

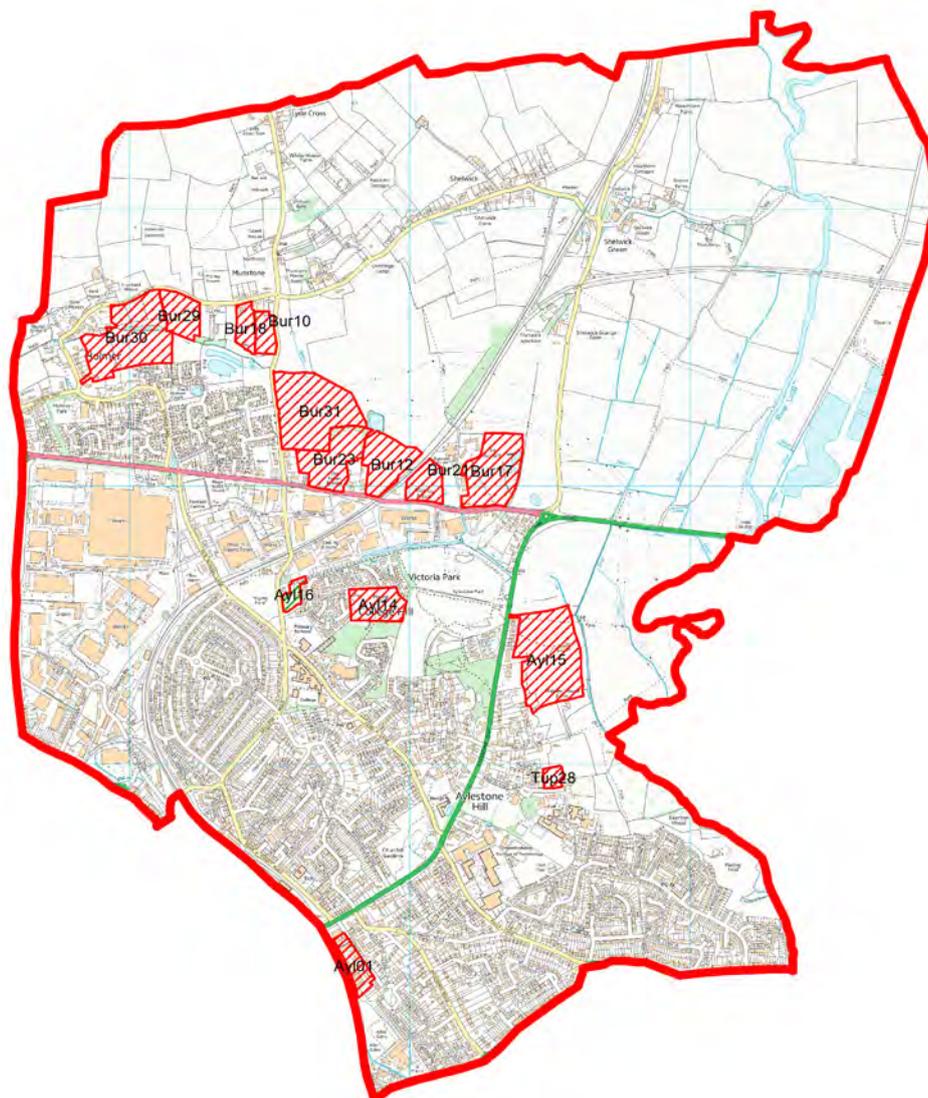
Herefordshire Local Plan

Hereford Area Plan

