

Herefordshire Local Plan

# Hereford Area Plan

Issues & Options Paper  
Consultation Statement

October 2017



## **Hereford Area Plan (HAP) Issues and Options – Consultation Statement**

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## 1. Introduction

The purpose of this document is to explain how the council has complied with its Statement of Community Involvement and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in the arrangement of this consultation.

This statement sets out the methods Herefordshire Council has used to engage with both stakeholders and the community in the preparation of the Hereford Area Plan between 2 April and 22 May 2017, including the following:

- Which bodies and persons were invited to make representations
- How those bodies and persons were invited to make representations
- How information was made available to be viewed
- A summary of the key issues raised through representations
- How those issues have been addressed in the Development Plan Document

The need to prepare the Hereford area plan was acknowledged by the inspector at the examination into the Herefordshire local plan core strategy.

The document preparation process includes undertaking appropriate consultation and engagement at key stages.

The following table shows the different stages of consultation during the preparation for the Hereford Area Plan.

<b>Stage</b>
Issues and Options public consultation
Site Options public consultation
Preferred Options/Draft Plan public consultation
Pre-submission publication
Submission to Secretary of State
Examination in public
Inspectors Report
Adoption by Council

## **2. Preparation of the Hereford Area Plan**

The Hereford Area Plan will set out the detailed proposals to ensure the full delivery of the targets for Hereford in the adopted Core Strategy. It will include policies and proposals for growth of Hereford including specific proposals for housing, employment and urban regeneration and policies which protect and enhance its attractive built and natural environment.

The document will be a statutory element of the county's Local Plan, and will be one of a number of development plan documents (DPDs) currently being prepared which will provide detailed planning policies for specific locations or issues.

A collaborative approach to the preparation of the Plan is being undertaken. A Hereford Area Plan reference group has been established, which consists of elected councillors from Herefordshire Council, Hereford City Council and parish council's within the plan area, together with other stakeholders representing economic, social and environmental interests. The Group provides advice and guidance upon the plan making process and the content of the document.

The consultation upon the issues and options paper was the first opportunity to comment upon the emerging options to be included within the Plan. Further consultation will be undertaken as the plan progresses. The Plan will be subject to an Examination in Public by an independent inspector before it can be adopted by Herefordshire Council.

## **3. Consultation Methodology**

As well as the Hereford Area Plan (HAP), the delivery of the Hereford Transport Package (HTP) is a key element of the plan for Hereford.

Following the cabinet decision in June 2016 to undertake work necessary to inform route selection of the Western Bypass, it was agreed that public consultation was required to inform development of the HTP and appraisal of route options for a bypass.

Together the HAP and HTP documents will provide detailed strategy to support the growth of Hereford and the surrounding area, therefore it was decided that the seven week public consultation on the issues and options stage of the HAP would run in parallel with the first stage of consultation on the HTP.

The council has an extensive consultation database, containing over 3,000 contact names. The list includes individual residents, developers, businesses based across the county, parish councils, community and voluntary groups, infrastructure providers, neighbouring authorities, government agencies and elected members.

The council used a range of methods to engage with all potentially interested parties, in order to ensure that all have the opportunity to make a representation.

The purpose of the consultation was to invite views on a number of topics to feature in the HAP.

The document sets out points for consideration on a range of topics including; housing, jobs, retail, leisure and tourism, open space and community facilities, built and natural environment, a new university and movement around the city.

Stakeholders and local community members were informed by email, in writing or face-to-face about ways to get involved in the consultation. A variety of methods to respond were given, both on and offline in order to reach the broadest audience possible.

The following approaches were undertaken:

- Direct mail or email to contacts on council database
- Information made available at libraries and information centres across Herefordshire.
- Posters displayed on parish notice boards across the county
- Leaflets advertising the consultation and exhibition times at key positions across the city
- Hereford Times social media campaign
- Hereford Times Newspaper advertisements
- Cabinet Members' newsletter
- Herefordshire council website
- Herefordshire council social media
- Exhibition at the Courtyard Centre for the Arts from 4 – 7 April
- Exhibition at Hereford City Library from 11 April – 19 May

#### **4. The Consultation**

The Council published the draft HAP Issues and Options document for public consultation from 4 April to 22 May 2017.

Notification of the consultation was sent to Herefordshire Parish Councils, specified consultees, all those who had registered an interest in Herefordshire planning, stakeholders, neighbouring authorities, agents and land owners, notifying them of the details and inviting them to take part in the consultation.

A comprehensive list of specified consultees can be found in Appendix 1 of this document.

The correspondence sent included details of where to find further information and how to make a representation either online or in writing.

The following documentation was made available to download on the dedicated webpage [www.herefordshire.gov.uk/herfordconsultation](http://www.herefordshire.gov.uk/herfordconsultation) and in hard copy at libraries and information centres across the county.

- Draft Development Plan Document
- Frequently Asked Questions sheet
- Questionnaire
- Call for Sites Submission form

The HAP section of the questionnaire made reference to the individual topics featured in the draft document, asking specific questions in relation to each, as well as inviting further comment.

The following table details each method used to distribute information:

<b>Method</b>	
Email Specified statutory consultees, local business owners, groups representing, parish reps & neighbouring authorities	Notification of consultation Sent Reminder sent part way through consultation
Letter As above with no email address known, inc MPs	Notification of consultation Sent
Facebook	Notification of consultation start posted on council page with direct link to website followed by regular updates throughout
Twitter	Notification of consultation start on council page with direct link to website followed by regular updates throughout
Campaign via Hereford Times newspaper, utilising the paper and online platforms.	4 weeks prior and throughout consultation period.
Council Website	Featured on council news page throughout consultation with direct link to consultation page
Sunshine Radio	4 weeks prior and throughout consultation period
Cabinet members' Newsletter	Information sent for inclusion in weekly newsletter
Councillors for key parishes	Sent personal email with detailed information, along with invitation to exhibition at the Courtyard
Hard copies made available at info points / libraries across the county	Posted to each with instructions. Followed up to ensure information was on display and address any queries from staff
Posters for display on community noticeboards in and around city and potentially affected parishes	Sent to parish clerks and delivered around the city
Exhibitions	Courtyard Centre for the Arts during introductory days then Hereford City Library until the 19 <sup>th</sup> May

## 5. Responses to the Consultation

In total there were 1467 individual responses to the HAP/HTP survey.

All who took part in the survey online were first given the opportunity to only answer questions about HTP.

1354 answered      25% wanted to skip to HTP  
75% chose to continue to HAP first

Among those that submitted a consultation response were the following groups and organisations:

Breinton Parish Council
Broomy Hill District Residents Association
British Land
Burghill Parish Council
Campaign for the Protection of Rural England
Church Commissioners for England
Hereford Civic Society
Clehonger Parish Council
Dean Lewis Estates
Environment Agency
Here for Hereford
Hereford BID
Hereford and Worcester Gardens Trust
Hereford City Council
Hereford Market Auctioneers
Hereford Sustainable Transport Group
Hereford Transport Forum
Hereford Transport Alliance
Herefordshire Wildlife Trust
Highways England
Historic England
Holmer & Shelwick Parish Council
Marches LEP



NHS Wye Valley Trust
National Trust
Natural England
Network Rail
Powys – Welsh Government
Savills
Taylor Wimpey
Welsh Water
Woodland Trust
Woolhope Naturalists Field Club

## 6. Conclusions

As a result of analysis of responses, there are a number of key issues to consider in the preparation of the next stage.

For a complete summary breakdown by question, please refer to appendix 5.

## 7. What Happens Next?

The preferred options stage of the HAP consultation will:

- Explain how the issues and options stage of consultation feedback has informed development of the HAP.
- Present the preferred options
- Seek feedback about the preferred options

Winter 2017/Spring 2018	Preferred Options Public Consultation
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## **Appendices**

### **Appendix 1 – Consultees**

The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out those bodies that the Council must consult with when preparing plan documents and planning applications.

Organisations and Groups targeted include:

- Central, regional and local Government organisations
- Adjoining local authorities
- Statutory bodies such as Highways England and utility companies
- Community, voluntary, resident and interested groups
- Members of the public
- Parish/Town Councils
- Local businesses
- Developers and agents.

## Appendix 2 – Letter

**Cllr P Price  
Cabinet Member Infrastructure**

Your Ref:  
Our Ref:  
Please ask for: Mr P Price  
Direct Line : 01432 261800  
E-mail: [herefordconsultation@balfourbeatty.com](mailto:herefordconsultation@balfourbeatty.com)

13 March 2017

Dear

### **HEREFORD AREA PLAN (HAP) & HEREFORD TRANSPORT PACKAGE (HTP)**

I would like to invite you to a preview of the Hereford Area Plan (HAP) and the Hereford Transport Package (HTP) consultation exhibitions.

The HAP will set out the detailed proposals for the delivery of the city-specific policies set out in the Core Strategy, which sets out the overall vision, objectives and spatial strategy for the county.

The HTP exhibitions provides information for the Hereford Bypass corridor to the west of the city, which includes a new river crossing and associated walking, cycling, bus and public space improvements.

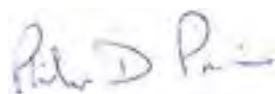
We are holding a three day exhibition at the Courtyard Centre for the Arts and have included a preview event on Monday 3 April, between 11am-1pm which parish councillors are welcome to attend. The preview will give you an early opportunity to view the exhibition and talk to staff.

The exhibition will be open to the public on Tuesday 4, Wednesday 5 and Thursday 6 April from 11am-7pm.

Please let the team know by return, if you wish to attend one, or both of the events [herefordconsultation@balfourbeatty.com](mailto:herefordconsultation@balfourbeatty.com) or 01432 261800.

I would welcome your attendance at any of the events, however if you are unable to attend the events but would like to view the exhibition panels, complete the consultation questionnaire or find out more information you can do so from Tuesday 4 April at [www.herefordshire.gov.uk/HerefordConsultation](http://www.herefordshire.gov.uk/HerefordConsultation)

Yours sincerely



**CLLR P PRICE  
CABINET MEMBER – INFRASTRUCTURE  
Appendix 3 – Response Questionnaire**

We invite you to complete this questionnaire to give us your views about the Hereford Area Plan (HAP) and Hereford Transport Package (HTP). Your comments will be treated confidentially.

The consultation exhibition materials provide information on the HAP and HTP. These are available to view at The Courtyard between Tuesday 4 April and Thursday 6 April 2017, and at Hereford Library between Tuesday 11 April and Friday 19 May 2017. Consultation information is also available online at [www.herefordshire.gov.uk/HerefordConsultation](http://www.herefordshire.gov.uk/HerefordConsultation). An online version of the questionnaire is available on this webpage.

The questionnaire has three main sections: HAP, HTP and the consultation in general. You are welcome to only answer questions on the topics which are of interest to you if you would prefer.

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Post Code\*: \_\_\_\_ \_\_\_\_ \_\_\_\_ \_\_\_\_ / \_\_\_\_ \_\_\_\_ \_\_\_\_

\*This is only required to check the geographical origin of responses.

## The Hereford Area Plan

Please complete this section of the questionnaire to provide feedback on the Hereford Area Plan. The associated Issues and Options Paper which will help you to respond to the questions.

### Housing

**Question 1: Can greater use be made of land that has been previously developed (Brownfield land) for new housing?**

- a) Yes  
b) No

a)	
b)	

**If yes, how?**

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**Question 2: Should planning policies be developed to help meet the needs of specific groups of the population, for example older people?**

- a) Yes  
b) No

a)	
b)	

**Question 3: Should the plan provide advice upon an appropriate density of housing development in different parts of the city?**

- a) Yes  
b) No

a)	
b)	

**Question 4: Do you agree that the HAP should only identify housing sites for a minimum of 10 or more dwellings?**

- a) Yes  
b) No

a)	
b)	

If no, please explain

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**Question 5:** Should there be a boundary drawn to show where new development can happen and where it should be limited to protect the countryside?

- a) Yes
- b) No

a)	
b)	

If yes, what are the most important factors to help define it?

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**Question 6:** Should the HAP include additional policies for affordable housing in addition to those in the Core Strategy?

- a) Yes
- b) No

a)	
b)	

If yes, should the plan be specific on types and tenures of affordable homes required?

- c) Yes
- d) No

c)	
d)	

**Question 7:** Should the plan contain guidance around Houses in Multiple Occupation (HMO)?

- a) Yes
- b) No

a)	
b)	

If yes, what are the main factors that should be considered?

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**Question 8:** Should the HAP include a policy to encourage self and custom built homes?

- a) Yes
- b) No

a)	
b)	

If yes, what issues should it include?

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**Question 9:** Should guidelines be given within the plan to support methods of high quality design?

- a) Yes
- b) No

a)	
b)	

If yes, are there any particular issues that should be covered?

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## Social and Community Facilities and Open Spaces

**Question 10:** Should there be policies to address how developers can contribute towards community facilities?

- a) Yes
- b) No

a)	
b)	

**Question 11:** Are there improvements that need to be made to existing community facilities?

- a) Yes
- b) No

a)	
b)	

If yes, where?

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**Question 12:** What factors should be taken into account when protecting areas of open space?

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**Question 13:** Are there under-utilised parks, playgrounds or areas of open space that could be put to a different open space use, for example allotments or community gardens?

- a) Yes
- b) No

a)	
b)	

If yes, what and where?

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**Question 14:** Do you think there is a need for more allotment provision, for example as part of new housing developments or on existing open spaces?

- a) Yes
- b) No

a)	
b)	

If yes, where?

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**Question 15:** Do you think the correct issues have been identified relating to sport, community facilities and open space in this document?

- a) Yes
- b) No

a)	
b)	

If no, please explain

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## Movement (see also associated Hereford Transport Package questions)

**Question 16:** How can access to the railway station be improved?

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**Question 17:** Could the current city car parks be used more effectively or improved?

- a) Yes
- b) No

a)	
b)	

If yes, how?

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**Question 18:** Is there a need for more car parking to be identified?

- a) Yes
- b) No

a)	
b)	

If yes, what form should it take?

- a) Multi-storey provision
- b) Park and choose provision
- c) Other

a)	
b)	
c)	

**Question 19:** Would it be appropriate to develop a policy requirement for proposals for larger developments to provide a Travel Plan as part of a planning application?

- a) Yes
- b) No

a)	
b)	

**Question 20:** Can you suggest better ways to manage freight transportation throughout the city?

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## Jobs

**Question 21:** Should the HAP identify more land for new employment development?

- a) Yes
- b) No

a)	
b)	

If yes, what type of development eg. offices, manufacturing?

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**Question 22:** Should the HAP aim to broaden the local economy by supporting a wider range of employment types?

- a) Yes
- b) No

a)	
b)	

If yes, what types would you suggest?

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**Question 23:** Should the HAP allow for a broader range of activities on existing employment sites of poorer quality?

- a) Yes
- b) No

a)	
b)	

If yes, what would be considered an appropriate alternative use? Eg Sport and leisure facilities.

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## City centre and retail

**Question 24:** Should the HAP identify land for further new retail development?

- a) Yes
- b) No

a)	
b)	



**Question 25:** Should the HAP define the key shopping streets and keep them mainly for retail uses?

- a) Yes
- b) No

a)	
b)	

**Question 26:** Should the HAP allow for different uses where suitable in underutilised areas of the city centre?

- a) Yes
- b) No

a)	
b)	

**Question 27:** Should the HAP offer additional policy to encourage use of the upper floors in the town centre for residential use?

- a) Yes
- b) No

a)	
b)	

**Question 28:** Is additional policy required for retail development proposals outside the city centre?

- a) Yes
- b) No

a)	
b)	

## University

**Question 29:** Which parts of the city could best accommodate university buildings and facilities either through conversion of existing building or new buildings?

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**Question 30:** What opportunities are there for university facilities to be shared with the public and/or the wider community e.g. shared conference facilities?

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**Question 31:** Do you think there is potential for the new university to share facilities with the existing colleges to expand on existing partnership between educational institutions?

- a) Yes
- b) No

a)	
b)	

If yes, please explain

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## Leisure and Tourism

**Question 32:** Should additional hotel and/or conference facilities be provided in Hereford?

- a) Yes
- b) No

a)	
b)	

If yes, where?

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**Question 33:** Could better use be made of the River Wye as a tourist attraction and for leisure activities whilst protecting its special qualities?

- a) Yes
- b) No

a)	
b)	

If yes, how?

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**Question 34:** Is there a need for any additional policy relating to the restoration of the Canal?

- a) Yes
- b) No

a)	
b)	

If yes, what issues should be covered by that policy?

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**Question 35:** Are there any opportunities to provide new or expanded leisure facilities that should be considered or identified by the HAP?

- a) Yes
- b) No

a)	
b)	

If yes, what?

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## Natural Environment

**Question 36:** Are there ways the green infrastructure could be improved? Please refer to Section 10 of the HAP Issues and Options Paper.

- a) Yes
- b) No

a)	
b)	

If yes, how?

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**Question 37:** Are there any areas that require better connectivity of wildlife corridors?

- a) Yes
- b) No

a)	
b)	

If yes, where?

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**Question 38:** Should the HAP include additional policies to protect the landscape and environmental qualities of the city?

- a) Yes
- b) No

a)	
b)	

If yes, what issues should these policies include?

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**Question 39:** Can we achieve greater access to and use of the river whilst respecting its special qualities?

- a) Yes
- b) No

a)	
b)	

If yes, how?

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**Question 40:** Should the HAP include a policy that relates to how land use affects pollution?

- a) Yes
- b) No

a)	
b)	

If so, what issues should the policy cover?

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**Question 41:** Should the HAP address the issue of climate change?

- a) Yes
- b) No

a)	
b)	

## Built Environment

**Question 42:** Do you think more specific and detailed policies for the historic environment and heritage assets in addition to those included in the Core Strategy are required in the HAP?

- a) Yes
- b) No

a)	
b)	

If yes, please explain

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**Question 43:** Do you think that specific policies are required to achieve high quality design in locations where planning proposals could impact upon heritage assets?

- a) Yes
- b) No

a)	
b)	

**Question 44:** Should the plan include guidelines to be used when existing conservation areas are being reviewed or new ones designated?

- a) Yes
- b) No

a)	
b)	

**Question 45:** Are there additional issues or options which the HAP could look to address or do you have any other comments upon the contents of the document?

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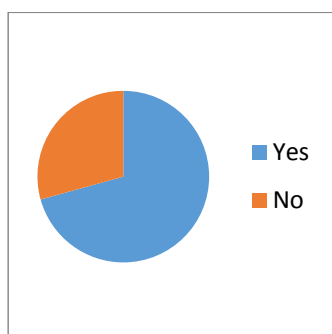
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## Appendix 4 – Response Analysis

### Q1. Can greater use be made of land that has been previously developed (Brownfield land) for new housing?



<b>Yes</b>	<b>70.69%</b>
<b>No</b>	<b>29.31%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Should use unused property inc above shops (especially in city centre), retail units, derelict warehouses, over carparks	36
More smaller residential developments/residencies, including affordable homes/smaller flats and use of smaller developers with local interest	27
Brownfield definition/planning policy too restrictive, should be made easier/prioritise for greenfield use/incentivise developers/help with clearing of sites to make development easier. Pro-active strategies to overcome obstacles to development	15
Study of available land in the city should be done to indicate what is available for development should include small private car parks, commercial/industrial land, infill	14
Better road system/infrastructure/more facilities must be in place before further development	8
Better divisions between areas of mixed use in order to free up land for residential use/ensure good mix available for variety of needs, including housing for single working individuals	8
Brownfield register needs to be published	7
Housing needed/should take priority over car parking	6
More sport/leisure facilities/attractions required	4
Build on the racecourse	3
Move industry outside the city and reuse the land	3
Care should be taken as to the definition of BF/density of housing and the impact of surrounding area	3

Owners of BF land should be encouraged to release it for development	3
Relocate and build on football ground	2
Designate areas for multi-floored residential	2
Encourage more self-build and use of eco-materials	2
Should be for commercial use/low cost new & existing business as priority in order to boost economy/employment	2
Create wetlands to help manage flooding/consideration given to manage flooding	2
<b>Other individual comments:</b>	
<i>General comments:</i> Planning policy should include enabling works to make the land available for development. Extend the city boundary to add to developable land. Developers holding onto land for more than 3 years should lose it. No development should be permitted elsewhere until all brownfield sites have been built out or rejected for other legitimate planning reasons. The council owns BF land that should be developed. Good quality building encouraged in order to give BF development a positive image. Make developers responsible for preparation of land before building.	
<i>Comments on the community:</i> More housing for older generation in order for them to downsize and free up housing for families. Consider facilities needed to facilitate sense of community. Need more shops. Housing requirements represent a minimum number and therefore as many identified sites should be taken into consideration as possible. Empty shops revamped and rented out to businesses at lower cost. Allotments should be created for growing food, should include nature/more planting as part of developments. Cycle paths, Park and Ride/cycle, concept of shared space needs to be revised (cyclists and pedestrians sharing same pathways??)	
<i>Area specific:</i> Land adjacent to Bulmers/Cargills lying dormant. Should utilise this before encroaching onto farmland eg Huntingdon Lane.	

