

Hereford Livestock Market – relocation

- 7.7.17 A key aspect of the Plan's strategy and the regeneration of the Edgar Street Grid is the relocation of the Hereford Livestock Market. Nationally, the trend has been for livestock markets to relocate out of town, reflecting the increasingly quasi-industrial nature of their core activities and modern requirements for access, health and safety, animal welfare, parking and operational space. In Hereford, the Market has been on its present site since the mid 1950's, furthering an obligation under a Charter dating from 1597 to enable the buying and selling of goods and livestock in the City. However, the current market facility has become outdated, and is poorly equipped and located for modern day operations and trading. Relocation to a new site with facilities provided to improved modern standards is proposed in order to address these issues as well as the changing requirements of animal welfare and health and safety legislation. Relocation will ensure a continued role for the Market as an important service centre to the local agricultural community, as well as allowing the existing site to be more advantageously used to support and extend the range of services offered by the city centre. To help facilitate relocation, the Hereford Markets Act allows a new market to be formed if required outside and beyond the city boundary limits as defined and restricted under the historic Charter.
- 7.7.18 Initial research was undertaken to ascertain the requirements of any new facility in terms of size, infrastructure and location, including an extensive survey to identify and shortlist possible relocation sites, taking into account a wide range of planning factors. From these studies of trading information and locations of livestock throughout the County, in general terms a location to the north west of the City offers the best accessibility for both sellers and buyers of livestock. However, despite a continuing site search it has not proved possible to identify a suitable site. The Plan, therefore, includes the following criteria based policy. Additionally and in response to representations made to the Deposit Draft Plan, the Council commissioned a further study. That report concluded that the livestock market has outgrown its existing site and as it remains to be a vital and valuable part of the rural farming community in Herefordshire, a new site was the preferred option.
- 7.7.19 The size of the required site is around 8 hectares, to allow for sales areas and pannage, car / lorry parking and facilities, and associated lairage. Lairage comprises pasturage for livestock remaining overnight prior to transportation, and is similar to agricultural use requiring little visual change in the appearance of land. The amount of land required for built development (including areas of open hard standing) would be 4 to 5 hectares.
- 7.7.20 It is likely that any site proposed would be required to be treated as an exception to planning policy, in order to meet the specific requirements of the Livestock Market. Consequently the only ancillary uses that

could also be permitted would be those directly associated with the Market operation. This could include uses such as agricultural suppliers (including machinery supplies and repairs), and veterinary and financial services. Any retail sale of goods falling within Class A1 of the Use Classes Order will be restricted to goods required for the operation of an agricultural business.

7.7.21 Many environmental issues could be mitigated through site layout and landscaping. An environmental impact assessment and a transport assessment of the development will be required prior to any planning permission being granted.

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Planning permission for proposals for a relocated Hereford Livestock Market will only be granted where the proposal meets the following criteria:

- 1. the site is restricted for use as the new Hereford Livestock Market and necessary ancillary uses only;**
- 2. the site is of a size and nature capable of adequately accommodating the identified needs of Hereford Livestock Market, and will not have a detrimental effect on the surrounding area or its immediate setting;**
- 3. the site is well related to the primary road network where the development will not create an unacceptable impact upon the highway network and a satisfactory access can be provided;**
- 4. the site can be adequately serviced by the provision of infrastructure and services, to include the necessary supply of water and for the satisfactory treatment and/or disposal of trade effluent and surface water;**
- 5. the scheme must include proposals for sustainable drainage and incorporate measures to ensure that such run-off does not contaminate local water courses;**
- 6. the built development, car parking and lairage should be located and of good design to respect its surroundings and character in order to protect local amenity and minimise landscape impacts; and**
- 7. a comprehensive and suitable landscaping scheme is provided to help assimilate the development into the surrounding area and to safeguard landscape character.**