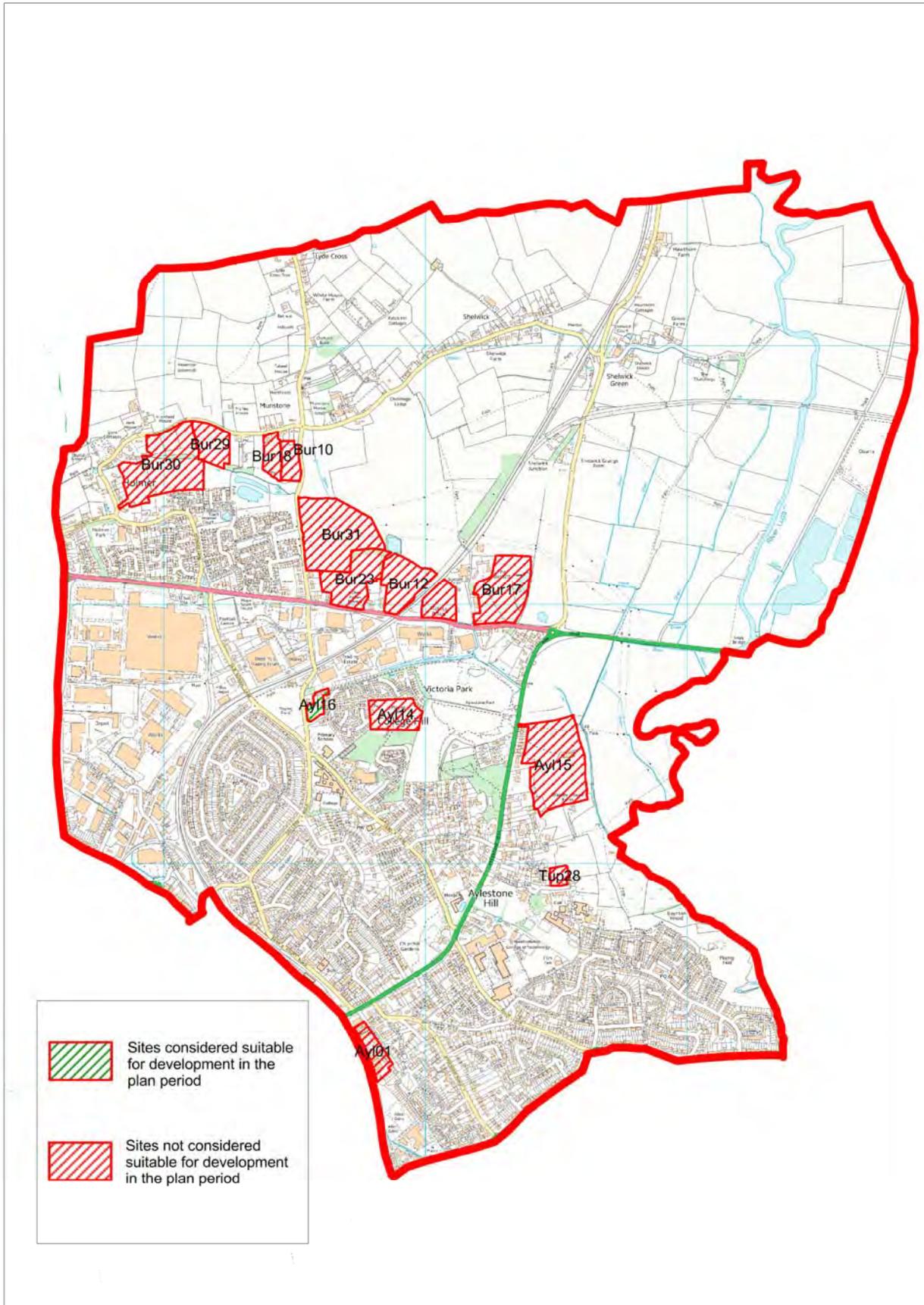
Housing and Employment Site Options Consultation