**Additional comments:**

**Breinton Parish Council**

Yes, and previously used land must be included in this approach in our view. By identifying areas just beyond the city centre, within the suburbs of the city, which have capacity for (sometimes bold) reconfiguration that may also help improve the city's transport infrastructure. One area that successive local administrations have failed to address in this way is the Widemarsh Common area, where the A49 conflicts with several interests: in particular industrial, commercial, housing, and recreational uses. Such schemes should have had a priority over (environmentally, strategically and financially) dubious ventures such as needlessly-lengthy by-

passes linking needlessly-expansive housing developments. Herefordshire Council will be required by December 2017 to provide a register of brownfield sites and such a register for Hereford would have been useful in responding to this consultation. The NPPF recommends that brownfield land should be used before green-field sites and that land with lower grade soils should be developed before land of higher grade.

### **Campaign Protect Rural England**

A 'brownfield first, greenfield last' approach – to protect the countryside and regenerate urban areas. This should include all previously developed land and not just formally defined brownfield areas.

Local brownfield strategies to tackle brownfield blight, identify opportunities for regeneration and ways to overcome obstacles to brownfield development.

Commitment to publish the brownfield register in time to be considered as part of this consultation process.

### **Hereford Civic Society**

Yes. The Council are bound by Government directive to have a list of all brown field sites in place by December 2017

### **Natural England**

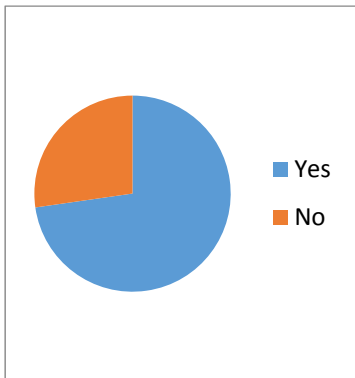
Previously developed land (brownfield land) can have a high ecological value. The ecological value of proposed brownfield site should be assessed when considering if the site could be used for new housing.

In accordance with the NPPF, the plan's development strategy should seek to avoid areas of high environmental value. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and should consider the direct and indirect effects of development on land within the setting of designated landscapes.

### **Main themes**

- Prioritising use of unused space above shops etc especially in city centre as well as sites of least environmental value
- Review of planning restrictions in order to make better opportunities for development
- Ensure up to date Brownfield Register is published

**Q2. Should planning policies be developed to help meet the needs of specific groups of the population, for example older people?**



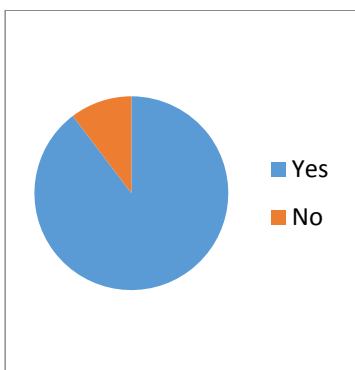
<b>Yes</b>	<b>72.75%</b>
<b>No</b>	<b>27.25%</b>

**Additional comments:**

**Hereford Civic Society**

No. Developing individual policies only leads to more “silos” and administration.

**Q3. Should the plan provide advice upon an appropriate density of housing development in different parts of the city?**



<b>Yes</b>	<b>89.69%</b>
<b>No</b>	<b>10.31%</b>

**Additional comments:**

**Breinton Parish Council**

Yes. Density and land take are directly related so higher densities across the city will reduce development pressures elsewhere



### Environment Agency

With regard to managing wastewater and water resources, a revised Water Cycle Study (evidence base) will need to be undertaken to inform the plan and any associated objectives. The evidence base will need to demonstrate that the waste water infrastructure can accommodate the proposed housing numbers. This will inform wastewater infrastructure delivery and requirements, water resources and water efficiency requirements linked to more stringent water efficiency targets where justified. This is of particular importance in relation to the designated status of the River Wye (SAC/SSSI) and the sensitivity of this watercourse, as highlighted in your Policy SD4 of your adopted Core Strategy. We would also recommend continued discussions with Welsh Water to help inform this element of the Area Plan.

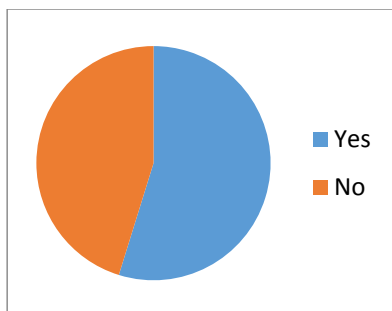
### Hereford Civic Society

Design Guidance should be adhered to, in particular with reference to respect for the existing adjacent built environment and landscape in terms of massing. Essentially dense development helps in the provision of services of all kinds.

### Main themes

- Consideration of the correct infrastructure to deal with matters such as waste water
- Right balance of density between urban and semi-rural development

### Q4. Do you agree that the HAP should only identify housing sites for a minimum of 10 or more dwellings?



Yes	54.79%
No	45.21%

Points commonly raised	No. of occurrences
Sites should be identified due to appropriateness whatever the size/ Both small and large developments have their merits and contribute to overall need	67
Smaller sites could attract smaller, local developers/make for better communities/protect countryside/explores the potential for windfall and cumulative effect of smaller developments	33
Care should be taken to ensure adequate infrastructure is in place	13

Sites of 1-2 houses should be used for infill/allows for smaller sites in the city centre to be utilised	11
Developments must be large enough to allow for affordable housing/no point building small scale 1-2/larger plots should be fully utilised/threshold too low	10
Build on all sites that are brown, regardless of size/risk of smaller BF sites being missed if 10 house minimum	8
There are smaller sites within the city that should be identified and considered for development	6
HAP should look at min of 5 houses	4
Housing sites should be provided for self-build/executive housing	4
No more housing needed	3
<b>Other individual comments:</b>	
Depends what type of houses. Smaller houses should be considered. Small developments each with affordable/ rentable housing. Control of planning on small areas should be maintained. Developments taller than one storey should be kept to a minimum in order to protect views across the city. Need to build attractive high rise housing. Some sites could be for affordable housing of higher density. Garage sites could be used for sheltered housing sites that have not been utilised for 3 years should be developed.	

**Additional comments:**

**Breinton Parish Council**

No. Because if it does so, without regard to the impact of multiple cumulative adjacent or near-adjacent applications, it does not take account of strategies by developers to effect piecemeal development on the urban peripheries. In some places in the inner city, in contrast, it may be highly appropriate to identify smaller areas for development of fewer than 10 houses, especially where these optimise use of brownfield land. Cumulatively, such developments could help ease housing shortages (especially for affordable homes including those provided through community land trusts, co-housing, self-build initiatives etc.) while contributing to reducing the need for local car travel.

**Clehonger Parish Council**

No. Less disruptive to environment, encourages local builders

**Campaign Protect Rural England**

Smaller sites provide a good contribution as windfalls and encourage local builders.

The argument for proposing this seems to be based solely on the possible lengthening of the time to complete the Plan. This needs further justification.

**Environment Agency**

The updated SFRA should be used to assess and justify your options as detailed within the Plan. It should help ensure that any sites, particularly those associated

with higher levels of growth, are sequential tested so that they are demonstrated to be located in areas of lowest flood risk, preferably Flood Zone 1, and outside of the 1% plus climate change floodplain. We have previously provided comment upon the SFRA Scoping Report (April 2016) and would be happy to further steer the document to ensure a robust and sound Plan.

The SFRA should consider the 31 sites suggested in the Emerging Potential Housing Options Topic Paper, dated April 2017 (we note that Flood Zone 3 was used as part of the screening tool used in the site selection process). The racecourse (THR29) is identified as a possible site and whilst it does have large areas of Flood Zone 3 within the site boundary, detailed hydraulic modelling may demonstrate that parts of the site could be suitable for housing. The location and size of the site means that it has the opportunity, as stated above, for integrated flood risk management measures to reduce flood risk downstream by improving the channel or by increasing flood storage capacity. We would point out that sites with a catchment of less than 3km<sup>2</sup> would not have a floodplain associated with the on our Flood

Map for Planning but this does not mean that flood risk is not an issue (e.g. Grafton Lane Site Hol13 where the floodplain only is shown to the east of the A49).

We note the three key strategic expansion sites which have already been assessed - Holmer West (which we understand has outline planning permission), Three Elms (where we are in ongoing discussions to ensure a safe development including climate change impacts whilst reducing flood risk downstream) and Lower Bullingham.

The Area Plan should look at ensuring further flood risk reduction/improvement to the flood regime. For example, options to look at strategic flood risk management and reduction measures could be incorporated (flood storage improvements) which can be linked to other wider environmental benefits. Alternatively options for further flood alleviation scheme improvements would be explored to facilitate growth whilst offering benefit to Hereford City. We welcome further discussions on the regeneration of the City Centre (Edgar Street Grid) and any potential options for reducing flood risk to the area that this may bring.

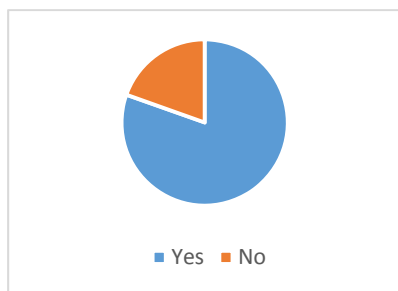
### **Hereford Civic Society**

No. Ideally HAP should show all sites with potential for five dwellings and more.

### **Main themes**

- Size is dependent on vicinity of site, all opportunities should be explored in order to make best use of smaller/brownfield sites
- Adequate infrastructure must be considered
- Smaller sites provide opportunities for smaller local builders
- Flood risk management and other environmental factors such as effect on climate change should be considered

**Q5. Should there be a boundary drawn to show where new development can happen and where it should be limited to protect the countryside?**



<b>Yes</b>	<b>80.51%</b>
<b>No</b>	<b>19.49%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Views in and out of the city should be protected and urban areas/green space clearly defined, farm land, green spaces sustaining a lot of wildlife, water courses, woodlands should be protected/green space vital for the rural context of the city & wellbeing of its residents/protect tourism & 'green lung'/avoid over population of the city	156
Traffic implications should be considered and not zoned for development where problems will be caused by additional traffic/effects of new link road should be observed before further housing developed/keep development close to city to reduce need for transport	19
Boundary should not change whilst existing inner space/brownfield land can be utilised/avoid urban sprawl	15
Housing should only be built where public transport is easily accessible/walking or cycling can be done safely	8
Amenities should be readily available/close by	8
Boundary needs to be flexible enough to allow for required development/affordable homes a priority	8
No development should be permitted on the floodplains of Lugg and Wye	7
Consideration should be given to the type and use of development in different areas rather than blanket boundary drawn	4
Avoid large housing estates/density of housing developments should be considered	4
Should be limited to inside the new roads	3
Within ½ mile around the city	2
<b>Other individual comments:</b>	
Maintain green areas within housing sites, green belt should be maintained between Bartestree and Lugwardine. Expansion of surrounding villages is	

preferable to expansion of city. 5/10 miles within the current city limits. Within 2 miles of the city limits. New road shouldn't be used as boundary.

**Additional comments:**

**Breinton Parish Council**

Yes. In the case of Hereford such a boundary makes clear what is within the Plan Area and what has been identified as open countryside, so that the Hereford Area Plan policies only apply to those areas that lie within the Hereford Area Plan boundary. Within the Plan area, the most important factors should be broadly environmental. The boundaries should define areas which can sustain suitable densities of housing. On the urban peripheries, the densities should NOT be those more appropriate to urban core areas. Recent developments north of Roman Road, and some proposed elsewhere are, both in proposed density and height of building, wholly unsuitable for rural-fringe areas. The idea of 'garden suburbs' should be an active planning concept, and should not exist only as a publicity jargon of developers' agents.

**Clehonger Parish Council**

Yes. Clear distinction between urban and green space. Whitecross as an example has very little green spaces. Protection of prime agricultural land, protection of historical sites and the river wye.

**Campaign Protect Rural England**

Hereford's unique setting must be preserved to avoid the townscape spilling out into the surrounding landscape. As well as the factors mentioned in the Issues paper we would add:

- Protection of 'views' into and from the city which are a particular feature of its setting.
- Providing a clear distinction between urban and green space
- Providing a green lung around the whole urban area and not just to the east where the Lugg Meadows perform this function
- Respect the agricultural value of top grade soils

**Environment Agency**

Outside of the major housing allocations the updated evidence base did not extend to sites within Hereford City or the Rural Parishes at the NP level so it is important that the forthcoming Hereford Area Plan offers robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. Similar to our recommendations for previous plans, we would advise that sites are assessed using relevant environmental constraints. For example Flood Risk, Source Protection Zones (groundwater risk), Landfills sites etc.

### **Hereford Civic Society**

Yes. Developments should be located to encourage sustainable lifestyles with use of bikes, walking and public transport prioritised.

### **Herefordshire Wildlife Trust**

The boundary should be defined to enable delivery of the Green Infrastructure Strategy, protect sites of biodiversity value, provide opportunities to re-connect those that remain and create new habitats to achieve the aspirations of the GI strategy. Development areas should not include any land in the floodplains of the rivers Lugg and Wye, or their tributaries.

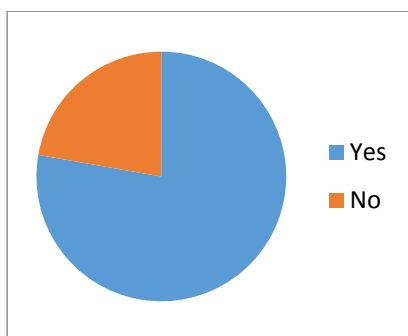
### **Network Rail**

Network Rail would draw the council's attention to the following (which applies to England only): The Town and Country Planning (Development Management Procedure) (England) Order 2015 Publicity for applications for planning permission within 10 metres of relevant railway land 16.—(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.

### **Main themes**

- Protection of natural environment, it's wildlife, agriculture and the rural context of the city
- Consideration of transport infrastructure required first
- Utilisation of space available for development within the city to avoid urban expansion and maximise use of public transport, cycling and walking

### **Q6. Should the HAP include additional policies for affordable housing in addition to those in the Core Strategy?**



<b>Yes</b>	<b>77.76%</b>
<b>No</b>	<b>22.24%</b>

**Additional comments:**

**Campaign Protect Rural England**

Particularly through innovative approaches such as community land trusts and self-build that can address the needs of people that market driven affordable schemes still fail to reach

**Hereford Civic Society**

No. All housing proposals should be considered on their own merits.

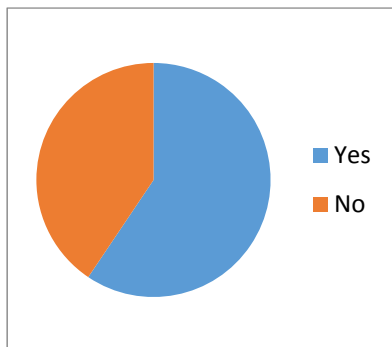
**Wye Valley NHS Trust**

As an employer we are supportive of the intent to encourage people to live in the County and would like to use the elements of the plan as a platform for national recruitment, linked to this we would want to ensure that the housing plans include affordable options and that they attract a working age (younger) demographic, it would also be helpful if these were near to the County Hospital site.

**Main themes**

- Consideration of different schemes to ensure best result
- Consider the requirement for and best areas of residence for young workers

**Q7. Should the plan contain guidance around Houses in Multiple Occupation (HMO)?**



<b>Yes</b>	<b>59.42%</b>
<b>No</b>	<b>40.58%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Access to countryside/amenities/parking /public transport/local infrastructure	47
Ensuring that there isn't an excess of HMOs in any one area/wrong area, therefore increasing impact on local amenities/surrounding residents/guidance on storage of bins, bikes etc	46
Enough to protect individuals against poor conversions and maintenance, lack of adequate facilities and bad practice by	43

landlords/guidance on number of individuals permitted to reside in a property/design of development sensitive to surrounding area	
There is a need for a mix of types of houses to cater for all needs including elderly, families, homeless	12
Need to consider HMOs for key workers, such as nurses/students	7
HMOs good solution to address housing shortage	3
Sustainable energy use	3
Should be located in city centre	2
<b>Other individual comments:</b>	
Protection for landlords. Avoid building on floodplain. Opportunity to save unaffordable historic buildings by converting them. Care should be taken in order to avoid too many restrictions, therefore restricting potential development where needed. Adequate guidance already in place. Increase in HMOs driving up the price of individual properties. HMO conversion should only be considered where there is no other option.	

**Additional comments:**

**Breinton Parish Council**

Yes. The cumulative impact on parking and the other amenities of local residents should be a matter for policy parameters.

**Clehonger Parish Council**

Yes. Allowing people to stay in their local area and for elderly to be able to downsize when needed. Affordable public transport. Adequate play areas.

**Hereford Civic Society**

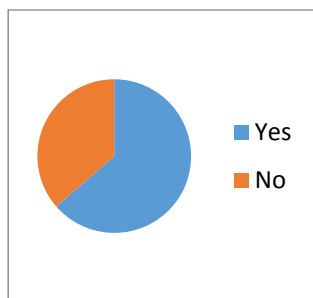
Yes. HMO are a valuable part of our residential provision. Existing legislation both in the planning stage and when occupation is taken up should be used to reduce the incidence of poor conversions and bad practices by Landlords. Enforcement rules should be part of the HAP, not policy decided by planning officers. Strict rules are needed for discreet bin storage, cycle storage and off street parking. Front garden parking should be restricted to no more than 60% of the area together with maintained landscaping.

**Main themes**

- Adequacy of parking and other amenities
- Impact of high numbers on existing residents
- Regulation to protect both landlord and tenant
- Ensure the right mix of accommodation for all needs including the elderly and key workers



**Q8. Should the HAP include a policy to encourage self and custom built homes?**



<b>Yes</b>	<b>63.59%</b>
<b>No</b>	<b>36.41%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Guidance should be clear and include size, design, price with sympathy to surrounding area/parking should be taken into consideration/opportunity to enhance surroundings	47
Should meet passive house standards/energy efficient, sustainable homes/use of non-standard materials	37
Should be on small scale sites and planning should be less restrictive/planning should be proportionate as not on commercial scale/should allow for people to build according to their own requirements	30
Land should be identified for this purpose/making good use of pockets of land/potential funding streams should be identified to assist with this type of build/incentives for social housing	21
Portion of larger development sites should be set aside for self-build/small plots included for those wanting to build money-saving 'tiny homes'/group builds	11
Could be a good solution to fulfill housing needs where developers are failing	3
Should be a scheme for council to install required infrastructure for small development sites and reclaim costs on completion	2
<b>Other individual comments:</b>	
Yes, in order to give smaller projects a chance over larger scale ones. Must adhere to existing planning regulations. Good support from council needed. Should include larger executive style houses. Plots should be in the countryside.	

<b>Additional comments:</b>
<b>Breinton Parish Council</b> Yes. Many developers, including those looking to build on Council-owned land in Hereford have failed to deliver the properties approved in the relevant planning

permission. Self and custom build homes can help deliver the housing that is required by local residents but not being provided by commercial developers.

### **Cleghonger Parish Council**

Good designs and support from council to encourage schemes.

### **Campaign Protect Rural England**

Promotion of smaller sites for self-builders. Support for self-build groups and promotion of community land trusts possibly by working in partnership with housing associations. Work to support education and training for self-builders. This could be done directly by the council, but it could prove simpler and more effective to signpost to existing groups. Council staff, particularly in housing and planning teams, should be given training on how to best work with self-builders so they can better understand their needs and wants. A central online hub for self-build in the local area should be created. This site should help signpost people to the resources, organisations and training they will need throughout the process. The site should also allow for discussion, resource sharing and group creation. Make it easier for self-builders and other small scale housing developments to obtain outline permission to establish the principle of a right to build.

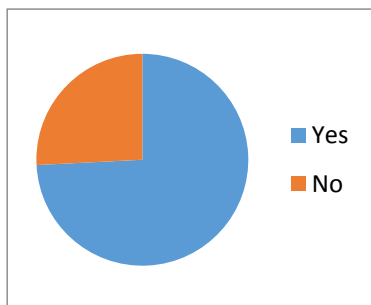
### **Hereford Civic Society**

Yes. The Council could consider sponsoring small development sites to plan and install infrastructure, e.g roads, utilities and, if appropriate, SUDS (sustainable urban drainage systems) so that self-builders and small, community based builders can then focus on building. Infrastructure costs would be reclaimed on completion.

