

Herefordshire Local Plan

Hereford Area Plan

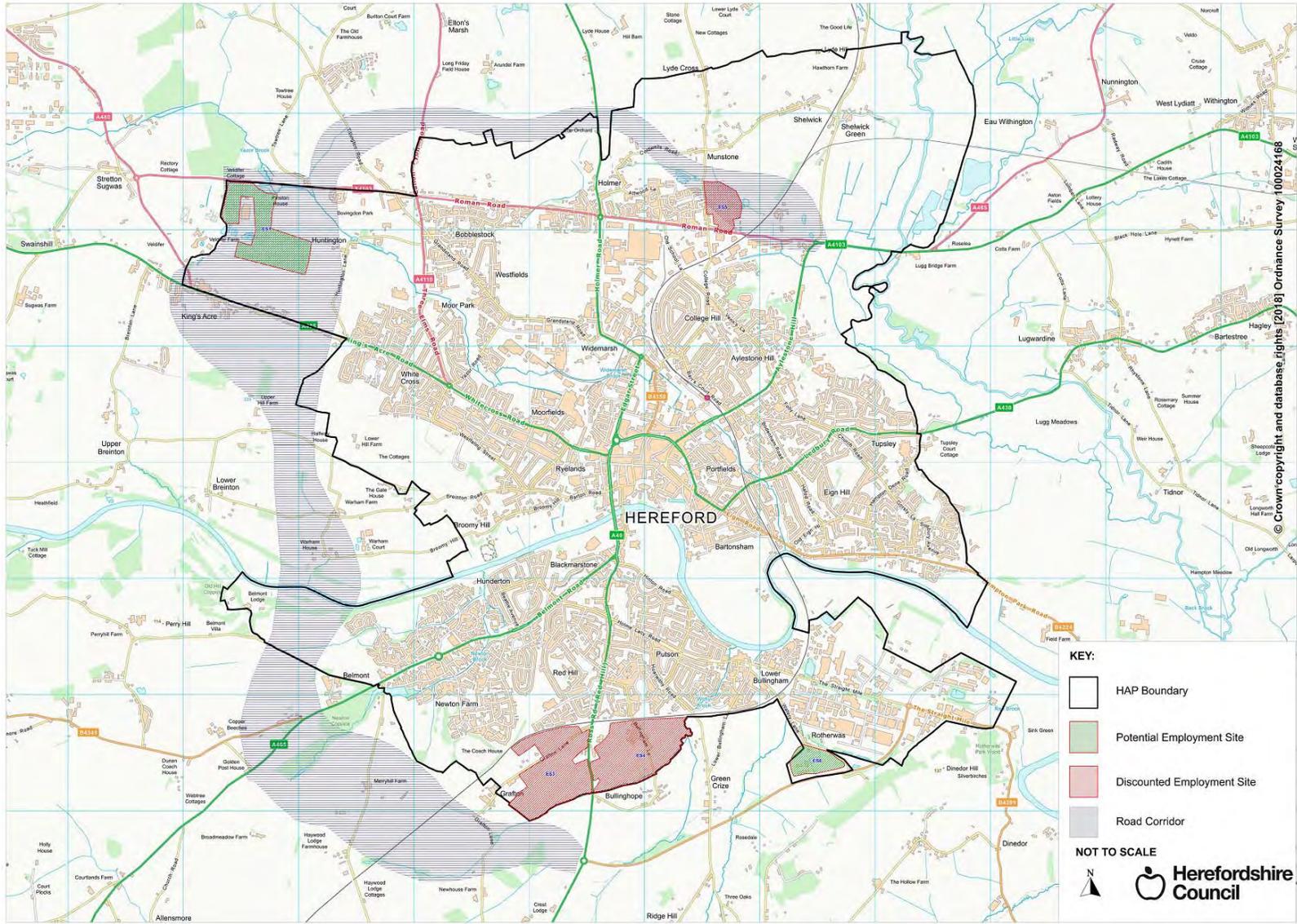
# Housing and Employment Site Options Consultation