Site Summary Assessments - North East Hereford

August 2018



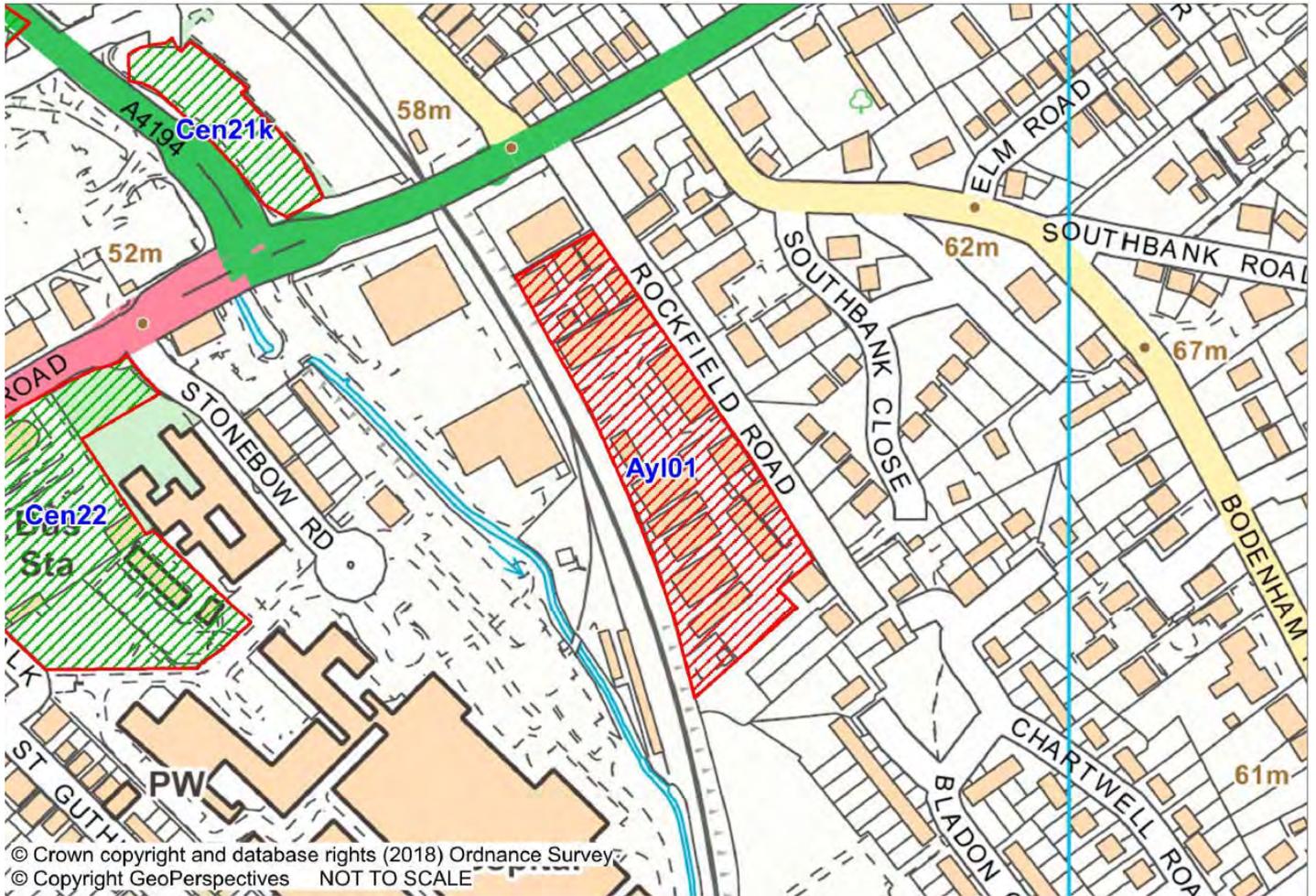
NE area sites



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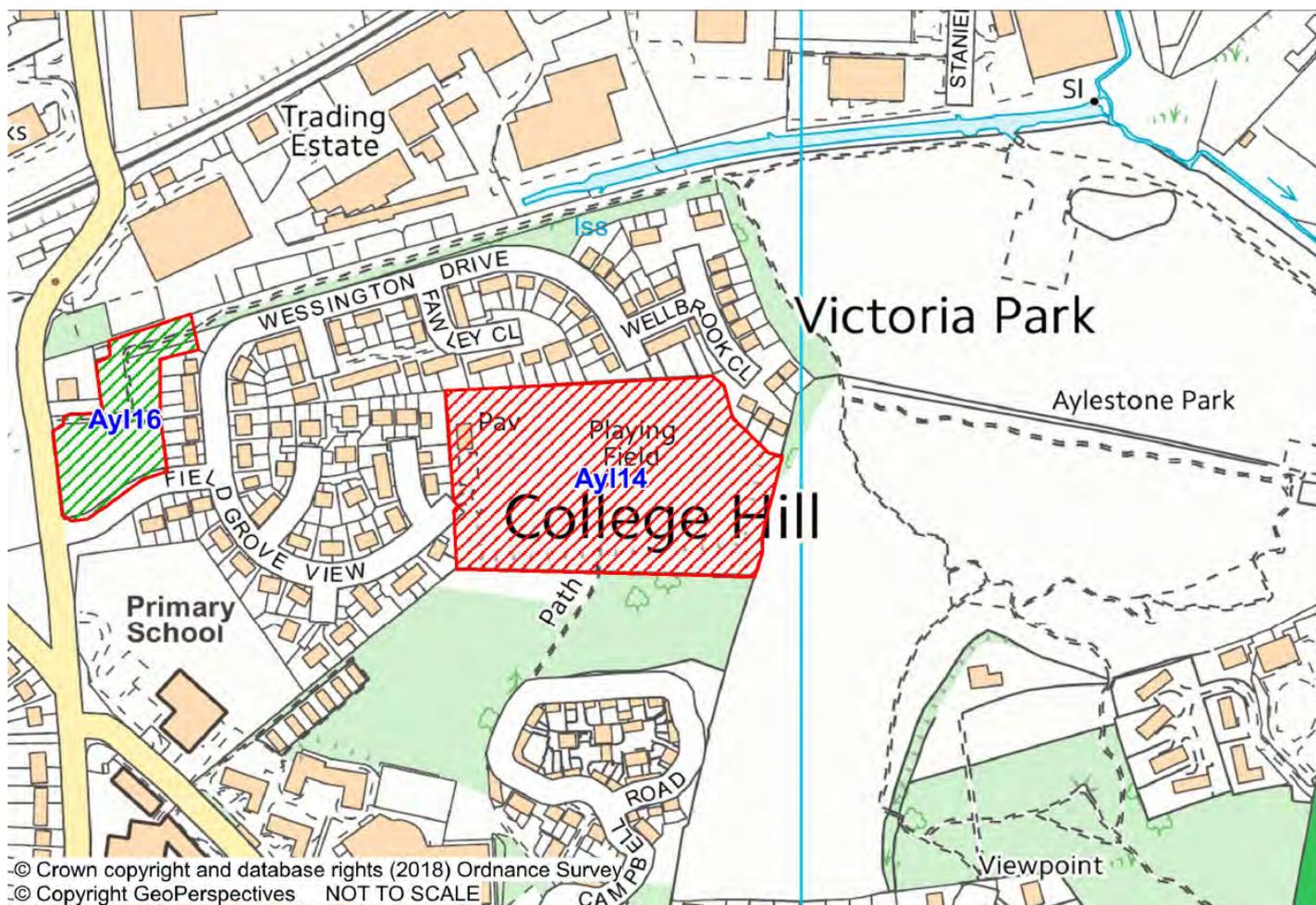


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|---------|--------------|--------------|---|--------------------|---|
| Site ID | Ayl01 | Site Address | Land At Rockfield Road, Hereford, HR1 2UA | | |
| Ward | Eign Hill | Site Area ha | 1.30 | Potential Capacity | 0 |

The site is surrounded by residential to north, south and east, the county hospital and railway line to the west. There is a protected wildlife site on the west side of the railway. There is also a high flood risk on the other side of the railway line as well as surface water flooding on site. There would be matters to be addressed with regard to site access such as footpath provision as well as possible traffic generation as a result of housing instead of employment on the site.

Due to the site’s proximity to the railway noise may be an issue as well as possible contamination would need to be assessed. Nevertheless, at this stage, there are no fundamental technical issues to prevent the site coming forward for housing.