### **Main themes**

- Opportunity to give guidance on quality of design, sympathetic to surrounding area, materials used and sustainability
- Plots should be identified for this purpose to make most of smaller spaces
- Straight forward planning process and support for self-build should be provided to encourage builds

### **Q9. Should guidelines be given within the plan to support methods of high quality design?**



<b>Yes</b>	<b>74.21%</b>
<b>No</b>	<b>25.79%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Guidelines should be given on sustainability, energy usage, building materials used, insulation, water storage, built to sufficient strength to have solar panels, attractive not bland innovative design with possible prize scheme/sliding scale of application costs, storage for cycles etc, consideration for green infrastructure	86
Provision must be made within policy for refusal of applications and permissions on design grounds/sympathy for surrounding environment and housing sizes, guidance should be clear on who it applies to, space for parking	51
Consideration for building of external environment/communal space as well as soundproofing, daylight, ventilation, sanitation and access/facilities	14
Builds should be made to last and accommodate changing needs over extended time	12
Sufficient mix of house sizes in all developments, housing for the elderly, affordable but good quality, standards should apply to all developments	12
Adequate size and living space to avoid high numbers of housing packed onto a plot	4
Housing suitable for target market	2
Sufficient guidance in the Core Strategy, should not be overly restrictive and therefore hamper development	2

**Additional comments:**

**Breinton Parish Council**

Yes. What is meant by 'high quality' in both design and build should be specified in policy terms (both in policies and their supporting explanations). Environmental sustainability (including running costs, extending also the definition of 'affordable') and the potential impact of the character of place both within and beyond individual proposed developments should be at the forefront of policy-making. Poor quality design is a waste of resources and is detrimental to health, environment and social cohesion. Better quality design enhances quality of life, and in a low wage economy such as Hereford, quality design helps reduce energy use, and makes running costs lower and helps the County achieve its carbon reduction targets. In the case of Hereford, it is vital that good design considers impacts on water use, management of waste water and how it connects into existing lower standard sewage systems, and the risk development causes to flooding, including not just river flood risk but also flash flooding such as along the Kings Acre Road area. It would be good if consideration was given to earlier developments in Hereford based upon the Garden City principles and the Arts and Crafts movement.

### **Clehonger Parish Council**

Good design must not mean monotony.

### **Campaign Protect Rural England**

Link density (Q3) to design. Good design enables higher densities and this linkage should be recognised in the Plan.

Guidelines should cover three main areas:

- External environment - including streets, buildings, public open space, play areas, shared amenity areas car-parking and environmental sustainability.
- Communal areas - including entrances, corridors, lifts and stairs, post and deliveries, cycle storage and waste management.
- Inside the home - including the size of dwellings and requirements for all parts of the home as well as privacy, soundproofing, security, daylight, sunlight, ventilation and related issues; designed to meet the demands of everyday life, providing enough space and facilities, such as privacy and storage.

Also

- Homes should aim to be adaptable enough to accommodate residents changing needs and circumstances, such as mobility, and the likely needs of diverse households over the life of the dwelling.
- Schemes should be constructed to make use of products and processes that reduce their environmental impact, better adapt to climate change, benefit from lower running costs.

### **Hereford Civic Society**

Yes. There should be an emphasis on high quality.

- Highest level of insulation.
- Minimum sizes by integrating “Technical housing standards – nationally described space standards” DCLS March2015 into HAP.
- A mix of house sizes in all developments, including flats and houses. A minimum number of two bedroom houses in all developments over ten units.
- Density to respect immediate locality.
- Mass and height to respect adjacent properties.
- A maximum height for all buildings to be 15 metres.
- Maximum mass to be 4,000 cubic metres.
- Use of some reference to Herefordshire, whether in material or reflecting some design features.
- Extensions should be restricted to no more than 20% (by volume) of the original house (Excluding any previous extensions). To preserve the housing stock of smaller units.

### **Herefordshire Wildlife Trust**

Development sites should help to deliver the Green Infrastructure Strategy.

Houses should be designed to BREEAM standards and include the most up to

date methods for: reducing energy and water use; reducing waste water; incorporating SUDs and encouraging sustainable living.

### **Historic England**

Historic England would be supportive of the inclusion of a specific high quality design policy which considers the impact of new development alongside the historic environment of Hereford. Such issues should look at height, scale, massing, materials, relationship of new development to old/ heritage assets, key views and vistas, local identity/character etc. as examples.

Historic England has produced an advice note on Tall Buildings which gives some advice which may be relevant to Hereford and in particular the setting of Hereford Cathedral and other key assets in the city centre.

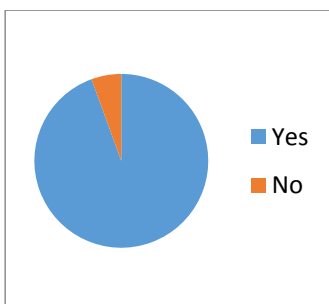
### **Natural England**

There are opportunities to ensure that new housing is built sustainability and functions efficiently ensuring a minimum use of resources. There is also an opportunity to ensure that new housing includes sustainable urban drainage for both flooding and water quality and other measures that will help with reducing the impacts from climate change.

### **Main themes**

- Guidelines should encompass sustainable energy usage, materials used and use of innovative design to enhance and be sensitive to the surrounding area/residents
- Consideration should be given to parking and storage of items such a bicycles
- Consideration for provision of housing for broad range of groups as well as changing requirements over time

### **Q10. Should there be policies to address how developers can contribute towards community facilities?**



<b>Yes</b>	<b>94.43%</b>
<b>No</b>	<b>5.57%</b>

**Additional comments:****Breinton Parish Council**

Yes. The facilities at Holmer (adjacent to and within the Racecourse) deserve for example some careful rethinking. Also, the “Whitecross –Sainsburys” area which borders Breinton is the most densely populated part of Herefordshire with 7,900 people per square kilometre and is one of the 3 areas (LSOAs<sup>1</sup>) amongst the 25% most deprived in England in terms of the outdoor living environment. For this reason many people from the Whitecross- Sainsbury area regularly take advantage of and appreciate the benefit of Breinton’s rurality, green spaces, fresh air and quiet routes. Despite this there is little open space and so opportunities for the re-purposing land for use as informal open space or a country park should be explored. Locally, the area to the south of Kings Acre Road, around Lower Hill Farm within the Whitecross ward, might in future be designated for such use.

**Campaign Protect Rural England**

Important to ensure that a fair proportion of contributions are directed to facilities necessary for the immediate locality and also for the wider needs related to an increasing population:

- Infrastructure: transport, roads, cycleways etc
- Healthcare, including hospital services (County Hospital is already struggling) Developer contributions should not all be swallowed up in funding the proposed bypass.

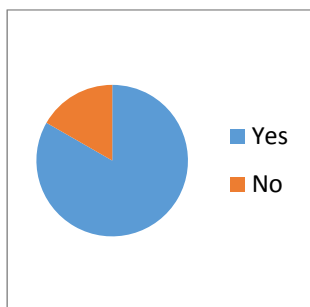
**Hereford Civic Society**

Yes. Whatever happened to the Community Infrastructure Levy? This should be incorporated into the HAP. The proposed levels March 2016 appear to be valid. Exceptions should not be made as developments need to contribute fairly into the revenue of the County.

**Main themes**

- Consideration of amenities required for immediate locality to new development, including both travel and healthcare
- Provision of open space near to new development

**Q11. Are there improvements that need to be made to existing community facilities?**



<b>Yes</b>	<b>83.29%</b>
<b>No</b>	<b>16.71%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Connectivity of communities/their surroundings and the inner city, integrated community hubs/halls/garden projects, park/open/green /play space, outdoor gyms and the maintenance of them as well as city buildings, litter picking/dog waste bins. As housing expands care should be taken to provide adequate open space	67
The hospital/healthcare. Support for more vulnerable groups such as the homeless, drug users, special educational needs, advice centres, carers, activities for the elderly, disabled, childrens services, social care, schools	22
Sports facilities/football/rugby/tennis /another leisure pool, refurb of existing facilities, ensure sport/gym equipment available for those on lower incomes	17
All weather foot/cycle path around high usage area to make it safe to walk	17
Youth activities/clubs	12
Public toilets	12
Large developments need to have a range of facilities including church, shops, library, school, doctors	11
Parking on outskirts of city, Park & Ride, public transport and links to rural areas, cheaper parking	11
Infrastructure, roads, potholes need mending	11
Developers should be accountable for their contribution towards facilities, contribution assessed on a site by site basis and should go to locality	10
Riverside walkway, canoe/boat launch site, footbridges over the river	8
Facilities for villages and rural towns	5
Attention should be paid to more densely populated areas with no facilities	3
Individual communities should be consulted to ascertain the needs	3

Drainage/flood management needs to be addressed	2
Sharing of facilities with the public such as school swimming pools	2
Tourist information, museum, library	2
<b>Other individual comments:</b>	
Waste disposal north of the river. Charge local residents for usage. Policing. Work needs to be done to identify requirements and cost. Adult activities that aren't pub/restaurant/cinema	

**Additional comments:**

**Breinton Parish Council**

The most important factors are two-fold. Firstly the need to involve local communities closely in any proposed 'repurposing' or improvements: to ensure that they are empowered to identify a range of viable options about alternative 'futures' for the open spaces concerned. Secondly, the need to make such concepts as 'green infrastructure' active rather than passive designations – to really link up green spaces to facilitate habitat survival, for example.

**Cleghonger Parish Council**

Infrastructure, cycle routes, public transport, footpaths, healthcare i.e. hospital, GP's, play facilities.

**Hereford Civic Society**

Yes. Village hubs, community halls must be maintained to the highest standards. Where these facilities are disposed of by HC then sufficient funds need to ensure that premises are brought up to standard. The Canoe Centre at Castle Green is an example of a poorly managed transfer to the third sector.

**Herefordshire Wildlife Trust**

Enable local community greenspace to contribute biodiversity benefits. Herefordshire Wildlife Trust is keen to work with Herefordshire Council and developers to improve the design of community greenspace. We are just about to commence a project along the Yazor Brook and would welcome funding support from section 106 monies to deliver GI aspirations.

**Main themes**

- Means for community cohesion and clean/well maintained and thought through open space for a range of uses, including fitness, growing and play
- Support for vulnerable groups
- Safe cycling/walking and road repair
- Adequate provision of public toilets
- Access to facilities via public transport
- Consideration of biodiversity within greenspace



**Q12. What factors should be taken into account when protecting areas of open space?**

<b>Points commonly raised</b>	<b>No. of occurrences</b>
There should be a clear distinction between natural open space and areas such a play parks and the importance of both, SSSI status, ecological importance, use of sustainable energy, pollution, protection of wildlife/flora & fauna, biodiversity, landscape, trees and woods, water sources, balance between micromanagement and neglect	72
Usage of natural open space could be enhanced by provision of parking, refreshment facilities etc, accessibility on foot/cycle, safety of use, diversity of uses to suit all inc facilities for sport	62
How well used they are, and what for, cost, what future requirement will be, opportunities for enhancement, requirement for allotments, more localised consultation to assess needs, balance between need for alternative use and recognising importance of specific sites	37
Ongoing maintenance including litter clearance, adequate provision of bins, address issue of dog mess	30
Importance of open space for health and wellbeing should be recognised and well evidenced to enforce the requirement, value to the community	24
Distance from surrounding development, design quality of new buildings, impact of new development such a flooding, provision of green space within new development, adequate parking for new housing	20
Basic principle that all open space should be protected, use should not be reallocated, should not be built on, brownfield should be used for development as priority, covenants on any new open space to protect it, free preservation orders	18
Protection of greenbelt/quality agricultural land, rural nature of area should be protected	12
Area of open space should be large enough to accommodate casual games and recreational use, dog walking	8
Housing numbers and infill builds should be handled sensitively to protect existing and new residents	4
<b>Other individual comments:</b>	
Keep AONB/Riverside intact. Schemes to encourage preservation of front gardens and accommodation of wildlife such as hedgehogs. Building of houses is more important	

**Additional comments:**

**Cleghonger Parish Council**

Natural environment, biodiversity, public footpath access.

**Campaign Protect Rural England**

There needs to be more natural and semi-natural space for all to enjoy, children, adults and people with disabilities. They should be readily accessible to residents both existing and in any new development.

**Hereford Civic Society**

The basic principle should be that all existing open space should be protected and where necessary improved and not reallocated for other uses.

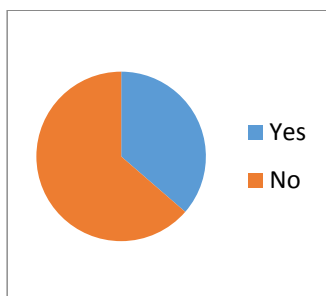
**Historic England**

We consider it would be beneficial to include a paragraph regarding the value of open spaces for the historic environment, either through their being a heritage asset or part of the setting of a heritage asset or designed landscape or as part of a historic landscape within Hereford, where relevant.

**Main themes**

- Recognition of areas dedicated to activity and those specifically supporting wildlife, the importance of them and level of maintenance required for each
- Sustainability, wise use of energy and effect of surrounding redevelopment eg flooding and increased need
- Ensuring correct balance between different uses of land and local requirements and the significant effect it can have on health and wellbeing
- Cleanliness and adequate facilities such as rubbish/dog mess bins
- Acknowledgement of their individual worth as well as within the broader landscape

**Q13. Are there under-utilised parks, playgrounds or areas of open space that could be put to a different open space use, for example allotments or community gardens?**



<b>Yes</b>	<b>36.36%</b>
<b>No</b>	<b>63.64%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Opportunities should be explored and detailed usage surveys done first, individual communities consulted, health benefits and facilities such as fitness trails should be utilised to encourage usage, where parks are put to new use replacement of similar size should be sought in better location, open space should be preserved, where new housing is required open space/parks should be allocated, more parks are needed	17
Allotments should be preserved and new ones allocated as part of the plan, possible beside the river, also in Breinton, wooded area down to river Lugg, section of the park behind the fire station, area around prospect walk, Yazor brook, Widemarsh brook, look at opportunities for community gardens, planting of fruit trees and veg for community sharing, areas such as this should be formally designated as a valuable community asset to give a degree of protection against development, open areas of grassland should be looked at, such as nr Art college	14
Aylestone Park, King George V playing field, opportunities such as adventure cycle track, encouragement of safe cycling into the countryside, larger parks need to be considered for imaginative community schemes and more variety of use	11
Opportunities should be taken to encourage people out into the countryside by retaining green corridors such as Wye Valley Walk, Lugg Meadows out to Dinedor, Yazor Brook, better signposting needed to maximise usage	7
Most areas, variety of small patches of land such as on Barton rd, Whitecross	7
Existing areas of woodland and parks should be better maintained in order to encourage more use, current areas should not be deemed under utilised unless work has been done to ensure they are safe places to be, dog mess should be addressed	6
Tupsley quarry, mixture of uses, parking possibilities	3
Bishops Meadows, possibly use for the fair	2
Old railway line, around Old School lane	2
Private playing fields belonging to schools, such as Cathedral School could be opened to public during holiday time, land next to St Francis Xavier school	2
Westfaling street	2
Graveyard on Commercial St should be tidied or consecrated and put to different use	2
Parks in Hunderton and Newton Farm area should be invested in to provide play area for all ages as well as areas for growing food	2
Land by Widemarsh common	2
<b>Other individual comments:</b>	

Blackfriars. Tower road. Redcliffe gardens. Cycleway along to Rotherwas. Fields behind Belmont Abbey. Some should be used for allotments. Central park. Land nr Greenway cycleway. Westfield common. Area around the new pedestrian bridge. Tarrington. Land nr Asda. Gorsty Lane park needs to be bigger. Areas off Roman Road. Coningsby Street garden. Field at end of Foley street.

**Additional comments:**

**Cleghonger Parish Council**

King George V playing field, perhaps an adventure cycle track, encourage safe pedestrian and cycle routes to open countryside.

**Campaign Protect Rural England**

Bishops meadows, Aylestone Park, Blackfriars and in Rotherwas along the route of the cycleway beyond the new bridge all have plenty of potential.

The opportunity to engage the city with the surrounding countryside should be taken, utilising green fingers radiating out from the city such as walks along the River Wye, better links to Lugg Flats, Dinedor. This is natural green infrastructure that does not need creating from scratch.

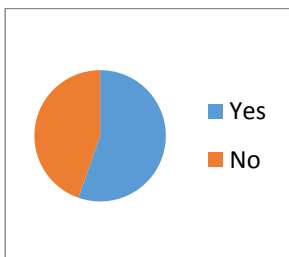
**Hereford Civic Society**

All under-utilized parks put to a new use must be matched by a new park in a better location of a similar size.

**Main themes**

- Areas should be fully accessible, well maintained, clean and safe in order for use to be maximised before any consideration of changing use
- Importance of opportunity for communities to grow food
- Recognition of a number of areas that could be considered for change of use
- Value of health and wellbeing to all who use facilities

**Q14. Do you think there is a need for more allotment provision, for example as part of new housing developments or on existing open spaces?**



<b>Yes</b>	<b>55.38%</b>
<b>No</b>	<b>44.62%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
New development such as Three Elms should have allotment space/reasonable size gardens for growing food incorporated as part of plan, larger developments, industrial developments, wherever practical land for growing should always be part of the plan	59
Community gardens in areas where residents do not have large gardens/no garden, social housing with little or no garden land should have allotments allocated, not just new houses, areas such as furlongs, all families should have access to land for growing	7
Maintaining and publicising existing provision and benefits of having an allotment as well as new provision and re-providing on more appropriate sites where current ones have problems, administration of allocation needs to be addressed	6
Brownfield sites should be looked at as potential use, land around edge of city	3
Opportunities on flood plain, Lugg flats	2
Opportunity for 'city farm' for all to take part and share, community gardens can be very successful	2
<b>Other individual comments:</b>	
Existing allotments could be extended. Such as racecourse. Asda. Hampton Dean area. Housing developments should have a portion of houses with larger gardens for those that want it. Belmont. Westfaling street. Area around Yazor Brook. Land to rear of Perrystone lane. Higher priorities to consider first. Tarrington. Rotherwas. Existing parkland and open space should be protected. Underutilised open space should be considered. Newton Farm area.	

**Additional comments:**

**Breinton Parish Council**

Yes. In all housing development areas of more than 50 units.

**Cleghonger Parish Council**

Yes. Should be incorporated into large scale development.

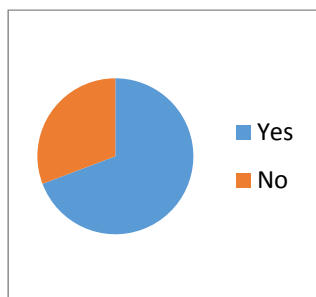
**Hereford Civic Society**

Yes. All proposed new major housing development should include provision for allotments.

**Main themes**

- Importance of opportunity for all communities to grow food, especially those without gardens
- Better promotion, management and administration of existing sites

**Q15. Do you think the correct issues have been identified relating to sport, community facilities and open space in the 'issues and options' document?**



<b>Yes</b>	<b>69.26%</b>
<b>No</b>	<b>30.74%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Use of facilities and open space should be encouraged, and accessible on foot/cycle wherever possible for safety and to minimise traffic and should be preserved, policies about how development will access facilities safely, importance of being able to use active travel to and from work safely	10
More facilities are needed inc playing grounds, sports and parkland, facilities for teenagers, more modern approach to account for activities such as drift triking, outdoor gyms, skateboarding, climbing, indoor courts, equestrian and cycling. Sports facilities need to be more readily available. Use of facilities should be maximised not just seasonal	10
Importance and regulation of maintenance of facilities, facilities to deal with dog mess, relation to health and wellbeing of the city and its residents	4
Open space should be integrated and made an asset of, distinction between and importance of semi-natural green space that is accessible/inaccessible to the public	3
Protection of other community facilities such as pubs and shops	3
More 3G surfaces are required, availability of 4G	2
Opportunities for improvement of and access to facilities relating to the river should be explored	2
<b>Other individual comments:</b>	
<p><i>General comments:</i>            Questions and topics need to be broader ranging. Separate survey specifically about leisure required. Land requirement for cricket and the support and protection of existing sites. Availability of funding for groups to be able to run/maintain facilities themselves. Not all about sport so the requirement for other interest clubs should be addressed. The issue of parking charges to use facilities such as leisure centres. Value of smaller play facilities.</p>	

*Area specific:*

Edgar st. Use of Sun Valley site. Plans for rural areas such as Cusop. Areas with little or no facilities such as Whitecross. Possible conversion of disused railway lines to cycle ways going out to surrounding market towns.

*Environmental comments:*

The importance and protection of woodland and trees. Emphasis on importance of green infrastructure and delivery of this strategy.

**Additional comments:**

**Breinton Parish Council**

No. No discussion of community woodland, or consideration of provision of ponds and watercourses as nature conservation and amenities for example.

**Clehonger Parish Council**

Preserve access to open spaces and countryside.

**Campaign Protect Rural England**

Many of the issues have been identified except the integration of the urban area with the countryside as in response to Q13.

**Environment Agency**

Whilst flood risk is identified within the consultation document as an issue for Hereford, it is not given sufficient weight considering the known issues with flooding in the City and its impact upon growth and development. The focus seems to be on

how open space provision and green infrastructure can be used to help reduce flood risk. Whilst open spaces and green networks provide some role in reducing flood risk they primarily provide a means for mitigation. Instead, we would be keen for flood risk management measures to be proactively planned for as part of an integrated infrastructure approach for Hereford City, focused on the infrastructure needed to enable the planned growth.

As such, the flood risk management measures required to support the level and location of growth can be identified and prioritised alongside other items of critical infrastructure, such as the strategic road network, and opportunities to align investment identified.

To help inform your options and ensure a sound plan, as advised previously, your Council's Strategic Flood Risk Assessment (SFRA) will need to be reviewed and updated to reflect the current Area Plan, the latest climate change guidance and changes to National Planning Policy.