## Site Summary Assessments - Employment Sites

August 2018



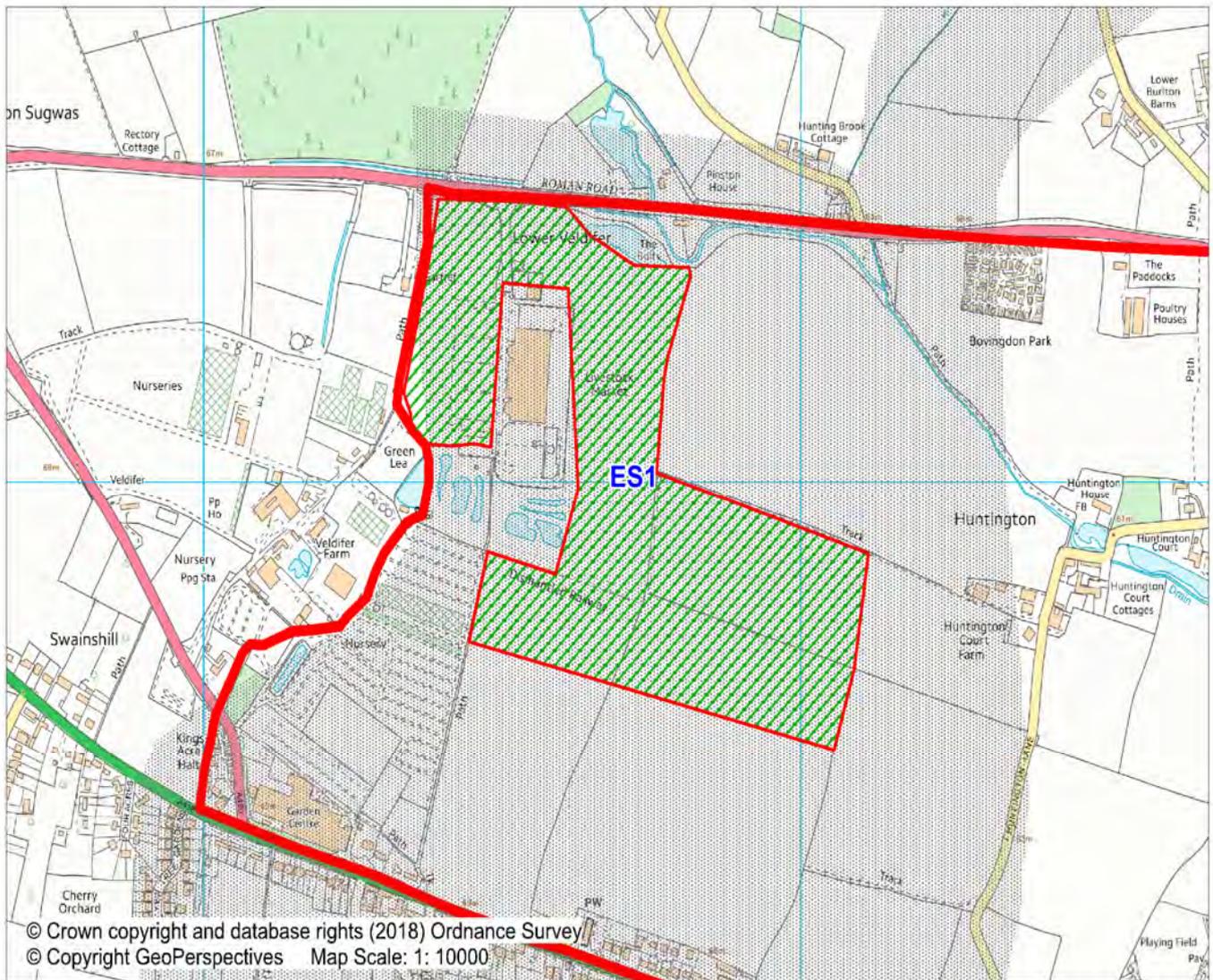
# Employment Land Site Options



<b>Site Ref</b>	<b>Employment Site Address</b>	<b>Page</b>
ES1	Land at Livestock Market	1
ES3	Land to the west of Ross Road A49	3
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## HAP Employment Site Options 2018