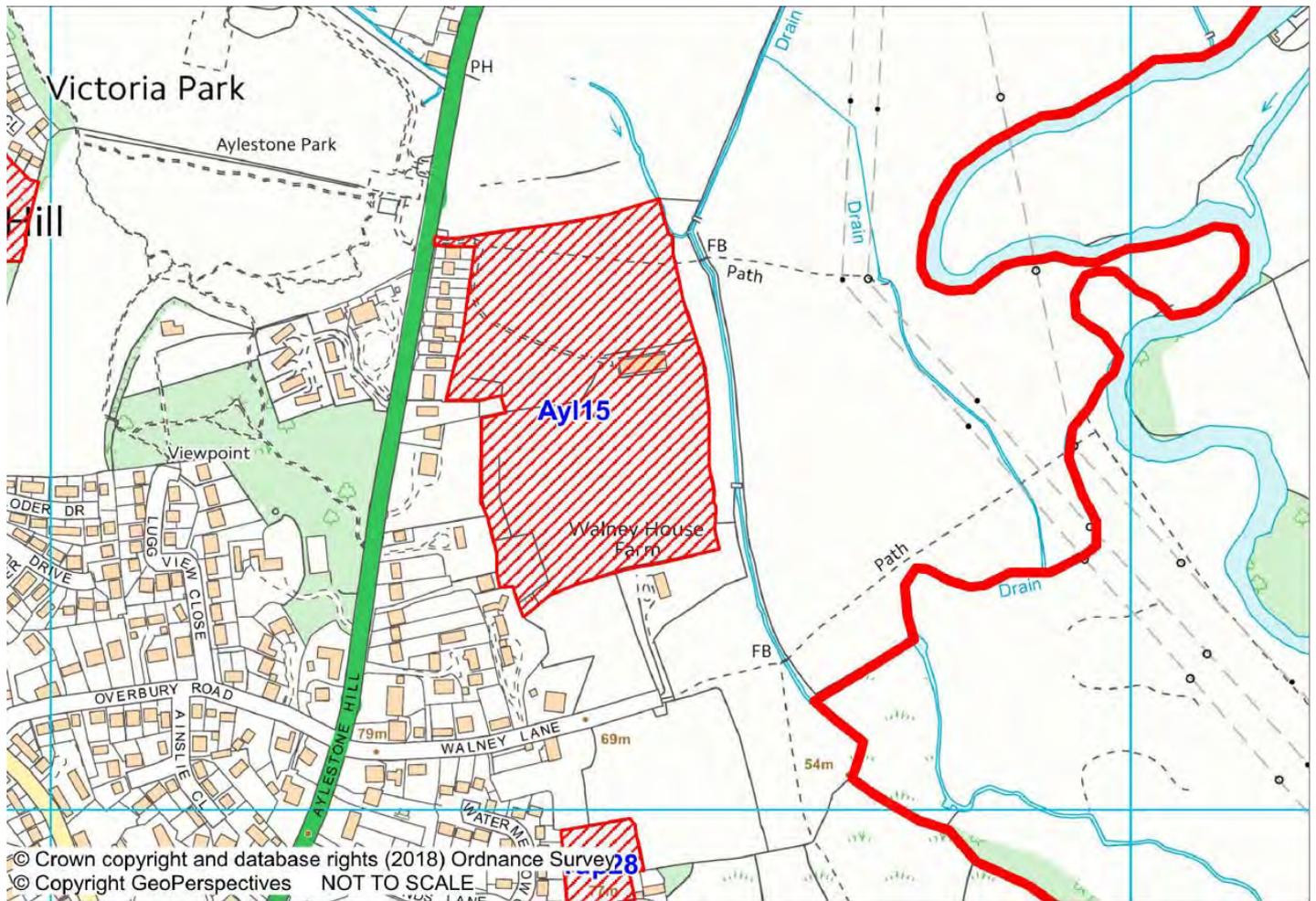
However, the site seems to be well occupied and after a Land Registry search, there are 18 separate owners on the site. Due to the multiple ownership, land assembly of the site would be unfavourable. There is currently no availability information on the site. If however information did come forward then a review of the site would be necessary. For the purposes of the HAP Site Option consultation the site is considered to have no potential.



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|---------|---------------------|--------------|---|--------------------|---|
| Site ID | Ayl14 | Site Address | Aylestone Park, Field Grove View, Hereford, HR1 1AW | | |
| Ward | Holmer and Shelwick | Site Area ha | 2.20 | Potential Capacity | 0 |

The site is mainly surrounded by residential and parkland. It is largely a level parcel of land currently used as open space /football pitches. Access to the site is via Field Grove View into a car park. Overall site accessibility is possible with footway provision and nearby bus service.

The site does not pose significant problems in terms of access and will not have significant impact on historic assets. However, since being identified in the previous housing potential study, the site has become an important local community asset for the United in the Community Football Club (UITC). The club has a long term lease on the site for 25 years. The club has identified a programme of works including short term and long term priorities to improve both the pitches and associated facilities. These proposals are both supported by the HFA and HC as part of the wider outdoor sports partnership. Investment in the site is also taking place. Given the community benefit the site offers the site would be undesirable to take forward for housing in the Site Options.