### **Hereford Civic Society**

There should be more about the improvement of facilities connected with the river and the benefits this could bring to the city. Access and leisure development should be encouraged along the river banks.

The Council should emphasise in the HAP that the proper maintenance of open spaces is vital to the well-being of the city. Any proposals and conditions for future management of open spaces by management companies formed by local residents should be tightly defined and controlled, to prevent deterioration of the facilities over time.

### **Herefordshire Wildlife Trust**

There is insufficient cross reference to the Green Infrastructure Strategy, and insufficient drive towards delivery of this strategy.

### **Wye Valley NHS Trust**

The development of an urban village and a new transport hub presents an excellent opportunity to consolidate outdated health estate into a single facility co-located with other public services in a central location. With more younger people in the County and greater demand from a growing population it is vital that our primary and community services are increasingly integrated to better meet their needs.

### **Main themes**

- Safe and sustainable accessibility
- Requirement for a broad range of activities to be available and recognition of changing trends as new activities become popular
- Maintenance and cleanliness

### **Q16. How can access to the railway station be improved?**

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Shuttle buses between car parks, around city, hospital and station, park and choose system to minimise parking/traffic congestion around the station, ample stopping space for taxis, improved bus service, bigger drop off area	76
Safe walking/cycling routes from the centre and sufficient cycle storage at station, develop wider footpaths from each side of station, underpass through to station	45
Larger car park giving more access to all and free parking for less than 30 mins, make parking cheaper	32
Have a drop off/access point from Barrs Court rd, better pedestrian access from the north side	18
A ring road to allow flow through the city, improvement of the traffic flow, stop right turns at bottom of Aylestone hill/out of Barrs Court road, remove/improve the traffic light system	14



A bypass, new bridge across river to decrease congestion	12
Fine as it is, currently adequate, covered by building of city link road	11
A light rail system joining all extremities of the city such as Rotherwas and Bullingham, tram system	10
Better signposting from city centre	9
Better connection with rural areas, more stations, more regular trains	9
Whatever development is done should be sensitive to the historic nature of the station building, improvements should be made to the appearance of the building and its surroundings	5
More straightforward access from south	4
Access from railway bridge down to platform	3
Linking train and bus times, integrated transport system	3
Separate traffic lanes for station approach, widen the surrounding roads	3
Footbridge/better crossing over the link road	2
Move the parkway to outskirts of city	2
<b>Other individual comments:</b>	
Development of a tree-lined boulevard connecting Maylords Orchard to station.	

**Additional comments:**

**Breinton Parish Council**

Hopefully, the inner link road will improve transportation links to the railway station. However, an important element of the accessibility of the railway station is future improved provision of pedestrian links. There should be a new direct pedestrian access from the station to the city centre. This is more than a matter simply of providing a footpath or route. The opportunity should not be missed to improve the public realm by the extension of the city centre (as originally envisaged in the 'Edgar Street Grid' proposals) to link the Maylords area with the station. In other words, there should not only be an alternative pedestrian route to/from the station avoiding the congested Commercial Street (not currently a pleasant experience for pedestrians), but there should be new spaces and developments that introduce quality design and attractive surroundings (including paved open spaces) into the Canal Street, Coningsby Street and adjacent areas.

**Cleghonger Parish Council**

Development of railway station as a transport hub and connection with rural areas.

**Hereford Civic Society**

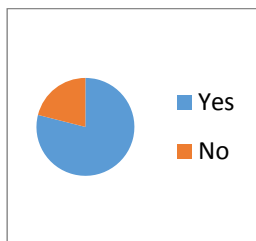
By an urgent review of the design of the proposed bus facilities in front of the station and the incorporation of easy to use, and direct, pedestrian access into the City.

Consideration should be given to creating a wide walkway through the Morrison carpark into Commercial Road and another into the new “dog-leg” alley between six foot high fences around the Post Office depot into Canal Road.

Ideally all bus services entering Hereford (urban and to/from Hereford's market towns and further afield) should serve the railway station. Alternatively links between the town bus station at Tesco, St. Peter's Square and the station could be incorporated in some way.

A covered/secure area be provided for bicycles and car parking, possibly multi storey.

**Q17. Could the current city car parks be used more effectively or improved?**



<b>Yes</b>	<b>78.93%</b>
<b>No</b>	<b>21.07%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Cheaper parking and free on Sundays/in the evenings/market day, proof of purchase reductions on parking, payment on exit for car parks to minimise enforcement costs and take away time restraints for shoppers, extend time limits	142
All parking should be multi-storey/include underground spaces to maximise use of space/lessen the need for so many	37
Park and ride	23
Need more parking, stop developers buying existing ones	13
Ensure sites such as Maylord/Tesco have safe & adequate entrance/exit, have good traffic flow around them, Waitrose design needs addressing	11
Public transport needs to be widespread and regular, hopper buses to connect with hospital, train station & city centre	10
Cycle/footways should form a complete network across the city, pedestrianize more areas	8
Car park on commercial road/at station to decrease traffic travelling further into centre	7
Spaces should be bigger to avoid damage to cars, make space for campers/motorhomes to encourage tourists, ensure enough disabled spaces	6
Park and choose	5

Better signage, on approach into city showing real-time availability of spaces	5
Cycle provision such as 'Boris bikes', cycling should be made more of a priority, supply more storage space for bikes in the city	3
Better maintenance of surfaces, general upkeep	3
Hospital parking cost should be reduced, more spaces made available for staff	2
Plant more trees around the existing ones, more planting to encourage wildlife	2
Introduce car share schemes/community-based social transport	2
More electric car charging points	2
<b>Other individual comments:</b>	
Reconsider mix/number of disabled spaces as often left empty. Fine as it is. All larger housing/industrial developments should include planning for parking as part of the application. Machines should take all forms of payment inc cards & new coins. More events held on them.	

**Additional comments:**

**HBID**

As a direct result of some excellent progress in recent years Hereford has greatly improved as a shopping and leisure destination, with a widened catchment area, and almost certainly a longer average length of stay. However, our parking provisions are one of the main areas that now let Hereford down as a destination. Appropriate potential locations should be identified and if possible protected in the HAP, for construction of modern, fit for purpose car parks. Within this consideration should be also be given to:

- a. Alternative uses for some current car parks that will become available for redevelopment as a result of the provision of better facilities
- b. The location of clearly differentiated long and short stay parking. Long stay being located further out for commuters. Short stay in very central locations, on each of the key access roads for shoppers and tourists.

**Breinton Parish Council**

Yes. Better provision south of the Wye, to reduce the traffic flows across Greyfriars Bridge.

**Clehonger Parish Council**

Pay at exit, not mobile phone, to encourage people to use shops and services without time restraints.

**Hereford Civic Society**

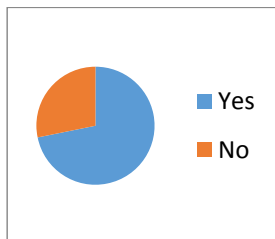
Yes. The rationalisation of car parking provision would be an improvement to the City scape. Information of parking availability at the various car parks should be digitally displayed on approach roads.

**Highways England**

A strategic approach to an Electric Vehicle Strategy would be welcomed and could form part of a Parking Strategy.

**Main themes**

- Consideration of parking costs, possible pay on exit
- Multi level parking whenever possible, including below ground
- Sustainability –Park and ride/choose, provision of adequate public transport links across the city as well as safe cycling/walking network, strategy for electric vehicles
- Design layout and maintenance

**Q18. Is there a need for more car parking to be identified?**

<b>Yes</b>	<b>71.82%</b>
<b>No</b>	<b>28.18%</b>

**Additional comments:****Breinton Parish Council**

Yes. Perhaps slightly more. But it is the form and location of provision that needs rethinking, along with a more integrated transport 'package' than is currently envisaged.

**Hereford Civic Society**

In the fullness of time, as the City grows, there is likely to be increased demand for parking however much sustainable travel is promoted. New car parks should be on the periphery of the City Centre.

Multi-storey provision on existing sites would seem to be a sensible proposal.

Park and choose provision is fine if the onward travel routes are easy to use and safe. Long term parking for those working in the city centre needs to be priced differently and more cheaply than for visitors staying for just a few hours. However excessive charging discourages visitors and inward spending. Whilst limiting parking provision and pricing will encourage local journeys into the city centre by

public transport, cycle, and on foot the best incentive for walking and cycling is safe routes.

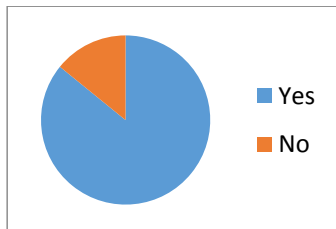
**Wye Valley NHS Trust**

Car parking is a significant issue for our staff and we would support the council's plans to develop multi-storey car parks near to the hospital site.

**Main themes**

- Consideration of maximising on existing car park space
- Possible revision of charging structure
- Provision of safe routes for cycling and walking

**Q19. Would it be appropriate to develop a policy requirement for proposals for larger developments to provide a Travel Plan as part of a planning application?**



<b>Yes</b>	<b>85.83%</b>
<b>No</b>	<b>14.17%</b>

**Additional comments:**

**Breinton Parish Council**

Yes. In at least two ways. Firstly, persuade Network Rail to reverse the decline in rail-borne freight transport, thus reducing the need for so many heavy lorries to use the local roads. Secondly, reconfigure the route of the A49 through the Widemarsh area. However, this questionnaire is, in the view of Breinton PC, overly car focussed and does not ask anywhere if there is a need for more cycle parking, for example. The need for car parking is a matter of supply and demand and this can be changed by offering real choice such as extra capacity on trains, bike hire at a range of sites across Hereford; better more frequent bus services at peak times, bus passes with added benefits, particularly for young people. Over 60% of 17-25 year olds do not have a driving licence and if Hereford is to be a University city then alternatives to the car need to be available and promoted. In addition to providing car clubs for densely populated areas of the City could help free up road space for cyclists and bus services (e.g. many streets in Whitecross, Breinton Road) where permanently parked cars take up road width regularly for 24 hours of the day. Such choice removes the need to own cars and improves the living environment, frees up road space for cycling and promotes active travel and real choice for City residents.

**Hereford Civic Society**

Yes, including schools and all developments.

Para 9.31 suggests the new university is considering a no car policy for students but not staff. Let us treat everybody the same.

**Highways England**

Housing and employment growth could have implications on safety for drivers, cyclists and pedestrians. Would expect the prioritised schemes to fully consider safety issues.

Highways England supports approach to travel plans as set out in Core Strategy policy M1. Robust monitoring of targets should be required to mitigate the transport impact of development.

**Main themes**

- Provision for safe cycling and walking
- Provision of public transport

**Q20. Can you suggest better ways to manage freight transportation throughout the city?**

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Build a bypass, redirect any freight not delivering into city, once bypass in place toll for freight using A49/smaller roads	141
Designated delivery times, time restrictions to avoid busy times, toll system	24
Promote the Moreton-on-Lugg retail/freight interchange more, connect rail up with Rotherwas	20
Eastern bypass that also joins up with rail/industry/Rotherwas	18
Another bridge/s over the river	15
Delivery hubs/distribution centres on either side of the city where smaller vans can transport goods into city from, weight restriction on goods vehicles delivering to city, more use of couriers	15
Situation ok as it is, not an issue, most traffic is within the city	4
Active travel should be encouraged for school traffic, measures should be taken to control traffic numbers during peak times	4
Improve the condition of bridges eg over the railway, introduce strategic railway crossings with traffic light control	3
Signage to redirect northwards traffic using A49 to use A417/449 around the city during busy periods, stop off points	3
Bypass on both sides of the city	3
Ban diesel and petrol traffic and replace with hydrogen fuel/electric, encourage use of electric vans, develop a freight strategy for the city which aims to maximise economic outcomes but reduce environmental effects	3

Provide more direct access/dedicated freight routes to large industrial areas, businesses	2
Introduce parking restrictions in problem areas	2
River/canal	2
Trams	2
Make existing bridge a toll bridge to pay for additional bridge rather than waiting for funding	2
<b>Other individual comments:</b>	
Freight policy by Marches LEP should be consulted on and completed before HAP/HTP finish plans. Park and ride. Eastern distributor road. Link into M&W Local Plan to identify where HGV traffic transporting waste to and from and develop strategy around this. A49/417 should both be dual carriageway with out of city intersections. Widen/straighten roads. Promote better flow by rethinking traffic lights. Industry needs to be placed on outskirts of city. Improve the condition of the roads. Limit road use to major trunk roads. One way system around city to keep flow. Bridge from Rotherwas to Hampton Dene road	

**Additional comments:**

**Breinton Parish Council**

Yes. There does not appear to be a clear robust freight strategy for Herefordshire and it is unclear how freight movements happen across the City. For this reason this consultation is premature and a freight strategy should be developed before any further road building is considered.

**Cleghonger Parish Council**

Time limits

**Hereford Civic Society**

Current thinking about a new "relief" trunk road, approximating to the A49 alignment, to take pressure off the M5, M6 corridor is a project that concerns us. The Highways Authority could plan a replacement north/south trunk road to motorway design standards. This may well require a Wye crossing on a different alignment to that proposed for the "Hereford Bypass"

We do not support the construction of the Hereford Bypass as proposed. Herefordshire Council's efforts should be directed to the real problem - local traffic entering/exiting Hereford on school days during the morning/evening peak hours. Relatively cheap improvements to some bottlenecks such as the traffic light controlled railway bridge in Roman Road and the traffic light controlled river crossing on the A465 south of Ewyas Harold.

**Highways England**

Highways England would like to be kept informed of the development of a freight strategy and any proposals which may impact upon the operation of the SRN.

**Network Rail**

We note in paragraph 8.93 Freight Transport that the LTP intends to review the potential access for rail freight to be increased. We would welcome the opportunity to meet with the council to discuss this further.

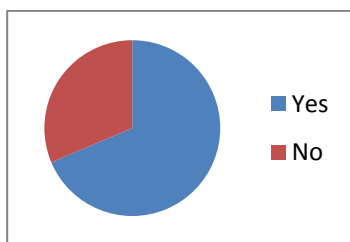
### Welsh Government

Work is ongoing between the Growing Mid Wales Partnership and Marches Local Enterprise Partnership to develop and Joint Freight Strategy.

#### Main themes

- Bypass/ring road
- Time restrictions for freight coming into city
- Delivery 'hubs' on outskirts of city
- Better use of rail network
- Strategy to reduce peak time/school traffic

#### Q21. Should the HAP identify more land for new employment development?



Yes	68.62%
No	31.38%

Points commonly raised	No. of occurrences
Manufacturing industry should be encouraged.	52
Office provision should be encouraged.	27
Business of all sizes and types should be encouraged.	14
Small local enterprise start-ups should be actively encouraged/ incentivised.	12
Use should be made of existing unused sites.	10
Anything that can bring jobs and economic growth to the area.	9
Engineering, High Tech and Research and Development industries should be encouraged/accommodated.	8
Both (Yes and No).	7
Focus of employment development should focus on the existing Rotherwas Enterprise Zone.	7
Computer science/IT-based industries should be encouraged.	7
More Leisure and Retail sector development should be encouraged.	7
Provision should be reflective of demand/economic conditions at the time.	6
Promoting education.	4



Industry and employment provision should work with the new university and colleges.	4
Mixed use developments and live-work units should be encouraged.	4
Brownfield land should be used.	4
Any new employment as long as there are better transport links and infrastructure.	4
Provision should be whatever employers require and deem necessary.	3
Employment provision should be in appropriate designated zones, not integrated with housing.	3
Don't know or unsure.	3
Current proposals in the Core Strategy are adequate.	2
Broadband/communications infrastructure should be improved.	2
Apprenticeship opportunities for young people should be made available.	2
More should be done to promote home-based working.	2
Warehousing and distribution industry should be encouraged.	2
Greater support should be given to The Arts and Culture for economic development.	2
Food and drink production should be encouraged.	2
Improve what we already have rather than provide new.	2
More environmental/green industry based jobs should be encouraged.	2
Employment in the Health and Social Care sector should be promoted.	2
Higher education should be encouraged.	2
<b>Other individual comments:</b>	
<p><i>Area specific:</i> Should be focussed on out of town locations. Should be focussed to the West of the city where the largest housing growth is going. Units at Rotherwas should be kept low in profile and screened- they are in a beautiful area. Development should be located near Western Relief Road. There should be industrial estates located to the North, East, South and Western outskirts of the city. Proposal for Gaol Street should be better defined.</p> <p>There is a need for health, voluntary sector and community groups to have affordable and accessible spaces in which to conduct their work in the city centre. There is enough in Hereford and Rotherwas already.</p>	
<p><i>More general suggestions:</i> Companies should not pick their own sites. Appropriate locations for industries to be clustered together should be identified. New provision should be located near existing. There should be no more sites located on the periphery. Convert redundant shops into offices. Cultural centre should be redeveloped to fully utilise the space. Better organised locations are needed- to suit the SMEs that require both office and manufacturing/warehousing space. More "mixed use commercial" areas need defining. Improve the hospital situation and obtain land not owned by an outside provider. Provision should be made in areas where there is shortage of</p>	

particular skills. Surface car parks should be replaced by offices. More office space for lone workers should be provided. Locations for events eg. Festivals should be promoted.

*Employment types for consideration:*

Provision should be flexible to changing employment patterns. Consideration should be given to modern technology- eg robotics. Providing employment opportunities is essential to bring a workforce to the county that can support our local health services. Agricultural services industries should be encouraged. Service sector industries should be encouraged. Needs to be business and jobs driven. Renewable energy technology industries should be encouraged. The employment type isn't important as such, it's the quality of it that's important. The types of employment to be encouraged should be left open- the Council should not be 2<sup>nd</sup> guessing what type. Office space for technology companies should be made available. A University will support thousands of jobs. Local business organisations should be consulted. Creative industries should be encouraged. Small environmentally friendly manufacturing and artisan workshops outside the LEP to bring economic activity back into the city. Some large-scale "white collar" employment would improve the economic balance of the area.

*General observations:*

New employment in Hereford should not be to the detriment of the Market Towns- reduce the need to commute and ease pressure on Hereford as the County's employment centre. Difficult to attract businesses to Hereford due to the road network. High level employment should be promoted. A need to retain highly skilled young people that the university will attract.

**Additional comments:**

**Hereford Civic Society**

Commercial investment is driven by the private sector and predicting demand is almost impossible. There are significant areas identified in the draft HAP, which have yet to be developed; there are unused office buildings readily available in central areas of the city. It is accepted that some potential occupiers would prefer new contemporary facilities. The proposal for Gaol Street should be better defined and parcelled up ready for potential purchasers/developers.

**Historic England**

Recommends that identification of further land for development should be assessed against the potential harm to the historic environment and include avoidance/mitigation measures.

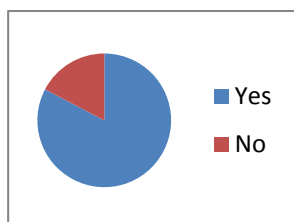
**Welsh Water**

With regard to new sites identified as well as further possibilities, should any end use require to discharge trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required.

## Main themes

- All sizes of business should be encouraged to boost local economy with focus on use of existing unused sites/buildings as well as Rotherwas first.
- Adequate infrastructure should be in place
- Provision should be reflective of demand and economic conditions

## Q22. Should the HAP aim to broaden the local economy by supporting a wider range of employment types?



<b>Yes</b>	<b>82.7%</b>
<b>No</b>	<b>17.3%</b>

Points commonly raised	No. of occurrences
All or any types of employment should be supported.	13
High Tech industries should be encouraged.	12
Manufacturing industry should be encouraged.	10
Provisions for small scale self-employed start-ups and enterprises such as craft workshops should be supported.	9
Information Technology and computing industries should be encouraged.	8
The university should play a key role and work with employers to create opportunities.	8
The tourist industry should be encouraged.	7
The leisure and catering industry should be encouraged.	6
Local food and drink producing industry should be encouraged.	6
Eco industries such as zero carbon and renewable energy technology should be encouraged.	5
Engineering-based employment should be encouraged.	5
Support should be given to promoting the Arts, Cultural and Creative industries.	4
Unsure/Don't know	4
Agricultural-based industries should be encouraged.	4
The private sector should determine what is required in Hereford.	3
Office-based employment should be encouraged	3
The plan should not limit opportunities by being overly prescriptive-needs to be flexible to change.	3
Health & Fitness/Sports related industries should be encouraged.	3

The university should be for this purpose.	3
The existing Hereford Enterprise Zone at Rotherwas should be made use of in promoting this.	3
Service sector businesses should be encouraged. (eg. Insurance and banking).	2
Highly skilled jobs should be encouraged.	2
Improvements are required to local transport infrastructure before industries can be attracted.	2
Science and Research industries should be encouraged.	2
Horticulture based industries should be encouraged.	2
Look to attract larger companies to set up here.	2
Provision should be based on evidence of demand/market testing.	2
Defence and security sector industries should be encouraged.	2
Use should be made of the city's heritage and culture for creating opportunities.	2
<b>Other individual comments:</b>	
<i>General observations:</i> This is an issue that should be covered by the Local Plan. Employment offering should be as broad as possible, utilising existing initiatives and developing them further. Employment should reflect the skills sets of the local populace. Hereford offers lower cost alternative to Bristol for business location. Any types that can be integrated into the masterplans for the strategic urban extensions, to make them as self-sufficient as possible. What is meant by "support"? It's sensible to plan for employment, but not to subsidise it. It is not in the business or the competencies of the HAP to see to do this. Business development should not be to the detriment of the Market Towns. This would boost tourism. Communication is required with large businesses and the Chamber of Commerce to create opportunities. There needs to be more jobs for school leavers and the less qualified. Jobs for young people with training need providing. Higher education opportunities should be promoted.	
<i>More area specific:</i> Wait until we know how successful the university is and build on the skills sets developed there. University will create a variety of jobs- these should not be put out to tender. Employ locally. Advertise nationally to see what industries would be attracted here. Bridge and bypass will create construction jobs. The proposed housing growth will create the need for a greater variety of employment offering- both highly skilled and manual.	
<i>Specific trade suggestions:</i> Trades businesses should be encouraged. Support should be given to apprenticeships. This should be business driven. Local grocers, butchers, fishmongers and bakers should be supported. More jobs in the healthcare sector should be provided. New social care / primary care opportunities. Farm business diversification should be encouraged. New ventures should be welcomed to the area. Those types in the area of the economy that are growing should be promoted, and of a high weight to value ration to minimise transport demands. Science and research industries should be encouraged. More live-work units should be provided. There should not be a focus on services or hospitality businesses. Accessible industrial units should be provided. Emphasis should be on technology and blue collar based employment. More support should be given to	

local producers and traditional crafts, for instance sustaining regular Farmers' Markets. Some form of large scale "white collar" employment development would improve the economic balance of the area. A small, entrepreneurial business park should be included.

