5nR9Bua24BBXt29>

What3words: <https://what3words.com/retailing.regulates.send>



**Drive to end of Watery Lane – Holme Lacy Road to mini roundabout then turn left into Hoarwithy Road**

**Location 3 Proposed Country Park: Green Crize/Hoarwithy Road  
Postcode: HR2 8AA**

**Google Maps: <https://maps.app.goo.gl/e8frzyEbAGsnrYjR8>**

**What3words: <https://what3words.com/newspaper.lectures.waltzes>**

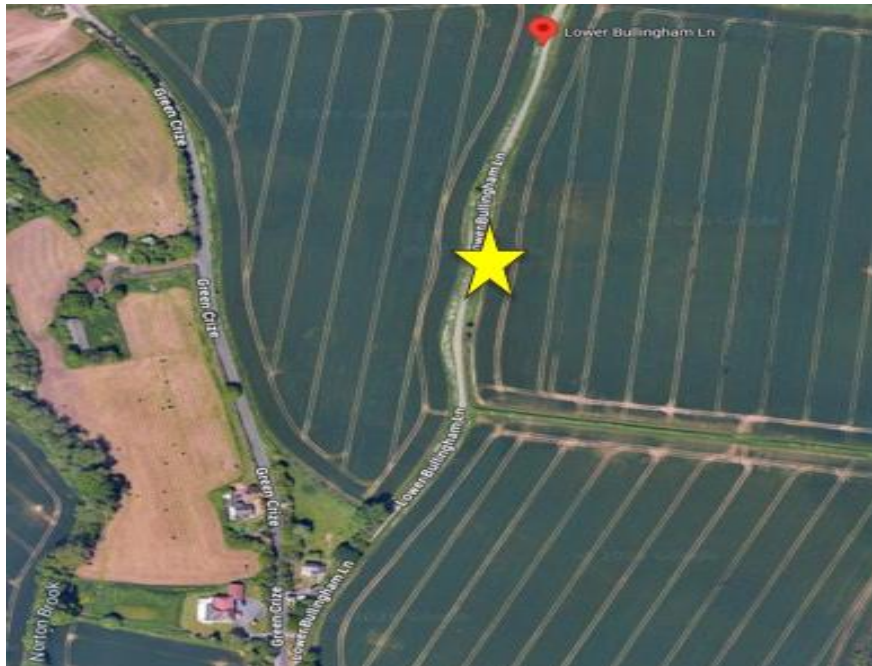


**Location 4: Drive to Lower Bullingham Lane**

**Postcode: HR2 8AA**

**Google Maps: <https://maps.app.goo.gl/MVtqe8TjVjQjRABT9>**

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



**Overall Map – showing the 4 locations**



**Additional documents:**

[Committee report - APPLICATION NUMBER: 242558](#)

Ward: Dinedor Hill; Wormside

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Evans', written in a cursive style.

**Matthew Evans**  
**Democratic services officer**

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