### ES1



Site ID	<b>ES1</b>	Site Address	Land adjacent to Livestock Market, Three Elms, Hereford	Postcode	HR4 7AN
Ward	Kings Acre	Site Area ha	28.08	Potential Capacity	Yes

The site comprises flat, low-lying scrubland which has a good relationship with the existing fringes of Hereford City. It lies adjacent to some existing non-residential uses in the form of the cattle market. The proposals for the Three Elms SUE is adjacent to this site. It presents a potential opportunity for a new development to provide linkages through new green infrastructure linking to the countryside beyond the city boundaries.

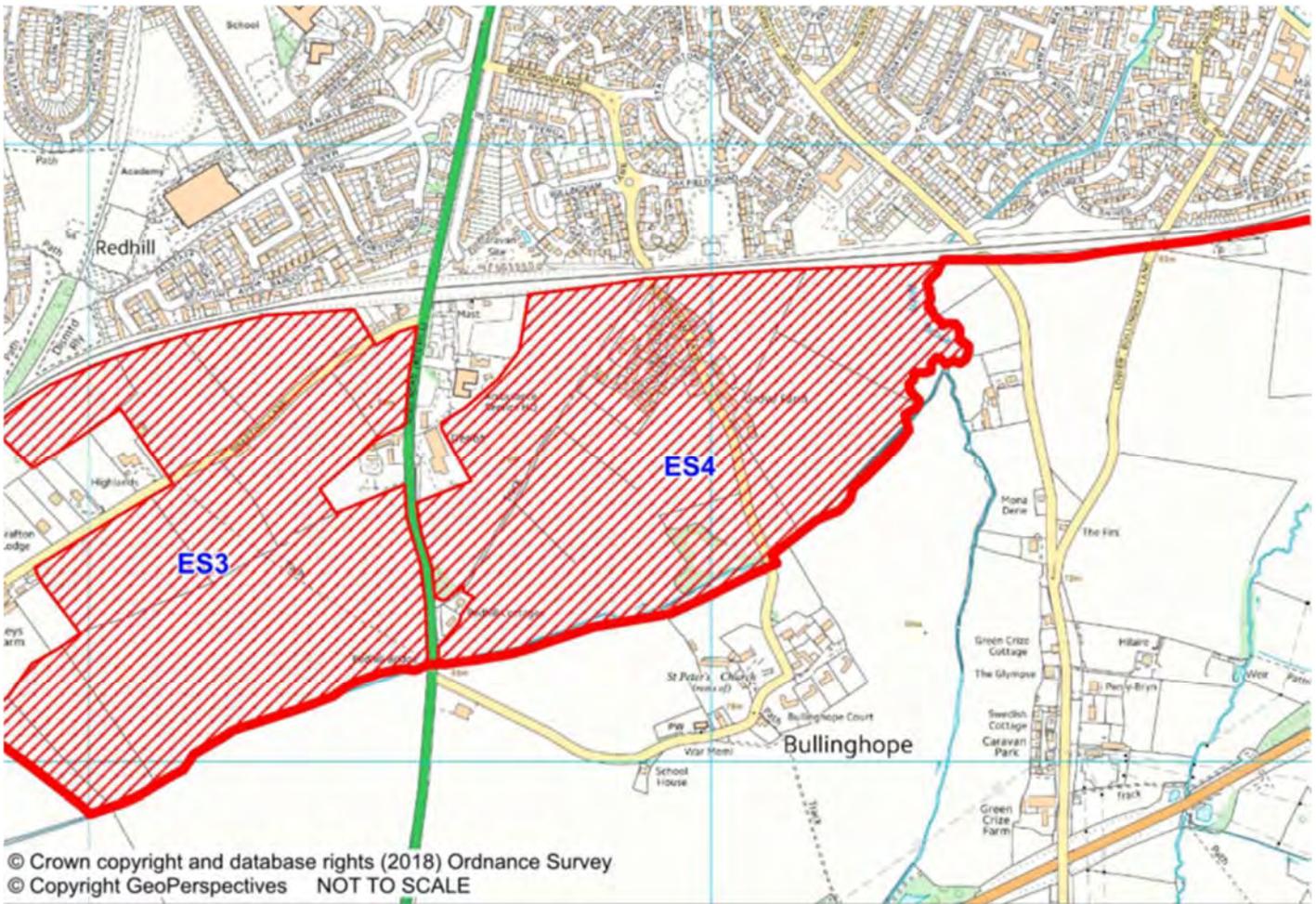
The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

