

**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>**

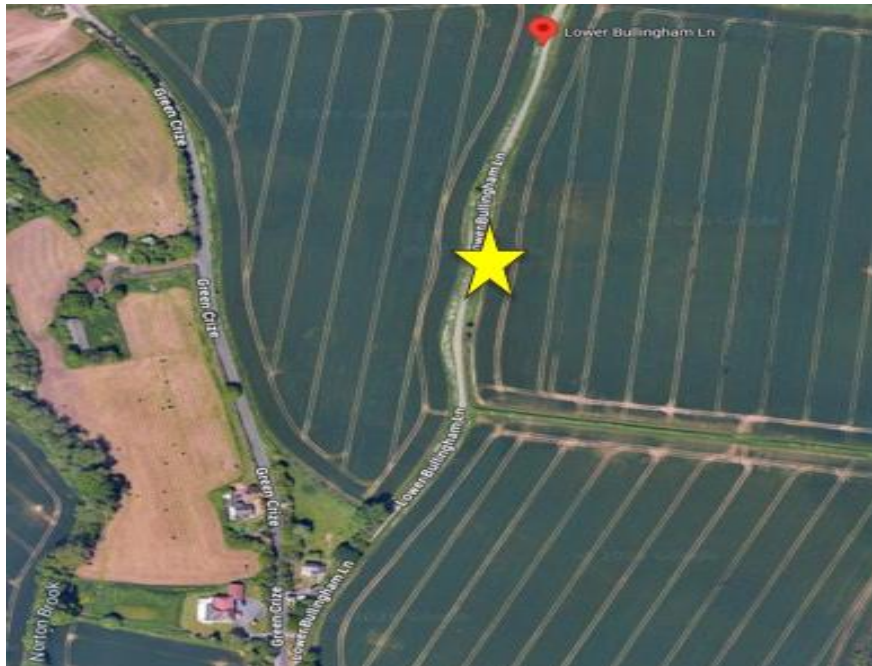


**Location 4: Drive to Lower Bullingham Lane**

**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)

**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.**