**Additional comments:**

**Cleghonger Parish Council**

Tourism, small scale food manufacture, catering.

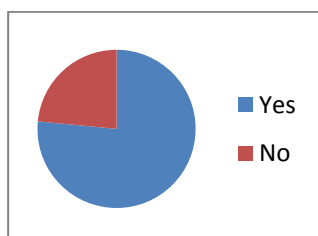
**Hereford Civic Society**

Yes. The answer is the same as Q21. The private sector will determine what is worth delivering in Hereford.

**Main themes**

- All types of business should be encouraged but with additional focus on manufacturing and technology including eco-industries.
- Opportunities for educational institutions in the area to link up with local businesses
- Support should be given to smaller scale enterprises
- Service industry opportunities should be explored

**Q23. Should the HAP allow for a broader range of activities on existing employment sites of poorer quality?**



<b>Yes</b>	<b>76.54%</b>
<b>No</b>	<b>23.46%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
They should be used for leisure, recreation and sports facilities.	58
Anything suitable/attracting jobs and investment.	7
Re-use the sites for housing.	5
The sites should be kept for employment, but improved in quality.	4
Unsure/Don't know.	4
The sites could be re-used to create green open spaces.	3
Remove restrictions on use type on the sites.	3
The sites could be re-used for retail.	3
The sites should be re-used for community facilities.	2

Could be used for education, training or accommodation.	2
The sites should be improved by providing employee benefits for renting them eg. Cycle parking and Shower facilities.	2
<b>Other individual comments:</b>	
<i>General observations:</i> Poor quality existing sites should be zoned for redevelopment, with businesses provided with low cost relocation opportunities. We should always encourage development which improves facilities, opportunities for work and leisure etc. What is an employment site of poorer quality? Whatever uses might be accompanied by conditions to improve the “poorer quality”. Re-develop with the aid of grants. Good transport links would need to be provided. This should involve the regeneration of derelict spaces. See how opportunities develop.	
<i>More specific suggestions:</i> They should be used for live-work units. On poorer quality sites, low cost units need to be provided for “down market” businesses (eg. Panel beaters) with minimum overheads. Anyone with a viable business should be allowed to pitch to rent a site. Yes, and creative industries in the widest sense. The sites should be re-used for student housing.	
<i>Leisure based comments:</i> Sites could be re-used for allotments. It would have to be site specific and fit the surrounding community. But who will pay for it? They should be used for greenhouses for food production. They should be used for Arts and Cultural facilities. The sites should be re-used for something holistic where people can take time and relax. The planning process should be open minded to change of use and redevelopment, and take the views of local residents into consideration. The sites could be re-used for tourist/family attractions. Attach a swimming pool to businesses that have waste heat. Sites should be made available for pop-up events. Utilise Edgar Street football ground and the Racecourse more- use for sport and leisure, hosting live music/entertainment and festivals.	
<i>Area specific:</i> There are many unused or underutilized facilities, especially in South Hereford, Beech Business Park etc.; they should be used for mixed small craft units. Central areas should be freed up. Yes provided it does not have the perverse effect of increasing demand for development on greenfield and edge of city sites such as along the bypass route. Yes, but not on car parks. South Wye might benefit from a “DIY” type outlet.	

**Additional comments:**

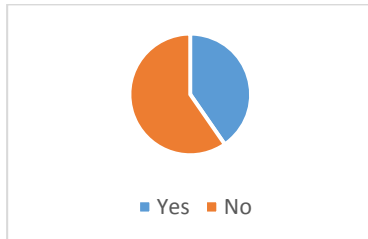
**Hereford Civic Society**

Yes. Leisure and other activities should be allowed provided the usual planning restrictions on access etc. are fully met. Whilst losing some employment many service uses require significant numbers of jobs.

## Main themes

- Opportunities for sport, leisure and recreation facilities to be developed
- Focus on what will provide more jobs and investment
- Possibility of addressing housing needs should also be explored

## Q24. Should the HAP identify land for further new retail development?



Yes	40.36%
No	59.64%

### Additional comments:

#### HBID

Retail consolidation. It is without doubt that nationwide less retail space will be needed in the future, and Hereford is no exception to this cultural change. We currently have a significant amount of long term, empty retail properties that are not fit for purpose (as a result of many factors including, small size, lack of loading access, poor conditions, poor location, and other factors). Equally we also have a lack of availability on larger, modern, fit for purpose retail units in the heart of the city. To ensure Hereford continues its revival as a retail and leisure destination we therefore need to;

- Proactively address the need for less retail space in the future, by identifying a future use for areas that are unlikely to be needed for retail in the future; most like for use as leisure, residential or education space.
- Identify appropriate areas in the heart of the city for redevelopment to provide the large retail units that are currently in short supply.
- Ensure a total stop to any additional retail space beyond existing locations, that will only add to an oversupply problem that drives down quality as a result.

#### Campaign Protect rural England

There are many underused retail areas in the centre of Hereford with many premises lying empty. The focus should be on gaining full retail occupancy in existing retail areas. A properly diverse retail choice should be offered, not just more global chains and with less emphasis on restaurants.

#### Hereford Civic Society

No and Yes. Currently there is more than enough vacant floor space, in a climate of radically changing habits. As development of the new university proceeds there will be a new demand for retail that can easily be served by the existing facilities. However as the additional c6,000 new houses are built, and the hoped for economic benefits of the new university kick in, there will be a potential need for

more retail/restaurants. What is paramount is that the enlargement of the City must grow out of the centre so that the new places created relate back to the core – High Town. Accordingly the Berrington Quarter (West Street/Berrington Street/Aubury Street etc.) is the best place for more retail in the medium term; however not as suggested (para 9.17 “focused on niche and small scale retailers”) but what the sector wants at the time.

Attempting to create further retail opportunities near to the station will only further depress the scruffy Berrington Quarter which lies so close to our iconic cathedral.

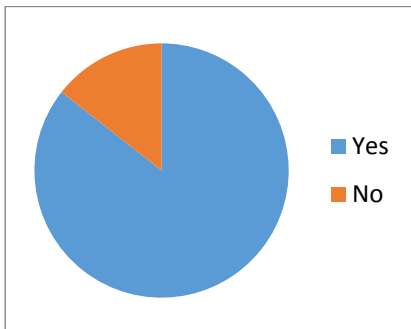
**Historic England**

We welcome the inclusion of Figure 5 on page 33, including the relevant Conservation Areas in this area. How has heritage been considered in relation to the proposed transport improvements identified in purple shading? Many of these are within or adjacent to the Conservation Area and appropriate weight should be given to the importance of the Conservation Area and any other heritage assets affected.

**Main themes**

- Recognition of the changing requirements of the spending public
- Strategy for the changing use of existing retail units that become redundant
- Fully utilise space opportunities in the city centre to accommodate requirements including the need for larger units

**Q25. Should the HAP define the key shopping streets and keep them mainly for retail uses?**



<b>Yes</b>	<b>40.36%</b>
<b>No</b>	<b>59.64%</b>

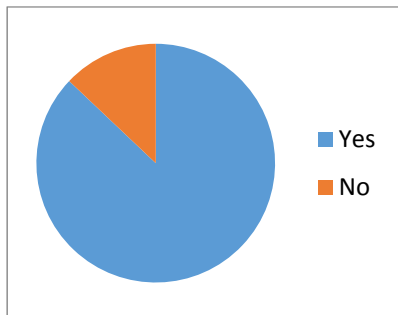
**Additional comments:**

**Hereford Civic Society**

Yes. High Town, Eign Gate, Commercial Road, West, East, Church, Commercial, Bridge and King Streets. The Old Market.



**Q26. Should the HAP allow for different uses where suitable in underutilised areas of the city centre?**



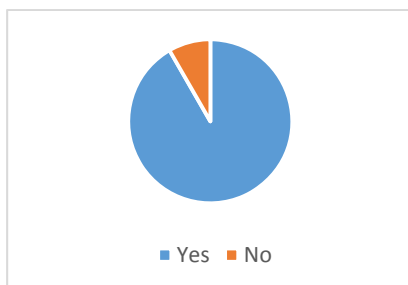
<b>Yes</b>	<b>87.07%</b>
<b>No</b>	<b>12.93%</b>

**Additional comments:**

**Hereford Civic Society**

Yes. Of course alternative uses should be encouraged to help utilisation of all premises, without being overly prescriptive.

**Q27. Should the HAP offer additional policy to encourage the use of the upper floors in the town centre for residential use?**



<b>Yes</b>	<b>91.69%</b>
<b>No</b>	<b>8.31%</b>

**Additional comments:**

**HBID**

The retail heart of the city lacks atmosphere after shop closing time, an issue that can in part be addressed by having more residential property in the centre of the City. Appropriate policies should be in place to encourage conversion of vacant and underutilised space above shops, into residential accommodation. This area of policy will most likely need to address the needs for university accommodation, and HMO, as well as the private market.

### Environment Agency

We note (section 9.19) reference to under-used space on upper floors of buildings in the City Centre as a potential source of housing supply. We have previously discussed this with you, and offered a positive steer, in connection with the further redevelopment of the Edger Street Grid. The impact of this type of development (safe access/egress/evacuation) will need to be addressed in the forthcoming updated SFRA.

Please note that there is a potential flood defence scheme identified for the Greyfriars area of the City Centre where 35 properties are at risk of flooding from the River Wye. An initial assessment has been undertaken, a scheme appears feasible and is in our Medium Term Plan though there is currently a funding shortfall based on the amount of Local Levy and Grant in Aid funding available. We would seek opportunities from development to bridge this gap in funding.

### Hereford Civic Society

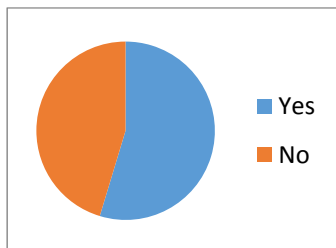
Of course, there is already government policy which allows this, encouragement is best achieved by an efficient planning system.

Minimum sizes should be imposed as detailed in Technical housing standards – nationally described space standards Ref: ISBN 978-1-4098-4567-6

### Main themes

- Opportunity for reviving the city centre especially outside shop opening hours
- Consideration of housing should include the provision of university accommodation
- Flood risk management and the funding of it needs to be addressed

### Q28. Is additional policy required for retail development proposals outside the city centre?



Yes	54.69%
No	45.31%

### Additional comments:

#### Campaign Protect Rural England

There should be policies to prevent the spread of retail development, especially large and unsightly warehouse style units. In particular, such development should not be allowed to spread to the outskirts of the city where they ruin the visual approaches to the built form

## Main themes

- Sensitivity for the cityscape and its surrounding area

### Q29. Which parts of the city could best accommodate university buildings and facilities either through conversion of existing building or new buildings?

Points commonly raised	No. of occurrences
City centre, as central as possible, sites such as old fire station, Bath St, development of various projects should be tied in to maximise potential use of sites, dilapidated central buildings should be utilised, Ex/underutilised council offices, students will bring life into the city	48
Rotherwas, brownfield/industrial sites, ensure sustainable transport links from EZ to city centre	41
Smaller sites should be used within the city to infill, encouraging students to use surrounding facilities, the city is not large enough to accommodate big uni campus, empty units/above shops, sensitivity towards surrounding architecture and reusing underutilised buildings wherever possible, number of large houses converted to HMOs should be monitored, Building that was previously Chad's/Hightown empty shop spaces	30
Close to railway links/transport hub/link road, good links to transport are key, should avoid the need for excessive transport between sites	28
Folly lane, share existing college facilities/Venns lane, Hereford Art College, next to existing college, Hafod road	24
Larger sites should be identified away from centre, rather than dotted around the city, traffic should not be increased any further, create facilities with capability for expansion, should ensure adequate amenities for students in this case	16
Aylestone School/Hill, relocate the school and use building for uni	12
Widemarsh/Commercial Rd /Blueschool/Gaol St	13
Football ground/Merton Meadow, move existing facility out of town	8
Kings Acre/Roman Road/Holmer	8
Robert Owen School and new buildings surrounding it	7
Berrington st area	3
Next to Whitecross School instead of planned houses	3
Belmont	3
Holme Lacy	2
The Green Dragon	2
Stretton Sugwas close to livestock market	2
Butter Market/Maylord	2
<b>Other individual comments:</b>	
Buildings should be purpose built. Sun Valley Site. Section of Blackfriars St. Bartonsham. Belmont Golf Course. Castle Green area. To the rear of Courtyard.	

Three Elms. Racecourse Ledbury road. Tree planting should be done to improve air quality around areas such as city link road where accommodation planned.

**Additional comments:**

**HBID**

Location of the university. It is our belief that the university is likely to prove the catalyst for a huge boost to the local economy that can be best achieved and exploited by having it situated in the very heart of the city. Being in the centre of the city it can also help provide new purpose to some parts of the city that have currently lost their identity and purpose, we would therefore like adequate space protected for the University to take up, most likely centred on the Commercial Road, Commercial Street and Blueschool Street Areas.

**Cleghonger Parish Council**

Areas near transport hub and travel routes.

**Hereford Civic Society**

Laboratory and workshop buildings are best accommodated at existing industrial sites such as Rotherwas.

NMiTE has always promoted the idea of accommodation, administration and teaching to be located centrally linking with the existing college campus and cultural and leisure facilities. All development should be sensitive to the patchwork small scale nature of the medieval centre and adhere to best contemporary architectural practice. The City is not large enough to have a University Campus, it must be integrated. Para 9.30 “a more dispersed approach to the location of university buildings around the city” seems the best solution.

**Historic England**

HE would like to be involved in discussions about a new university and associated development. There will be a need to protect and conserve the historic environment. Request that the Council seek to enhance the historic environment as a positive factor for encouraging growth and learning.

**Natural England**

It is our understanding that when the Nutrient Management Plan modelled housing numbers for Hereford, a new University was not taken into account. We note that the first phase of the project will see over a thousand students taking courses by 2021 and a potential student population of five thousand by 2031 with students mostly being housed within new accommodation across the city. The Local Planning Authority will need to assess how the students and staff from the new University will be accommodated and whether this can be achieved through the existing proposed housing numbers in the local plan or not. The ability of the Nutrient Management Plan to guarantee that reductions in phosphate can be achieved and the River Wye SAC be returned to favourable condition is based on development not being over what is set out in the adopted Herefordshire Core Strategy.

**Welsh Water**

Until such a time that there is further information with regard to specific university proposals we will be unable to provide any specific comment.

**Main themes**

- Empty units in the city should be utilised where possible
- Consideration of transport infrastructure between sites and easy accessibility by cycle/walking

**Q30. What opportunities are there for university facilities to be shared with the public and/or the wider community e.g. shared conference facilities?**

Points commonly raised	No. of occurrences
Existing sport and leisure facilities, work spaces such as forges/carpentry, youth clubs have lots of sharing opportunities, an integrated leisure/performance facility open to uni and wider community, catering facilities	61
Enhanced library facilities/information resource, archive, HARC	44
Conference/sport facilities/info resource can be built as part of purpose built campus, shared with local authority & community services for affordable adult education and during holidays/out of uni hours, more people that can use it the better, students could run public workshops in there specialist area	32
Sharing of conference and meeting rooms with priority for university, shared business facilities at Rotherwas	31
Wherever possible the uni should fill current gaps in provision and not create its own, including council buildings such as Shirehall and the colleges, the uni should be fully integrated, enhance existing college space by building on its car parks.	17
Courtyard, possibly enhancing existing facility to maximise use	8
Halls of residence/conference centres to be used as holiday lets/courses	7
Shared free parking, enhanced public transport, parking used as park and ride out of study time	6
Enhanced football ground to incorporate new facilities	4
New hotel required centrally	2
Uni facilities should be reserved for students only, sharing kept to a minimum	2
<b>Other individual comments:</b>	
Canoe Centre. Refurbish St Peters square into a shared hub. Kindle Centre. Good social nightlife space needed. We need to look at what works in other similar cities with universities. Not enough existing facilities to share	

**Additional comments:**

**Cleghonger Parish Council**

Local authorities, community services to make use of meetings and adult education in the evenings and holidays.

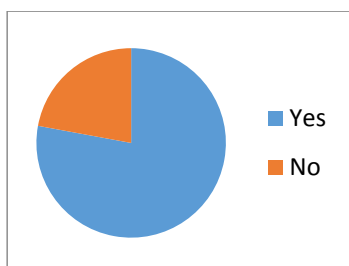
**Hereford Civic Society**

Currently there are under used halls and facilities that could be shared with NMiTE, such as the Canoe Centre. All additional facilities for accommodation, leisure and culture should be best provided as part of expanding community provision. NMiTE should be encouraged not to have an in-house Student Union running facilities that existing businesses can provide.

**Main themes**

- Sharing of sports facilities/clubs
- Enhancement of existing library and other information resources for all to share
- Use of council buildings to maximise use
- Possibilities for use of uni buildings outside term time for holiday lets/adult education/workshops/courses

**Q31. Do you think there is potential for the new university to share facilities with the existing colleges to expand on existing partnership between educational institutions?**



Yes	77.89%
No	22.11%

Points commonly raised	No. of occurrences
Sharing facilities including administration strengthens both institutions involved, avoids duplication, facilitates integrated learning and knowledge sharing, will help with uni integration, makes funding more likely, uni and colleges should share sites, tutors and equipment, good opportunity to use existing facilities, natural progression for students wishing to study STEM, opportunity for action for special needs & the disabled	51
Should be kept separate, should still identify as an entity in its own right, college is not university, college for Art and uni for engineering and technology	9

Use of already congested college sites should be avoided	5
Opportunity for streamlined education O-level – Degree, upgrade some of the courses to degree level and utilise the facilities	4
The university should enhance existing provision, offer external courses, facilities should be in addition to existing ones, important investment for the future of Hereford	4
Library/facility sharing as in Worcester	3
Use of buildings should be maximised so not left empty	3
Those who don't want to move away could receive a discount to stay in Hereford, schemes to encourage uptake by use of facilities from age 11, good for keeping future workforce in the area	3
Use of the College for the Blind where there is a need for specialist facilities	3
Use of lots of separate building in city centre is preferable	2
<b>Other individual comments:</b>	
<p>Halo/National College leisure offer extended. Should refer to other similar cities with universities to see how they operate. Opportunity for Robert Owen Academy to be used.</p> <p>University should link up with other universities. Close Aylestone School and use the site. Other schools could be expanded to accommodate those pupils having to move. Transport/walking between sites should be addressed. Should be shared with wider community also.</p>	

**Additional comments:**

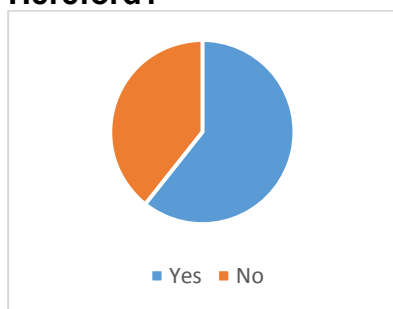
**Hereford Civic Society**

Yes. See above. The university should be part of the wider learning community for enrichment and cross fertilization of ideas and better and more sustainable use of facilities.