The site lies within the safeguarded corridor of the Hereford Relief Road with the black route running through the site. There is also an issue identified with the current highway capacity's ability to absorb the impacts of new development here, and therefore development should be restricted until such time that further capacity is made available by the delivery of the new section of relief road. The site could be connected to the existing road network but this will need further assessment once the preferred route is agreed.

This is a very large area of identified land and not all of it will be required to meet the needs for future employment for the city. Actual area of land required is yet to be identified. The site is considered to have potential as a Site Option for Employment use.



ES4



Site ID	<b>ES4</b>	Site Address	Land East of Ross Road, Hereford	Postcode	HR2 7SW
Ward	Red Hill	Site Area ha	36.26	Potential Capacity	No

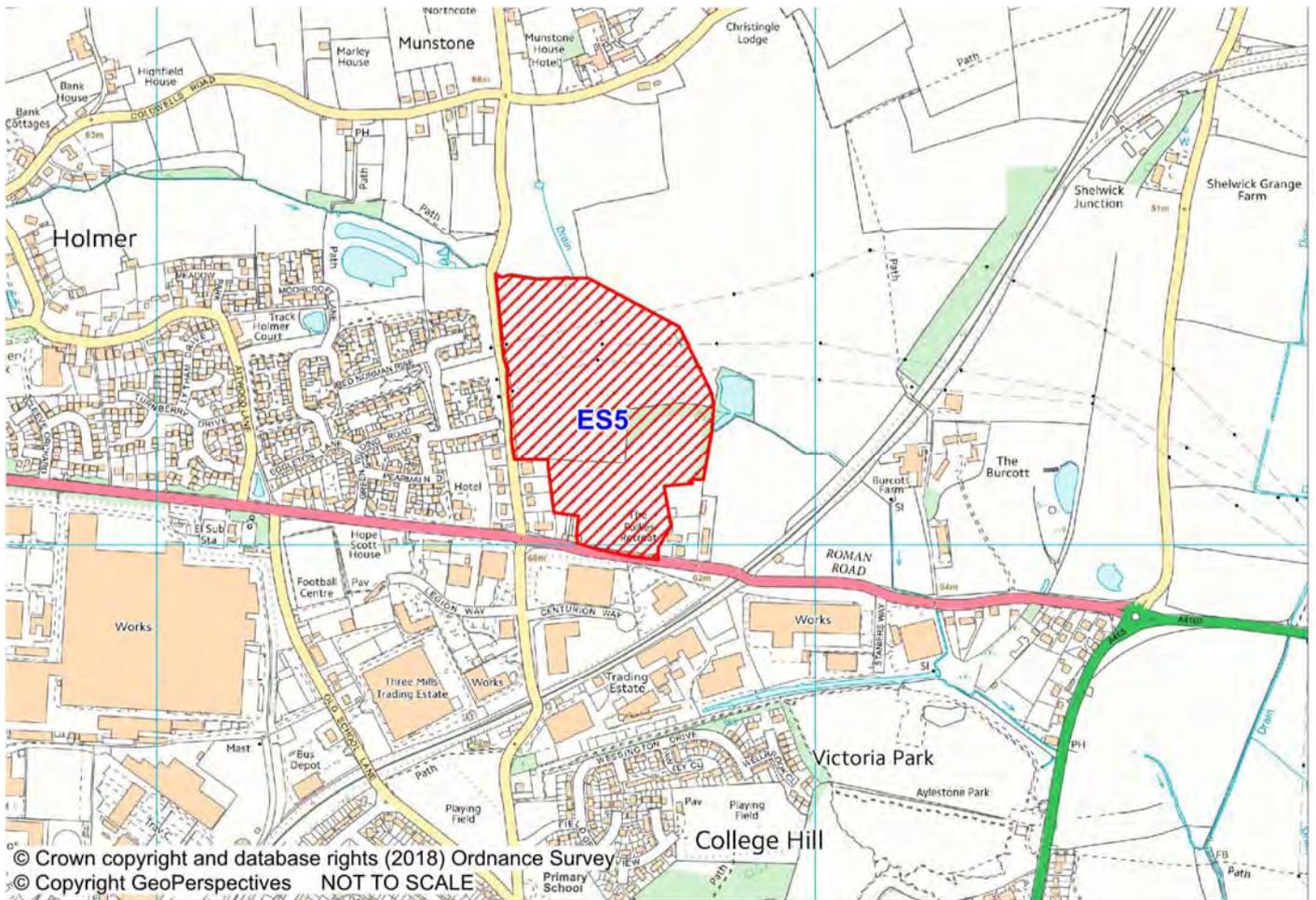
The site is mainly large open fields with existing commercial uses to the immediate west, railway to the north and some residential to north east corner (Thornesby Drive). Generally flat in northern section and then it slopes significantly to the south with increasing visibility and openness. Withy Brook also has significant wildlife / ecological value.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