**Main themes**

- Great opportunity for sharing of equipment, sites and knowledge providing natural progression route for college students wanting to pursue STEM
- Important for each institution to preserve their own identity

**Q32. Should additional hotel and/or conference facilities be provided in Hereford?**



<b>Yes</b>	<b>60.68%</b>
<b>No</b>	<b>39.32%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Yes, in/around the city centre for easy access to attractions/facilities.	33
The existing Green Dragon Hotel should be refurbished.	18
Yes, it should be located in the Edgar Street Grid/Football Stadium/Merton Meadow area.	17
Yes, in association with the new University.	14
Yes, in Hereford Racecourse area.	8
Improve the facilities that we already have.	7
Should be located close to transport hubs/station.	7
Yes, should be located at Rotherwas.	5
Don't know/unsure.	4
If there is a demand for it.	3
Yes, wherever possible.	3
Yes, located at Commercial Road area.	2
Yes, located in High Town.	2
There is a lack of quality hotels in city centre and outskirts.	2
Yes, should be located in North West/Roman Road area.	2
Yes, should be located South of the River.	2
Redevelop/convert the Shire Hall.	2
Brownfield sites should be used.	2
Council should plan for them - but private sector should provide them.	2
There are independent existing hotels and guest houses which need supporting.	2
<b>Other individual comments:</b>	
<i>General comments:</i> Most definitely. Welsh Water wanted to hold AGMs in Hereford, but no good 100-bed hotels available to accommodate. This problem must apply to other businesses.	



Are existing facilities utilised or of an inadequate standard?  
Yes, wherever is appropriate and in accordance with planning policy.  
Yes, it should be placed to support additional tourism and business development.  
Should be modern and affordable. Should be located where convenient.  
Unsure there is any demand for it. Yes, in accessible settings to avoid congested areas. There isn't any free space without taking farming land. Depends on access and routing of any new roads. We have enough sites within the city limits.  
Demand will increase with growth in businesses.

*More specific comments:*

Industrial Hereford- Restaurants etc for tourists and residents alike.  
Boutique hotel, hostel and self-catering provision should be part of the mix.  
Private letting of rooms on a temporary basis should be regulated to maintain standards.  
Industrial sites should be used. Yes, located near to the river to provide an attractive location. There is a lack of quality hotels in city centre and outskirts.  
Conference facilities would be useful- particularly if the University proposal goes ahead. Existing provision seems adequate. Conference facilities should be part of the University development. Yes, should be located near to theatre/arts venues.  
Yes, more hotels. Yes, all over the city. Travelodge style in city centre- conversion of empty store space and upstairs?

*Area specific:*

Yes, on the ring road. Left Bank should be refurbished. Unlikely that a hotel would be attracted to the football ground/ESG location due to traffic movements/noise.  
Could the site at Grafton Travelodge be expanded? Accessible by the Relief Road.  
Yes, a 4-storey hotel in the Blueschool Street area with a rooftop garden with views of cathedral/Black Mountains. Yes, located in the area bounded by King Street, Victoria Street, West Street and Aubrey Street. Yes, located at Three Elms.  
Yes, it should be located in Weobley. Yes, located near hospital, administration buildings, colleges. Yes, at the Cock of Tupsley- good site. Possibly redevelop Police and Fire Station sites. New conference facilities should be incorporated within Hereford FC or Hereford RFC facilities, similarly to Worcester Warriors.  
There is a lack of modern, comfortable conference facilities. Replace hotel on Three Counties site? Provide for a residential training park like Yarnfield Park, on the outskirts. A conference facility should be provided outside of the city. A City Centre Premier Inn would be great. Near to the Old Market.

**Additional comments:**

**Cleghonger Parish Council**

In cooperation with the university.

**Hereford Civic Society**

Yes. Boutique hotel, hostel and self-catering provision should be part of the mix and could be integrated into the city centre. Private letting of rooms on a temporary basis should be regulated to maintain standards.

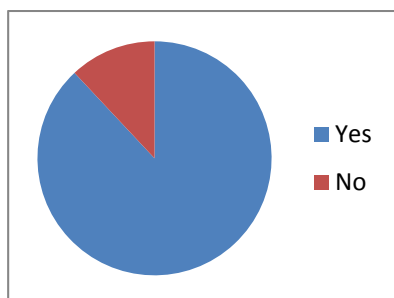
**Historic England**

Hotel development would need to consider the impact to the historic environment. The Council should consider the role of heritage tourism.

## Main themes

- Access to local attractions
- Refurbishment/rethinking of existing buildings/facilities such as Green Dragon, racecourse, football ground
- Possible partnership with university to maximise opportunities

### Q33. Could better use be made of the River Wye as a tourist attraction and for leisure activities whilst protecting its special qualities?



<b>Yes</b>	<b>88.03%</b>
<b>No</b>	<b>11.97%</b>

Points commonly raised	No. of occurrences
Opportunities for leisure row boating/canoeing/other water sports should be provided.	63
Opportunities for pleasure cruises/boat trips should be utilised.	62
Opportunities for riverside or floating cafes/bars/restaurants should be utilised.	35
More should be made of opportunities for riverside walking routes.	22
Improve or extend footpaths/cycle paths/PRoWs.	17
Safer and better access to the river should be provided.	12
More events/festivals should be held on and around the river.	10
Yes, it is a highly underutilised asset.	10
Dredge the river for leisure uses.	8
Better linkages between the town and river, better signposting.	5
Opportunities for use by public transport- water taxis/buses/ferries should be promoted.	4
Unsure/don't know.	4
Take examples from other towns/cities.	4
Yes, build on the success of the River Carnival.	3
The river's biodiversity assets should be utilised for nature-related leisure pursuits eg. Bird watching.	3
Left Bank is underused- this could be made more of a destination.	3
Yes, encourage more/greater range of activity based around the river.	3

Better marketing/promotion of the river is needed, for example more coverage in the city museum and tourist office.	3
The riverside should be kept free of development.	2
The Wye and Usk Foundation should be consulted.	2
Better use of the area between Wye Bridge and Victoria Bridge could be made.	2
Encourage educational guided walks along the river.	2
Develop retail opportunities on the river banks.	2
The South bank is under-utilised- encourage development here.	2
Remove trees to create space on the banks.	2
<b>Other individual comments:</b>	
<p><i>General comments:</i></p> <p>It's too late now, following the Asda and residential development close to it. Attractive river bank planting should be encouraged. Any development should be limited and sensitive to the location. It is fine as it is- not a "Disney Park". Establish camping areas.</p> <p>Further development should take place around the river. Look-outs with interpretation should be provided. It should be ensured that new development with river frontages does not prevent public access to the river.</p> <p>Improve the journey time to get there. This is gradually happening already- eg 30 years ago, Left Bank was a motorcycle showroom. Wheelchair accessibility to the river should be improved. Active community projects should be encouraged. There should be liaison with the River Wye Preservation Trust. The river needs access by car with parking. Benches and picnic areas should be provided. No, would not be of benefit to the city or the Wye's uniqueness. A river front beach could be established. There should be a road access to the West and South of the city, including a river crossing (in addition to the bypass). Develop the river fronts in a creative and inspiring way, like De Koffie Pot are already doing. Establish landscaping and viewing areas. Employ measures that encourage people to use the area.</p> <p>Develop tourist attractions. More facilities such as public toilets. Encourage water features.</p>	
<p><i>More specific comments:</i></p> <p>River Festival needs to be retained. Develop attractive shopping areas between the city centre and the river to bring people closer to the river. Riverbank could be developed as part of the rowing club/King George meadow activity centres, with refreshments and environmental centre provision. Should work with businesses which could provide "stop-off" points for canoeists. The power of fishermen should be reduced. A pontoon or a jetty is possible by the existing bridge. A foot/cycle path to Ross would be a brilliant feature. Focus on development of Castle Green, this will be the lynch-pin of linking the Wye with the city centre. Establish a promenade along the North bank, may have added benefit of revitalising Bridge Street. More should be made of Bishops Meadow. Facilitate fishing as a leisure activity in the river. A supervised summer time swimming area should be established. Maintain parks such as Bishops Meadows. Encourage the use of Castle Green for small events, eg. classical music concerts.</p>	
<p><i>Environmental comments:</i></p> <p>The river should be better protected, in terms of water quality. There needs to protection from impact of development and contamination of water, and impact of</p>	

the bypass. Water-borne recreation would exacerbate existing issues with pollutants and water quality. There should be protection of Riparian open space and corridor from the impacts. Very much against motorised craft, can be damaging. There should be a major effort to protect and conserve the River Wye, and stop any development which could harm it.

**Additional comments:**

**Breinton Parish Council**

Yes. Enhanced riverside management can improve both bio-diversity and public access. The Wye and Usk Foundation can provide ideas on how to do this.

**Cleghonger Parish Council**

Protection from impact of development and contamination of water. Impact of potential bypass. Better use of walks along the river.

**Campaign Protect Rural England**

The Wye is an iconic river and its value is much under-utilised as a leisure facility and as a contributor to the city. Much more should be made of walks along the river in both directions and a great deal more could be made of the Bishop's meadows by using a semi-natural landscaping along the banks.

**Hereford Civic Society**

Yes. The river and riverbank could be developed as part of the rowing club/King George meadow activity centres with refreshment and environmental centre provision. A riverside walk from Left Bank to Queen Victoria Bridge should be installed.

**Herefordshire Wildlife Trust**

However, this does not include capacity to introduce further waterborne recreation to the River Wye. Waterborne recreation would exacerbate problem of algal blooms, which deplete oxygen and smother plants and invertebrates, impacting upon the SAC.

**Natural England**

This would have to be carefully thought out and designed to ensure that the proposals would not affect the special qualities of the SAC and SSSI. There are already problems with some residents using the river for leisure activities which have already affected otters which are one of the special qualities of the SAC/SSSI.

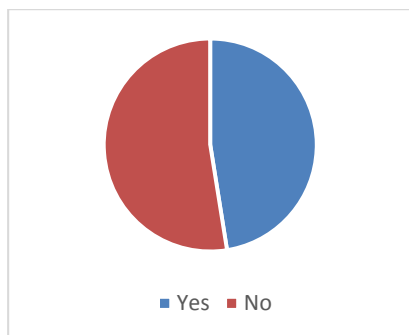
**Welsh Water**

We abstract water from the River Wye at Broomy Hill for treatment at our Broomy Hill Water Treatment Works (WTW). River abstraction (subsequently treated) is a vital source of potable water supplies to our customers. Our abstractions are licensed by the Environment Agency in England who are responsible for ensuring the sustainable use of water resources. As such, we support the use of the River Wye for leisure and tourism activities where there is no derogation of water quality and the ecologic value is protected.

## Main themes

- Opportunities for local businesses to establish refreshment outlets
- Opportunities for walking & cycling routes and links between city and river
- Consideration of wildlife protection and conserving water quality

### Q34. Is there a need for any additional policy relating to the restoration of the canal?



<b>Yes</b>	<b>47.48%</b>
<b>No</b>	<b>52.52%</b>

Points commonly raised	No. of occurrences
Yes, this resource has potential to be used as a tourist attraction.	13
It could provide an alternative route for walking/cycling alongside.	8
Yes, encourage restoration.	8
Cannot realistically see it happening- financial constraints, viability, too big an undertaking.	7
Don't know/no comment.	6
Policy needs to provide some certainty it will be delivered.	5
Yes, it should protect the route/corridor/basin of the canal from development.	4
Yes, this resource should be used as a leisure facility.	4
In some areas it encourages rubbish and fly tipping- needs cleaning up.	4
Greater public awareness of it is needed.	4
Focus on the River Wye.	3
Should make use of opportunities for cafes/bars/restaurants along the waterfront.	3
Unaware of its existence.	3
It's a low priority- more important things	3
The canal should be seen as part of our heritage to be protected.	2
The canal should be connected to surrounding waterways.	2
Use the canal as a green transport link.	2
Canal should stay true to the historic line wherever possible.	2

There is no value/economic benefit in any further work and the expense.	2
<b>Other individual comments:</b>	
<p><i>General comments:</i>  Get the necessary funding to complete the restoration. Yes, encourage contributions to restoration. Work closely with the canal trust. Extend the canal to the city centre. Could be used by local residents. Do not let big business take it over- encourage local business.  The Council needs to be more proactive to facilitate its delivery. It should be used for hosting festivals and events. Improving and making the most of what we already have is good economics and stewardship- surely? The urban village as currently envisaged will not assist to any great extent with the promotion of the restoration of the canal. Glad that further restoration is planned. Identify the concept of a long term opportunity and then the policy will provide a focus for the delivery. Harness current UDP policies. Is there any economic need? Yes, open up as much as possible and keep footpaths running alongside it. Only if you can regenerate a large section of it. Re-creation you mean?!  Where will it get its water supply from? Should be funded by the canal trust. Needs a plan and a timescale. When it might actually happen. HC should fund the restoration.</p>	
<p><i>Environmental comments:</i>  The restoration should be used to educate the young on the environment/conservation. It should involve the creation and protection of a basin in the link road area. This should have a minimal impact on traffic in terms of roadworks etc. Don't damage wildlife, keep development to a minimum. Clean it up and plan for use of it- even if just for housing. Can promote environmental protection and local amenity.</p>	
<p><i>Tourism:</i>  Keeping the route clear and funding restoration- great money generator. Make this a priority- improves amenity, attracts tourists. Canals should be restored for both for tourism and as an alternative access to the county. A full-scale reconfigured canal basin in the Canal Street area providing waterside linkage between the city and the rail station, if accompanied by new-build commercial premises with street-level 'café-culture', new public realm spaces, and structures with some clear architectural merit would transform this part of the city, would make real the now seemingly abandoned aspirations for a genuine urban core area expansion, and would provide a positive reason for both students to want to come to live in Hereford and tourists and shoppers to come to visit and spend money here. Promote boat trips.</p>	
<p><i>More specific comments:</i>  The surface water from the Holmer East housing should be designed to drain to a purpose built surface water reservoir, that could either service the canal, if it happens, or feed into the River Lugg, either facilitating wetland habitat in the floodplain or improving the poor water quality of the river Lugg by diluting its excess nutrient load. This could help the Core Strategy requirement to develop without compromising the Lugg/Wye SAC objectives. Use canal for heavy goods transport. It should contain guidance to support volunteers. Compulsory orders should be in place for restoration of the canal. Yes, provide a Park &amp; Ride from Aylestone Park to Widemarsh Basin. Compulsory purchase along the route to allow for improvements to be made quicker. Encourage private partnership to</p>	

finance restoration through use of the canal and development of the land adjoining it.

**Additional comments:**

**Environment Agency**

We note further reference to the restoration of the Herefordshire and Gloucestershire Canal which was initially picked up in Policy E4 of the adopted Core Strategy. Whilst we welcome further consideration of this project any such proposals will need to give detailed consideration to the aforementioned environmental constraints that are prevalent in this area of the City Centre.

**Hereford Civic Society**

No. The canal should be seen as part of our heritage using the reputable Hereford and Gloucestershire Canal Trust.

**Historic England**

We would recommend that the Council considers the role of heritage tourism within Hereford and it may be that a paragraph or policy could be included within the Plan to give further details. We would be supportive of sensitive opportunities to restore the canal and any associated heritage assets in its vicinity.

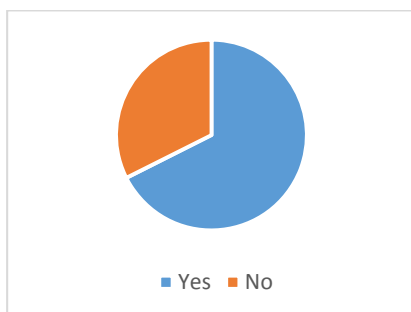
**Natural England**

Yes. The canal should not connect to the River Wye SAC as this could affect water levels and risk the introduction of invasive species. The canal is a good opportunity to improve green infrastructure and people's access to nature.

**Main themes**

- Development of better cycling & walking routes
- Protection against development
- Public awareness of its existence

**Q35. Are there any opportunities to provide new or expanded leisure facilities that should be considered or identified by the HAP?**



<b>Yes</b>	<b>67.59%</b>
<b>No</b>	<b>32.41%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
More off road cycle track/facilities provision.	19
Yes, promote more indoor facilities such as an ice rink, pool or trampoline park etc. Things for people to do in bad weather.	12
Encourage a redevelopment plan for/associated with the use of the racecourse.	8
Existing facilities should be expanded/improved.	8
More walking/jogging routes.	8
No opinion/can't comment.	6
Improve the museum/heritage/historical offering.	5
A better swimming pool at the leisure centre is needed.	5
More facilities for the young are needed.	5
Encourage better or greater range of uses of green/open spaces.	4
Make more use of the River Wye as a leisure facility.	4
Consideration should be given to supporting potential new student population- university.	3
Improve provision in the South of the city.	3
It must be ensured the new housing developments have sufficient on-site leisure facility provision.	3
Yes, improve the music venue offering.	3
Yes, provision of better Tennis facilities.	2
Yes, better access to swimming facilities/lessons.	2
We need more/greater range of options for things to do.	2
Do not put cycle track on the racecourse.	2
Yes, public leisure facilities should be expanded and improved as the population increases.	2
The university itself could provide facilities also for use by the wider public.	2
Redevelop current swimming pool- not fit for purpose.	2
Redevelop Edgar Street Football Ground to provide facilities.	2
More activities/places for families/young children to visit should be encouraged.	2
Protect and invest in expansion of the Courtyard.	2
Provide more 4G pitches	2
<b>Other individual comments:</b>	
<p><i>General comments:</i>            What? No tourist information centre? Burying the 'Dinedor Serpent'? No public toilets. Proposed axing to maintain parks including Castle Green. Flower beds no longer planted - offloaded to volunteers. The degeneration of high town, plus weird paving alterations. Need I go on? We have enough gyms. Developer contributions should be directed to community facilities where there is a need. Yes, promote attractions with knowledge trails and relevant facilities. Yes, provide sustainable transport solutions to link to tourist activities in the surrounding area and countryside. Should be linked with the City of Culture bid to maximise the use of and access to what makes the County unique. Older peripheral housing estates</p>	



would benefit from greater provision. Yes, so long as it is affordable for public use. Encourage parks and open spaces. More space for sports use. Examine traffic options when encouraging people to May Fair- could be promoted as one of the few "Medieval" fairs in Europe. Provide better support for existing Arts and Theatre facilities. Encourage Music/Arts venues for younger people- U18s. Provision should focus on local residents- not attracting tourists. Provide a large adventure playground for older children. Re-open the use of Bodenham Lakes. Rural areas are poorly served in terms of leisure facilities. Yes, more facilities for slightly older people to use- current provision ignores this age group. Turn neglected city centre sites into gardens/open space areas. Yes, provide more opportunities for young people that have additional needs.

*More specific suggestions:*

Other indoor facilities such as a trampoline park should be encouraged. Yes, need a good Cricket ground. Yes, more play areas. Access to the green lungs of the countryside is important to be retained.. Re-develop LA pools for schools. Hereford needs a niche sports/leisure facility that might fulfil a sub-regional, regional or even national need. Eg. A velodrome or major tennis training facility. Promote opportunities for fishing as a leisure activity. Make Hereford a base camp for visiting the Black Mountains. Yes, provide a new leisure centre.. Provide a hydro pool for NHS patients. Allow gym companies access to retail units in city centre. Provide an open air pool that can be used all year round. Convert former Ross railway route to a walking/cycling path. Following the success of the skate park it would be good to see a similar facility for roller blading. Promote the development of a new equestrian centre- current ones are difficult to access.

*Area specific:*

Land used by the Cathedral School is underutilised- could be shared by agreement for community use. More gyms needed, particularly in the Whitecross area. Castle Green development. Relocate Edgar Street football ground to the relief road- then redevelop the existing site. A private health club should be provided in the old cinema. There is great potential for quarries at Hereford Quarry gravel pits and Stretton Sugwas gravel pits to become Local Nature Reserves for recreation and outdoor education. Yes, new state of the art facilities for Hereford FC, Rugby Club and Cricket Clubs- could be shared with the university to create funding streams. Yes, utilise Edgar Street more out of football season- eg concerts. Promote the idea of a retail park South of Hereford at Rotherwas with shopping, leisure facilities such as go karting etc. Lower the price of hiring bikes from Castle Green. Promote the use of Pilgrim Way between the 3 Cathedrals with paths and cycle paths. Plan for a new library, so that the Broad Street building may be used solely as a museum, which Herefordshire's heritage deserves.

**Additional comments:**

**HBID**

New Tourism and leisure uses. The centre of the city currently lacks tourist attractions, particularly anything suitable on a wet day. We would therefore like to see policies that allow any kind of appropriate tourist and leisure facility to be located within the heart of the city, to enhance the overall offer of Hereford as a destination.

**Breinton Parish Council**

Yes. For instance, by a more imaginative approach to use of the racecourse and adjacent green spaces.

**Cleghonger Parish Council**

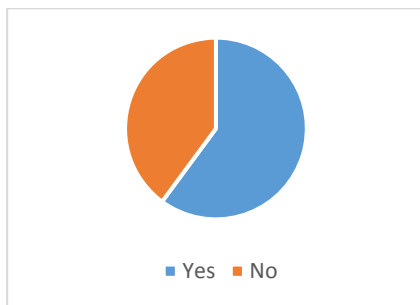
Existing facilities should be expanded along with new houses. Encourage structured leisure use of green spaces.

**Hereford Civic Society**

Yes. Attractions should be promoted with knowledge trails and relevant facilities. Sustainable transport solutions should be provided to link to tourist activities in the countryside and surrounding areas.

**Main themes**

- Need for all weather activities
- Opportunities to expand provision for cycling
- Consideration of changes/improvements to facilities such as racecourse, football ground and leisure pool
- Provision for university students

**Q36. Are there ways the green infrastructure could be improved?**

<b>Yes</b>	<b>60.09%</b>
<b>No</b>	<b>39.91%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Alternatives to private car use, more signposted walking/cycle routes, bridleways, improved and more affordable public transport, more charge points for electric cars	29
Land should be allocated to provide additional connectivity, tree lined boulevards, maximise on planting of trees wherever space, unaccessible areas should be accessible to the public, the rivers and canal should be identified as key GI	12
Should be better protection and management of existing spaces, opportunities need to be identified. Care regarding timing of mowing key areas in order to increase variety of habitats, giving wildlife environments such as log piles, a pollinator strategy should be included	10

Green belt should be protected, housing density should be avoided in order to allow for green space to exist also	9
Habitats destroyed by development should be replaced in that same area, funding for this should be provided by developer	5
Environmental considerations such as well insulated houses and wise energy use, solar panels on new houses, minimise light pollution	4
All areas of GI should be recognised as such no matter how small, key factor for wellbeing of city residents	3
A balance should be found between protection of key areas for wildlife and further development required to meet needs, adequate space for parking also needed	3
Trams	2
Ensure adequate recycling/reusing facilities	2
<b>Other individual comments:</b>	
Protection of Lugg flats. Better litter control. HC/s environmental/ecological records require updating. Consideration of bypass/road placement, can improve biodiversity and management of waterflow. Maximising opportunities to provide river/woodland walks.	

**Additional comments:**

**Breinton Parish Council**

Yes. (It is Section 10 of the HAP Issues and Options paper that refers to the natural environment; there is no 'Section 15' of that document). One way to improve the concept and practice of 'green infrastructure' policies and supporting text for the HAP would be to recognise that, although it is not included within the Plan Area, Breinton parish represents a vital location of environmental and heritage assets for the city of Hereford, given the proximity of its open farmed landscape to the city from this (westerly) direction. This is an aspect consistently ignored in Herefordshire Council's plan policy (and its documentation) development in recent years, in marked contrast to the Unitary Development Plan and its predecessor plans. So, for example, it was formerly recognised as an Area of Great Landscape Value, and this was for very good reasons. This is primarily a matter of landscape amenity and setting. However, it is also arguable that the lack of development for housing or industry in this direction westwards of the city (and given the prevailing wind) in fact contributes daily to the minimisation of atmospheric pollution in Hereford city. It is surely pointless to seek to reduce traffic pollution from a north-south trunk route through the city while simultaneously proposing developments of 1700 houses (with more no doubt envisaged later on) to the west and north-west, themselves tucked within the embrace of a major new highway!

**Cleghonger Parish Council**

Environmentally friendly management i.e. preserve wildlife corridors.

**Campaign Protect Rural England**

In the urban environment, green infrastructure includes any tree, bush, garden, grass areas and green roadside verge. These may be managed to provide a

greater variety of habitats e.g. not mowing until seed has set, or adding log piles for newts and invertebrates. Connectivity can be improved e.g. by irregular mowing of grass verges where they do not impede visibility or constitute any other risk, to leave habitats and corridors for e.g. frogs, toads and small mammals. The Figure "Hereford Area Plan Boundary and Green Infrastructure" (p40 Issues and Options) is over-simplified, and therefore not useful.

#### **Hereford Civic Society**

Yes. It is important to know what the attributes are that make up the current Green Infrastructure (GI) of the city using modern technology. There must be full protection and better management of the city's environmental assets

#### **Herefordshire Wildlife Trust**

More ambitious design of green spaces to restore or recreate key habitats. Define actions required to deliver the Green Infrastructure Strategy. Funding should be secured from developers as part of the infrastructure package. Herefordshire Wildlife Trust would welcome the opportunity to engage in developing these ideas. We are about to develop a project along the Yazor Brook and will be seeking funding to put some of these plans into practice. Herefordshire Council should collaborate in this project by putting us in touch with key developers and committing relevant Section 106 monies to our project.

#### **Historic England**

There may be an opportunity to have better connectivity between green infrastructure and the historic environment and recognise historic landscapes and assets within this section.

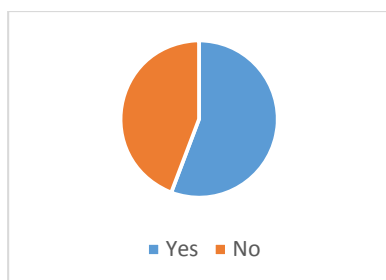
#### **Natural England**

Park and Ride proposals could include green infrastructure, for example tree planting, SUDs for example. Improvements to walking and cycling paths should also make the best of opportunities to improve and connect up green infrastructure and to make them more attractive. Improving water quality for the water courses within the Hereford area. Yazor Brook which runs into the River Wye could be improved by preventing run off and discharges entering it and greening up sites near to it. Improvements to the highways and reducing sewage losses in the city would be beneficial to the River Wye. Creating natural areas within new development or through retrofitting green infrastructure such as rain gardens, green roofs, creating open space etc.

#### **Main themes**

- Provision for sustainable transport such as public, cycling, walking and electric car charging
- Connectivity of areas and maintenance sensitive to existing wildlife eg timing of cutting areas back/mowing
- Acknowledging existing elements of GI as well as maximising opportunities to increase it where new development occurs

**Q37. Are there any areas that require better connectivity of wildlife corridors?**



<b>Yes</b>	<b>55.76%</b>
<b>No</b>	<b>44.24%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Protection of the River Wye is key, watercourses	10
Citywide areas should be carefully maintained and added to, including timing of cutting back where safe to do so	9
Current information needs to be more accurate/needs updating including details of what species are where and what there could be in future, up to date plan of existing pathways/bridleways needs to be published	6
Cycle ways including round the perimeter of the city to encourage tourism and travel other than car	3
Density of housing in proposed strategic sites should be considered	3
Creation of network out to the rural hinterlands	2
Bypass should not be built	2
Urban gardens should be left to nurture wildlife by keeping plant life	2
<b>Specific areas mentioned</b>	
Lugg Meadows	5
Belmont	2
Yazor/Widemarsh/Eign Brook	2
<b>Other individual comments:</b>	
Tupsley Quarry. Any new site should enhance its surrounding area. Holmer to Roman road. Area next to Rotherwas cycle bridge. Moorfields. Huntington lane. Bromyard direction. Surrounding areas such as Clehonger.	

**Additional comments:**

**Breinton Parish Council**

Yes. It is remarkable that the indicative green corridor plan does not identify the Wye itself and its close environs as a 'Local Strategic Corridor'.

**Clehonger Parish Council**

Biological records under resourced and needs better management.

**Campaign Protect Rural England**

A more accurate map of existing green infrastructure is necessary before connectivity can be assessed. Different species need different levels of connectivity. For example, the lesser horseshoe bat will not cross a gap in the tree canopy >7m, and will starve if left unconnected. Therefore, a survey of wildlife habitats along potential wildlife corridors to assess the distribution of species is necessary.

**Hereford Civic Society**

Yes. With assets mapped and characterised, opportunities for enhancement and creation of new GI areas and corridors can be identified. Building on the success of the 2012-13 Hereford GI project, there has to be an ambitious GI strategy, that includes the peri-urban areas and through them, connectivity to the rural hinterlands by the creation of a comprehensive network of green corridors.

**Herefordshire Wildlife Trust**

More ambitious design of green spaces to restore or recreate key habitats. Define actions required to deliver the Green Infrastructure Strategy. Funding should be secured from developers as part of the infrastructure package. Herefordshire Wildlife Trust would welcome the opportunity to engage in developing these ideas. We are about to develop a project along the Yazor Brook and will be seeking funding to put some of these plans into practice. Herefordshire Council should collaborate in this project by putting us in touch with key developers and committing relevant Section 106 monies to our project.

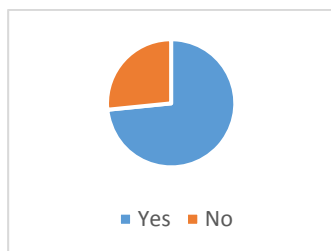
**Natural England**

The canal could be used to link people and wildlife to the wider countryside. Linking corridors to Yazor Brook and the River Wye SAC/SSSI. Maintaining and creating wilder areas by the rivers, including greening the river and planting trees. There is greening work at Credenhill which could be linked to Yazor Brook. The new relief road- could provide opportunities for a circular route for walkers and cyclists. Any opportunity to link green space and water areas should be explored. Mapping current resources including multifunctionality, carbon storage etc could help to identify opportunities. In some places the areas available/opportunities may be small, but these should still be considered and explored.

**Main themes**

- Protection of the waterways
- Considered & sensitive maintenance
- Accurate records of wildlife locations
- Developer contributions to relevant projects

**Q38. Should the HAP include additional policies to protect the landscape and environmental qualities of the city?**



<b>Yes</b>	<b>73.38%</b>
<b>No</b>	<b>26.62%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Protection of/condition and maintenance of green space/parks/trees/front gardens	22
Appropriate building around historic areas of city such as Cathedral, preservation of what is unique/historic about the city, protect skyline	18
Environmental surveys should be carried out to update information, inc soil surveys, enforce rules around areas of natural beauty, information on existing wildlife and protection of it, water and air pollution	13
Protection of River/Lugg Flats and surrounding agricultural land and open space	17
Restrictions on heavy good vehicle/car use, out of city parking	11
Ease of travel cycling/walking, more pedestrian areas	5
Build bypass to take heavy traffic out of city and reduce pollution, design of new road should include high quality landscaping inc planting of trees	4
Utilise unused retail space, possible infill, sustainable use of areas, consider density of new housing areas	4
Inclusion of green space for new development, more wild flowers	3
No building of new major roads/bypass, should be further evidenced	3
Protect the western side of the city	2
Litter control	2
<b>Other individual comments:</b>	
Sensitivity to impact on existing residents' lifestyles	
New development should have focus on low energy/water use	
Where development destroys trees etc guidance given on how should be replaced	

**Additional comments:****Breinton Parish Council**

Yes. In the Hereford Area Plan Scoping Report January 2010, p18 it states that: "The HAP must have regard to the objectives of the Soil Strategy". Top grade soils should be kept for agriculture. The landscape and environmental qualities can only be protected if they are identified accurately. Therefore regular surveys by experts are required. Up-to-date data about Herefordshire landscape and wildlife should be mapped and made available to the public.

**Cleghonger Parish Council**

Protection of the river Wye and associated landscape. Preserving the green land around the city and surrounding agricultural land.

**Campaign Protect Rural England**

Updated and regular environmental surveys are needed to identify exactly where the natural environment needs protection. Top grade soils should be kept for agriculture, especially food production, and not be built on. See Hereford Area Plan Scoping Report January 2010, p18: "The HAP must have regard to the objectives of the Soil Strategy".

**Hereford Civic Society**

Yes. A strengthening of the existing policies that protect, monitor and enforce compliance to national and international standards. Introduce guidelines for assessing and monitoring urban trees – see <https://www.itreetools.org>

**Herefordshire Wildlife Trust**

Protection for the SAC and SSSI, including SUDs and other delivery mechanisms to deliver the Nutrient Management Plan. Protection for BAP habitats. Protection of the River and tributary floodplains from development. Commitment to habitat restoration and creation in the Strategic Local Corridors and Enhancement Zones in the Green Infrastructure Strategy.

**Natural England**

Water resources and in particular focusing on water quality.

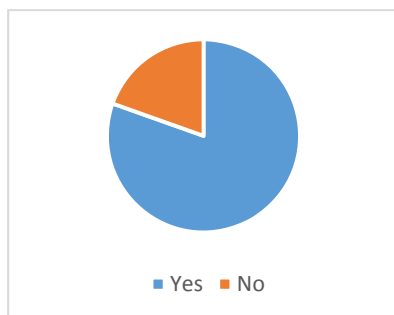
Protection of wildlife habitat and green spaces and a commitment to creating and expanding wildlife corridors to provide better links to the wider countryside.

**Main themes**

- Protection and maintenance of green space and agricultural land
- Sensitivity of further development around existing historical assets
- Accuracy of environmental information
- Use of cars around the city vs more environmentally friendly options



**Q39. Can we achieve greater access to and use of the river whilst respecting its special qualities?**



<b>Yes</b>	<b>80.44%</b>
<b>No</b>	<b>19.56%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Build boat launch points, more boating/river cruise opportunities for tourists, canoeing/fishing courses, houseboats, safe swimming points, river ferries at designated points	36
Improve condition of and signposting of walk/cycle ways, link to SSSI, consider better disabled access, tourist trail, open unused walkways, incentivise landowners to do this, increase dog waste bins	32
Good management can increase access and improve bio-diversity, care should be taken about position of pathways to avoid disruption of wildlife, any development/new ideas should be sympathetic to surroundings/eco-friendly, raise awareness of how river should be valued, regulation around farms near river and their deposits into it	18
Opportunities for making the most of/having new refreshment outlets next to the river	5
Properly promote events such as river festival	3
Access fine as it is/make the most of existing open space next to river and facilities such as rowing club landing stage	3
Dredge the river	2
Riverside facilities should be limited/away from city centre	2
<b>Other individual comments:</b>	
Those using river for business should pay a tax to maintain it. Traffic control to moderate air pollution around the river. More parking at popular spots	

**Additional comments:**

**Breinton Parish Council**

Yes. One idea would be to increase recreational/tourism/commuting/access use of the river by licensing environmentally-friendly water-taxis between landing stages

at Hunderton, Old Wye Bridge, Victoria footbridge, and Hinton. There is plenty of expert advice available to improve biodiversity.

### **Cleghonger Parish Council**

Better publicity of walks. The river carnival a good example of use.

### **Campaign Protect Rural England**

Enhanced riverside management can improve both biodiversity and public access. Ask e.g. the Wye and Usk Foundation for details of how to achieve this.

### **Environment Agency**

We welcome reference to the importance of the River Wye (SAC/SSSI) in section 10.7 of the submitted Plan and the acknowledgment that any development proposals that could affect the conservation status of the River would be subject to HRA as well as consideration of the Nutrient Management Plan and flood risk. We would expect Herefordshire Council to help address Water Framework Directive matters through its role as planner, issuing ordinary watercourse consents and as land manager. All watercourses in the County are duty bound to reach Good Ecological Status or Potential (GES/GEP) by 2027. It is essential that WFD is fully integrated into the Local Plan process and that all future development helps to address the issues that currently prevent the watercourse from achieving GES/GEP. Future development should help to facilitate the restoration of watercourses, such as deculverting of any watercourses within or on the boundary of a site, naturalizing artificially engineered river bank or beds, and providing an adequate riparian corridor in meeting flood risk, link to WFD objectives.

### **Hereford Civic Society**

Yes. It is an underdeveloped resource that needs a strategic plan to improve looped walks, linked walks and cycle routes – this may require compulsory purchase of land and also footbridges to connect up to the existing emerging walking and cycling network.

### **Herefordshire Wildlife Trust**

However, this does not include capacity to introduce further waterbourne recreation to the River Wye. Waterbourne recreation would exacerbate problem of algal blooms, which deplete oxygen and smother plants and invertebrates, impacting upon the SAC.

### **Natural England**

It depends on the proposal. Activities would have to ensure that they do not impact on species, affect water quality and ensure that they do not damage or destroy the special qualities of the River Wye SAC and SSSI. We would welcome further discussions with Herefordshire Council on the conservation needs of the river and proposed activities.

### **Welsh Water**

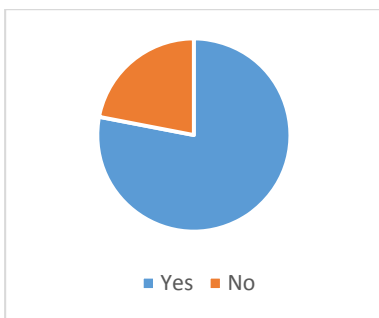
We are fully supportive of any proposal that removes the ability of surface water from entering the public sewerage network, and as such support the implementation of Sustainable Drainage Systems (SuDS) such as swales and retention ponds into any new development as well as in any planned green

infrastructure development. We are signatories of the River Wye Nutrients Management Plan, and as such we welcome anything that can be done to achieve the water quality targets on the River Wye. This includes the Council's position under Policy SD4 of the Core Strategy.

**Main themes**

- Better access and signposting to as well as maintenance of walk/cycle ways
- Consideration that access should not disrupt wildlife
- Possibilities for activities such as swimming and boating
- Opportunities for river ferries

**Q40. Should the HAP include a policy that relates to how land use affects pollution?**



<b>Yes</b>	<b>78.02%</b>
<b>No</b>	<b>21.98%</b>

<b>Points commonly raised</b>	<b>No. of occurrences</b>
Deposits into the river from industrial units, farms, development, roads should be addressed, use of pesticides/insecticides/chemical fertilisers, as well as smells from large industrial units	34
Target setting of light, vibration, emission pollution reduction	15
Considered planning around land use for industrial developments causing more heavy duty vehicles, knock on effects of new housing sites on traffic, sewage, water flow/supply etc	14
Active travel such as walking/cycling should be encouraged and made safe in and around the city, improvements in access to public transport, limits on car use, park and ride	9
Litter control, waste disposal, promotion of recycling	9
Guidance on use of sustainable materials in developments, sustainable energy use	5
Effect of new development/road design in terms of flooding should be considered	4
Current guidelines are adequate	4
Should look to enhance green space around developments	2
Legal framework should be enhanced/enforced	2
<b>Other individual comments:</b>	

Biodiversity should be protected. Build bypass to get heavy duty traffic out of city.  
Pollution should be monitored but should not stop progress

**Additional comments:**

**Breinton Parish Council**

Yes. It is important to keep areas with watercourses upstream of Hereford free of intensive development. Plans to build 1000s new homes in Hereford, many with added cars, will increase the risk from air, light, noise, water and chemical pollution. Prevailing SW winds may take this pollution across the city to add to that already felt. It will therefore be a challenge to limit air pollution in Hereford. The Nutrient Management Plan must remove any possibility that development will add to the pollution of the Lugg and Wye. Best practice should already be in place. If not, see e.g. Urban Environmental Toolbox.

**Cleghonger Parish Council**

Impact of housing, industry, agriculture and roads.

**Campaign Protect Rural England**

Ways to reduce existing pollution from vehicle emissions, noise, light, and vibration should be found, even if new homes and roads are built. Note that prevailing winds from the SW may carry airborne pollution over the city. Runoff from agricultural land and from hard surfaces (roads, car parks etc.) must be prevented from reaching water courses. Water courses such as Yazor brook and Widemarsh Brook should be monitored with a nutrient management plan in a similar way to the Rivers Wye and Lugg. If 1000s new homes are built, then even if active and sustainable travel measures succeed, the net level of pollution in Hereford city is likely to increase. The Nutrient Management Plan should be given real teeth with a policy to remove any possibility that development will add to the pollution of the Lugg and Wye.

**Hereford Civic Society**

No. This is included within the Core Strategy.

**Herefordshire Wildlife Trust**

It is imperative that the HAP contributes to delivery of the Nutrient Management Plan Delivery of the housing and employment targets in the Herefordshire Local Plan is dependent on the success of the NMP in delivering sufficient improvements in water quality. Policy SS3 refers.

**Historic England**

We support many of the comments in Section 10 and that the Council recognises how harmful light, pollution, noise etc. can be. We raise it in the context of the historic environment and the harm that it can have for heritage assets and the need to consider these implications in the Plan.

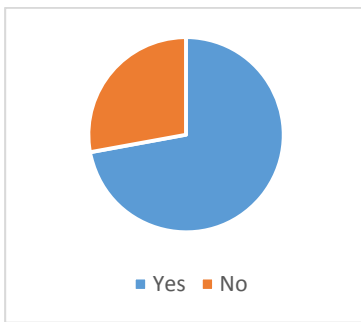
### Natural England

Water quality- run off from sites is an issue. Air pollution- this could be improved with a reduction in traffic and increased use of sustainable traffic methods. Planting trees in streets can help mitigate air pollution, however if not thought out they can also trap air pollution in an area. Light pollution can affect otters and bats for example- So a policy could cover Lux levels and light spill on green infrastructure especially the water courses and other key corridors.

### Main themes

- Pollutants from industrial units and farms
- Targets for a variety of pollutants, noise, light, emissions, vibrations
- Effects of new development
- Better provision for sustainable transport

### Q41. Should the HAP address the issue of climate change?



Yes	72.13%
No	27.87%

### Additional comments:

#### Campaign Protect Rural England

It was specified in the Hereford Area Plan Scoping Report, January 2010. Climate change means that biodiversity is more vulnerable to reduction, and needs greater protection. Climate change may also mean more frequent heavy rain storms and therefore there must be greater attention to risk of surface water flooding.

#### Hereford Civic Society

Yes. But specific policies are unnecessary as this is covered by other legislation.