In landscape terms, any development would need to be restricted to the northern part of the site, with significant screen planting on the southern edge to avoid adverse impacts. Adverse impacts on the setting of St. Peter's Church are a concern as employment buildings by their nature are large and difficult to mitigate. Due to the limited scope of the site in landscape terms achieving a suitable employment development where an acceptable access could be provided may not be possible.

The site is not considered a suitable Site Option for employment use.

ES5

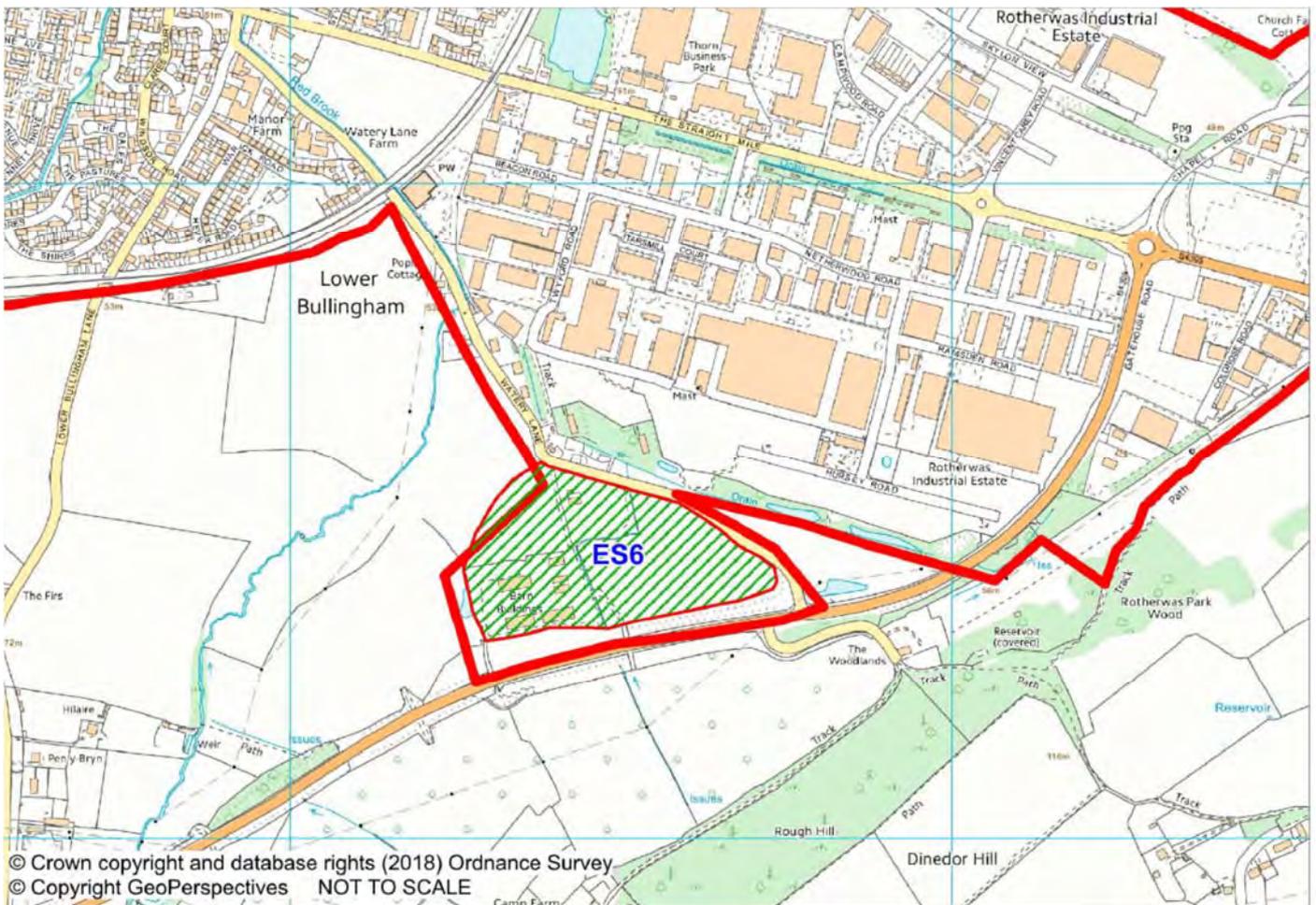


Site ID	<b>ES5</b>	Site Address	Land North of Roman Road, Holmer	Postcode	HR1 1JN
Ward	Holmer	Site Area ha	9.84	Potential Capacity	No

This is a large parcel of agricultural/grass land. It is surrounded by small scale existing residential development to the SE and SW areas; otherwise open in aspect to the north, with the northern boundary defined by a small watercourse. In landscape terms, it is considered that the southern section of the site has more capacity for development as it is less sensitive and has a better relationship with the existing built form of the city.

The site is identified under the British Geological Survey GeoIndex (onshore) mapping as a site with sand and gravel reserves. Although a useful resource, the Council would not seek to quarry so close to an urban environment.

The site is close to existing employment uses south of Roman Road, and therefore could be an opportunity to provide further employment land. However, identification of a precise alignment for the route is not expected until much later in the plan period (up to 2031). At present, the Hereford Transport Package focuses only on linking the A49 south of the city to the A49 to the north of the city. To undertake an assessment of the site’s potential for development at this stage would therefore be premature where a road route is expected to be accommodated prior to this. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity at this time.



Site ID	<b>ES6</b>	Site Address	Land at Rotherwas Enterprise Zone, Watery Lane, Hereford	Postcode	HR2 6JW
Ward	Dinedor Hill	Site Area ha	8.28	Potential Capacity	Yes

The site is relatively flat, currently used for arable purposes, and is located adjacent to existing development in employment use. The site is already identified for employment uses in the Local Plan Core Strategy as part of the strategic site under policy HD6.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

The site is considered to have capacity for use as employment land and will be a natural extension to the existing Hereford Enterprise Zone at Rotherwas.

Further assessments will need to be undertaken to determine its suitability with regard to other factors. These include highway access, connectivity, access to sustainable transport, possibility of archaeological remains and any potential impacts on heritage assets.

Therefore, for the purposes of the Hereford Area Plan, its inclusion in the site options is considered appropriate.