#### Natural England

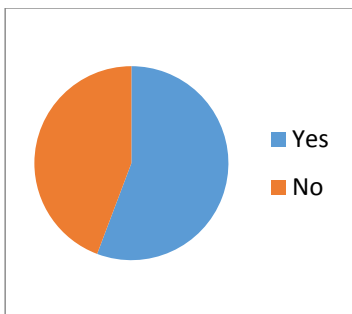
The HAP should consider climate change adaption and recognise the role of the natural environment to deliver measures to reduce the effects of climate change, for example tree planting to moderate heat island effects. In addition factors which may lead to exacerbate climate change (through more greenhouse gases) should be avoided (e.g. pollution, habitat fragmentation, loss of biodiversity) and the natural environment's resilience to change should be protected. Green Infrastructure and resilient ecological networks play an important role in aiding

climate change adaptation. There are opportunities to do this with the Hereford By pass and through greening up the river corridors.

### Main themes

- Flood risk as result of climate change
- Enhancement of the green infrastructure to off-set damage caused by climate change

### Q42. Do you think more specific and detailed policies for the historic environment and heritage assets in addition to those included in the Core Strategy are required in the HAP?



Yes	55.74%
No	44.26%

Points commonly raised	No. of occurrences
Better/more extensive protection/enforcement is required, certain buildings that should be preserved are ignored, setting of assets and preservation of the character of the city needs to be considered	13
More publicity of those assets, use of plaques, better use of Tourist Information, more museums dedicated to the surrounding areas, develop history walks to raise local/tourist awareness	9
A dedicated 'design review' panel should be formed to guide large projects, more advice/funding needed, proper investigation should take place into history of area where new development planned before work takes place, better thinking about how/where money is spent on regeneration	7
Existing guidance is adequate	3
Bath street offices should be preserved	3
Protection of the city skyline should be considered	2
<b>Other individual comments:</b>	
Guidance on reduction of pollutants damaging them. Library/museum could be combined and link with the university. Wildlife using assets needs to be considered. Developers should supply an amount of funding to support heritage of city. Encouragement of local community groups to get involved with	

research/protection/ regeneration. Should be a time limit on buildings staying derelict before compulsory purchase takes place.

**Additional comments:**

**Breinton Parish Council**

Yes. Many policies could be identified, including policies for particular Conservation Areas (such as Broomy Hill), policies for the improvement of the condition and setting of Hereford City Walls, policies for the positive treatment of the former Canal as a heritage asset, policies for Castle Green, and so on.

**Cleghonger Parish Council**

The heritage of the artist Brian Hatton should be preserved.

**Hereford Civic Society**

The Core Strategy makes reference to various policies that seek to preserve historic buildings.

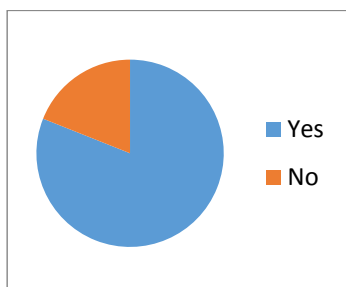
**Historic England**

We would be supportive of the inclusion of a local list within Hereford and can offer some advice on preparing a Local List, if this would be useful. Additionally, for the wider Herefordshire area it may be an issue that Neighbourhood Plans could consider in their local areas. We are supportive of the references in paragraphs 10.19 and 10.20 to the historic environment evidence base studies and would recommend the Council apply this evidence and reference it when assessing the impact of new development on the significance of heritage assets.

**Main themes**

- Revision of the current list and condition of protected buildings/areas
- Better promotion and profile-raising of those assets
- Consideration of design/area of spend/history with regard to building projects

**Q43. Do you think that specific policies are required to achieve high quality design in locations where planning proposals could impact upon heritage assets?**



Yes	81.02%
No	18.98%

**Additional comments:**

**Hereford Civic Society**

Yes. High design standards must be accepted as a given throughout the City. The creation of a Design Review Panel should be involved on all major projects.

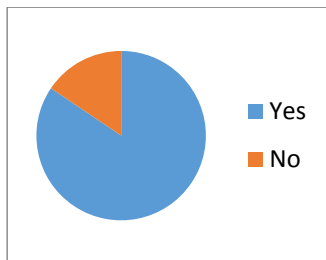
**Historic England**

Historic England does consider that the Plan would benefit from specific design criteria that seek to protect the existing historic environment and integrate new development within the historic setting of Hereford. Such issues should also consider the skyline and setting. We recommend that officers discuss with local Conservation and Archaeology officers the further need for specific development management policies and that may be appropriate/ required within the area.

**Main themes**

- Consideration of design/cityscape/history with regard to new building projects
- Adequate consideration of policy around conservation and archaeology

**Q44. Should the plan include guidelines to be used when existing conservation areas are being reviewed or new ones designated?**



<b>Yes</b>	<b>84.44%</b>
<b>No</b>	<b>15.56%</b>

**Additional comments:**

**Hereford Civic Society**

Yes. The Hereford Civic Society would wish and offer to be involved.

**Historic England**

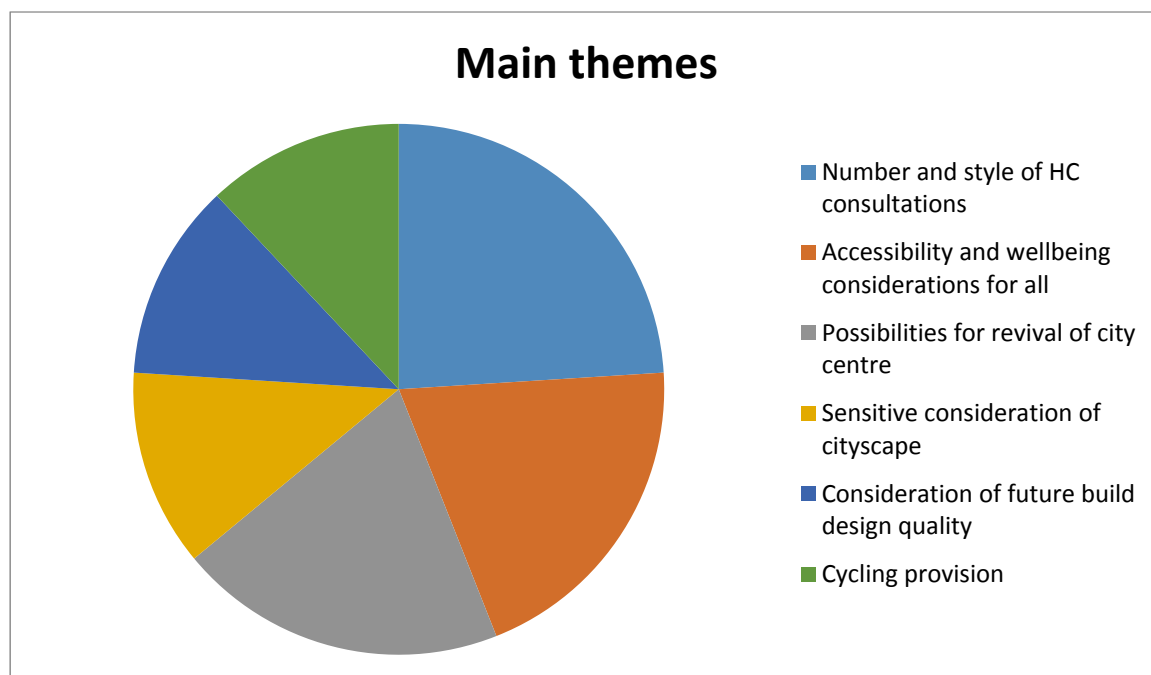
Are all of the Conservation Area Appraisals and Management Plans up to date?  
Are there any recommendations that could be brought through the Area Plan?

**Main themes**

- Ensure all current information areas are based on is up to date



**Q45. Are there additional issues or options which the HAP could look to address or do you have any comments upon the contents of the document?**



Points commonly raised	No. of occurrences
Reduction of public consultations in order to save time and money, document/questionnaire too large/complicated to comment on, keep plan simple	6
All weather footpaths/consideration of access for all on foot including elderly, disabled etc, proper provision of housing for the vulnerable, an overarching consideration of the health and wellbeing of all citizens, provision of healthcare for the growing population, balance heritage with disabled access needs	5
The value of leisure, food and drink venues to boost city centre activity, promotion of city centre/shopping, reviving the city centre, more shops in town, redevelopment of high town	5
The immediate setting of landmark buildings as well as the wider visual setting of the city, sensitive treatment of and attention to historic buildings	3
More use of sensitive, high quality design, consideration of enhancement of the built environment as a whole, to include design and materials used including industrial/commercial builds, good quality modern design	3
Cyclist provision and safety, increase/development of cycle routes, possible bid for Tour De France start in order to boost economy	3
Cost and availability of public transport, more inventive modes of public transport	2
Consideration of the rural context of the city when planning for new development, sense of place	2

Importance of avoidance of development on floodplains, create buffer flood zones/wetland areas	2
More consideration to the damaging effect of extra traffic in key areas such as Three Elms, affect future development will have on amount of traffic	2
Alternative sustainable modes for transportation of goods/waste, use of redundant rail lines	2
<b>Other individual comments:</b>	
Consideration and diversity of building types. More focus on tourism. Protection of existing green corridors. New library and museum facility. Another waste disposal and recycling unit north of the river. Planting and protection of street trees. New and reviewed conservation areas should be brought up to date sensitively without changing their basic charm. Implementation of park and ride. Consider trade-offs for future development sites, East vs West. Support of local businesses. The re-use of surplus car parking around the city. Innovative responses to climate change. Provision of self-build executive homes around the city. Value of soils/water quality, mention of the Minerals and Waste Local Plan. Provision of amenities such as schools, doctors, leisure, retail to be included in all housing developments. Redevelopment of the football ground.	

**Additional comments:**

**HBID**

There are a number of other policy areas we have not covered in this feedback, partly because as a general principle that will help encourage investment, we would like the HAP to be as simple as possible, relying on the Core Strategy where appropriate, rather than introduce extra complexity for businesses and developers to contend with.

**Breinton Parish Council**

The Hereford Area Plan needs to be in conformity with the Core Strategy (CS). However, several important issues were not fully resolved within the CS, and this includes options for alternative, or additional, means of resolving the transport issues, other than a western 'relief road'. So this HAP consultation downplays the environmental risks, and talks up the environmental benefits, of a western by-pass (by the way, a terminology carefully avoided in the consultation on the Core Strategy itself). It is not acknowledged in this consultation how much in need of improvement the evidence base for policy-making for Hereford actually is. There is professional advice available for all of questions 36-45, see Green Infrastructure Resource Library.

**Marches LEP**

The LEP supports the Area Plan document as it includes policies and proposals for growth in the historic city of Hereford including specific proposals for housing, employment and urban regeneration, and the Hereford Transport Package as it includes plans to enable new jobs and homes, supports the economy of the city centre, promotes healthy lifestyles and reduces pollution, by the creation of a new bypass to the west of the city, improvements to walking, cycling and short distance bus journeys, alongside public realm improvements.

The LEP hereby expresses support for both the Transport Package and the Area Plan as they will contribute to the delivery of the priorities and objectives of the LEP.

### **Hereford Civic Society**

Yes. HCS is concerned about serious omissions in the proposals, and believe the policies below should be included. Failure to incorporate them in the developing plan will leave the City at the mercy of developers relying on the National Planning Policy Framework.

#### *An Urban Room.*

In particular there should be improved consultation and sharing of aspirations for the ongoing development of the City. This is best done through the establishment of an Urban Room as promoted by the HCS. This facility would be centrally sited, information provided by the Council and volunteers could provide support on a revolving basis.

#### *A height restriction of 15 metres on all buildings.*

Imprecise restrictions lead to protracted planning decisions and HCS seeks proper limits. The Local Plan – Core Strategy 2011-2031 4.2.6 Hereford will be home to innovative design and sustainable construction which complements the existing historic character. Sightlines and heights of new buildings will be sensitive to the city skyline.

A volume restriction on all new buildings of 10,000 cu.metres.

The current Odeon cinema is a massive block within the City and is out of proportion with its neighbours. For the City to retain its eclectic character there must be respect for existing buildings. This does not mean that contemporary design is compromised – it should integrate and enhance.

Access to the station – the Gateway to our City

Whilst Q6 refers to this we wish to reiterate the need for an urgent review of the design of the proposed bus facilities in front of the station and the incorporation of easy to use, and direct, pedestrian access into the City. Consideration should be given to creating a wide walkway through the Morrison carpark into Commercial Road and another into the new “dog-leg” alley, between six foot high fences, around the Post Office depot into Canal Road.

#### *Shared Space*

The adopted policy under the Hereford Streetscape Design Strategy for Hereford 2009 clearly set out design standards for the highway network. However these guidelines have been ignored on some recent projects (e.g.Holme Lacy Road cycle/pedestrian improvements) on the grounds of cost. HCS does not accept that a full on Shared Space scheme could not have been developed using cheaper materials than those specified in the HSDSfH. For example Stroud in Gloucestershire has shared space streets of a lesser standard than Widemarsh Street that succeed.

Shared Space is becoming incorporated in many towns across the country and there are many successful examples. The currently retained highway engineers seem not to be aware of these projects. Holme Lacy Road encourages cycles and

pedestrians to share the same tarmac and crossings across side roads. A photo graph on one of the HAP display boards shows mothers with children in prams negotiating space with lycra clad cyclists. This is madness. The proposal for cycle lanes in Commercial Road should be revised. City centres of the size of Hereford do not need special lanes for cyclists, they should share the moving vehicle part of the highway infrastructure.

#### *Hereford Streetscape Strategy - 2009*

This previously adopted plan should specifically be included, including the ability to modify the materials used on cost grounds, but not on the philosophy behind the design approach.

#### *Design Review Panels*

A system of design review should be incorporated into the planning process for all applications over a certain size. This could be based on the excellent Gloucestershire Design Review Panel.

#### *20 mph zones*

These should be incorporated throughout the entire area encouraging sustainable modes of movement.

#### *Youth Zone*

Provision of facilities for youth is sadly lacking here, and in many other towns. On-side, a charitable organisation promote and oversee management of youth facilities in cutting edge designed buildings on new sites throughout the country. A youth zone near the station should be considered as the least the City can do for its youth

#### *31 Broad Street*

Detailed support is needed to ensure that the developing proposal for a cultural centre becomes reality.

#### *NMiTE*

The original intention of integrating the new university within the City must be maintained. Hereford is too small to cope with a major university campus. The HAP and some Neighbourhood Development Plans are overlapping. Political pressure should be exerted on those wards that want to have their own plans to agree to fully engage with HAP. To have two plans for the same area is confusing, requires further consultation and is wasteful and costly administration. These local NDPs will further delay progress – and risk development under NPPF rules rather than our own locally agreed proposals.

#### **Herefordshire Wildlife Trust**

The HAP does not address the conflict between the requirement for new development and the need to keep development out of the floodplains 'raising floor levels' is insufficient. Better to accept that these floodplains must be protected from development and allowed, indeed encouraged, to perform their natural function.

### **Hereford City Council**

The City Council recognises the urgent need for a bypass to alleviate the through traffic on the A49(T) which presently comes through the city. The development of such a bypass will enable the much needed additional housing called for in the Core Strategy, and I remind you that in our observations to the Inspector on that Core Strategy we did not object to the draft housing numbers or the strategic development sites. Our concern was in fact to see these developments properly supported by community infrastructure, including adequate transport links, health facilities, local schools sewerage etc, and a thorough exploration of brownfield site development to minimise the loss of valuable countryside or other amenity land.

When funding is secured for the western route it will be timely to assess the extent to which it will alleviate other traffic problems notably to the east of the city and it is possible in that context, once the western route is in place, a further development of a local relief road and the necessary new bridge may be beneficial. We know there is some support for this among people in the city and neighbouring parishes and we have agreed to support the formulation of a lobby group who wish to put that item on the agenda for consideration at the first review of the Core Strategy and the Local Transport Plan that depends on it.

### **Highways England**

A new University (NMiTE) has the potential to generate trips throughout the peaks and alter travel demand patterns. Highways England should be consulted over any relevant planning applications. The HAP consultation document recognises that active travel will be encouraged, this is supported.

### **Historic England**

Recommends that the term 'historic assets' is amended to 'heritage assets' with reference to para 7.1 of the document. Include in para 7.2 reference to the Hereford Area of Archaeological Importance. We would request that the Council undertakes further site assessment in respect of the historic environment and engages with local conservation and archaeology staff. Historic England would welcome a meeting to discuss the proposed sites and ensure that appropriate assessment is being carried out to conserve heritage assets and also to look for opportunities for their enhancement.

### **Holmer and Shelwick Parish Council**

Road infrastructure doesn't support new housing proposals – how will this be resolved?

- Drains are already over capacity and flooding occurs in some areas
- Roads are hardly passable with two cars - where are the additional safe exits onto highways going to be positioned?
- Street lighting needs to be installed around all areas
- Speed limit restrictions and traffic calming need careful consideration
- Amenities need to be added i.e. shop, playground etc.
- Hundreds of homes adding to Roman Road traffic which is already at capacity
- Further detail needed on bypass route and construction
- Sewerage systems already over capacity
- Why are housing targets being exceeded (by a considerable degree) for Holmer and Shelwick Parish?

**Natural England**

Natural England advises that the Plan's vision and emerging development strategy should address impacts and opportunities for the natural environment with particular emphasis on designated environmental assets. The plan should take a strategic approach to the protection and enhancement of the natural environment and aim for a net gain for biodiversity considering opportunities for enhancement and improving connectivity. Where relevant there should be linkages with the Biodiversity Action Plan, Nature Improvement Area, Local Nature Partnership, National Park/Area of Outstanding Natural Beauty Management Plans, Rights of Way Improvement Plans and Green Infrastructure Strategies.

**Network Rail**

The Hereford Area Plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.

Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.

**Welsh Water**

We have provided comments on the Strategic Sites as part of the Core Strategy process. We understand that the Area Plan will need to identify land for approximately a further 2000 units to the end of the Core Strategy period in 2031. Again, we can provide specific comment when there is more information available such as site location and number of units proposed. What we can advise at this stage is that there ought to be no issues with the two Hereford Wastewater Treatment Works (WwTW) accommodating the level of growth proposed.

**Wye Valley NHS Trust**

As a healthcare provider we will need to plan service capacity to meet population increases and we will aim to do this by working with yourselves to consider whether Section 106 agreements and the Community Infrastructure Levy are appropriate in this situation.

## Appendix 5 – Responses from Students and the Youth Council

A Hereford Area Plan exhibition took place at Hereford and Ludlow College on Tuesday 23 May. Students were asked for opinions about their future in Hereford. Members of Hereford City Youth Council were also asked for their feedback. 3 questions were put to them about Hereford. A summary of responses is below.

### What would make you want to stay and build a career or continue studying in Hereford?

- Increased salary potential? £!
- Peacefulness
- Improve Widemarsh St step from people tripping
- Too old, needs to get newer places to see/visit
- Better night life
- Bigger houses built
- Too much traffic
- More leisure activities for teens and young adults
- Traffic, less lights
- Improving public transport
- More varied job market
- I like Hereford as it is and wouldn't want to change it
- More sport facilities
- A wider variety of job opportunities! (Art/language etc)
- Better/bigger businesses developing
- More training facilities for beauty students
- A larger university presence: More course options etc (Event management) Closest place at the moment being Bristol
- More full time jobs for young people
- More things for young adults eg ice skating, climbing, paintballing
- More IT jobs
- More Nursery (childcare) jobs
- More jobs
- Traffic is bad
- Direct study too long
- Too much rubbish in the street
- More job opportunities for young people
- More underground nightlife (clubs)
- Family connections
- More variety of courses at higher education level, such as psychology, languages, sciences, business and politics. Academic subjects, not just vocational ones like engineering.
- More jobs, more range of jobs, graduate schemes
- The good schools and colleges and the new university that is being built

## Appendix 5 – Responses from Students and the Youth Council

- The new university is a big step forward for education in Hereford. It might make me want to stay and study in Hereford.

### What could be done to help the new university make a positive impact on the city and its residents?

- More education
- Provide further education for former residents of Hereford
- To ensure that it can lead to jobs in engineering in Herefordshire
- Community projects to include locals
- Have projects to help the community
- Advertisement
- More learning and education. Better living. Better at finding a job
- New projects and targets to achieve
- A welcome event. More opportunity for young people in Hereford
- Whatever the course requirements are for the projects they have to do for the course, design projects that benefit Hereford
- Varied night life
- Better parking options. Low cost parking
- Student housing
- The university will bring young people into Hereford and businesses hopefully could focus on catering for young people

### How could travel in and around the city be made safer and easier?

- Trains be on time
- Tram
- By putting regulation (ie Community Officers) on busy parts of town
- Tram line
- Wider pedestrian paths to colleges
- Less traffic problems and more places to park for going shopping or to the football
- Easier cycle links
- More bus lanes
- Better traffic control & junctions made safer
- More speed cameras
- More speed limit signs
- More buses
- More cycle paths/cycle lanes on roads
- Better bus services for rural areas, run more often and later into the day
- More cycle tracks and foot paths in Hereford
- Buses going from main points in and around the city. They could be run by Herefordshire council