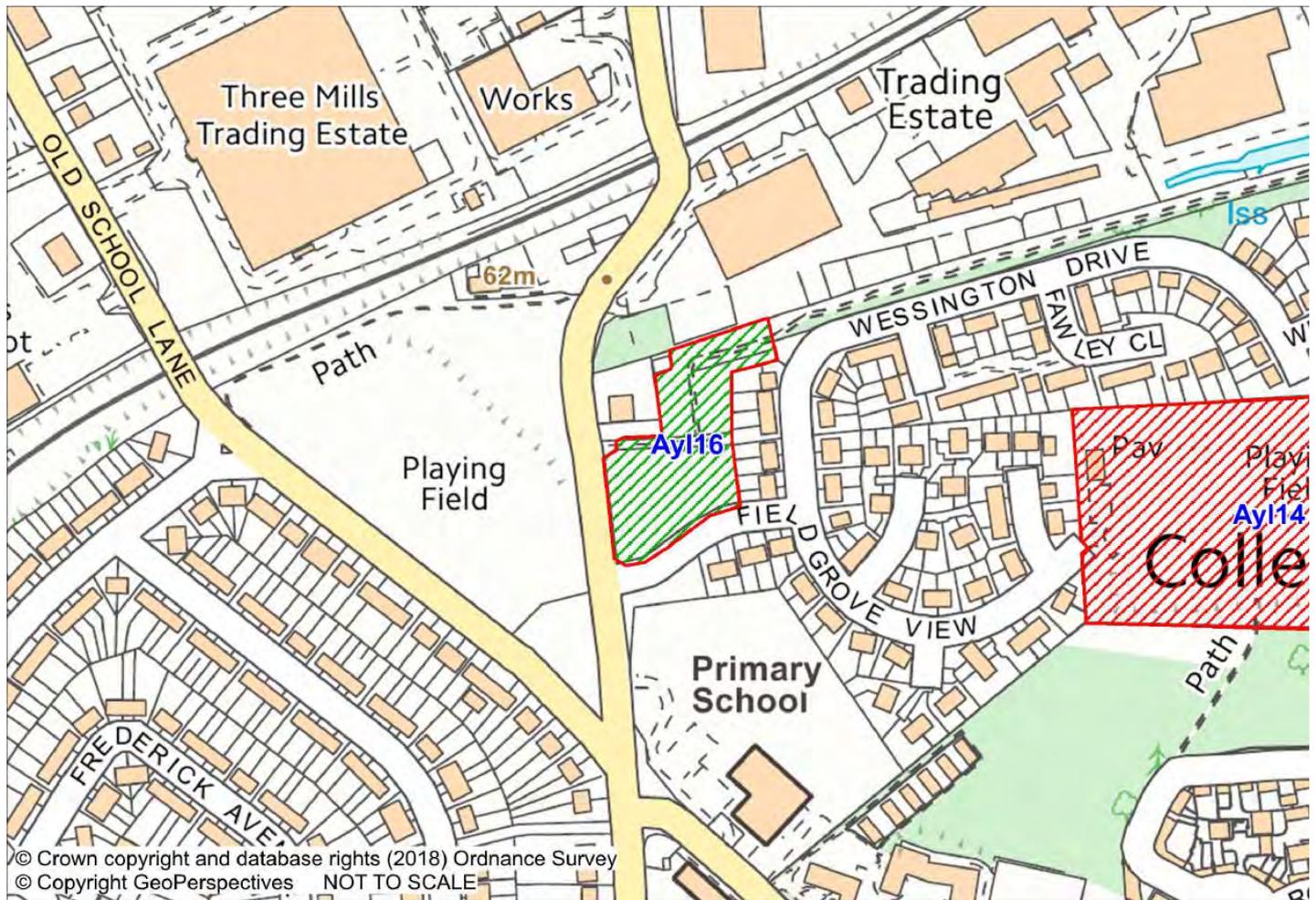


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|---------|--------------|--------------|---|--------------------|---|
| Site ID | Ayl15 | Site Address | Land at Walney House Farm, Walney Lane, Hereford, HR1 1JD | | |
| Ward | Holmer | Site Area ha | 6.97 | Potential Capacity | 0 |

The site is currently pasture land on the eastern edge of the city. It is adjoined by residential on its western boundary with mainly open fields on all other 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.

There are no significant issues with regard to accessibility or historic impacts surrounding the site. However, the issues regarding landscape are so significant that the site was dismissed at appeal for housing development in the 2016 appeal decision. Having regard to the context that the appeal was decided within i.e. a more perilous housing land supply position than exists presently; the landscape matters are still deemed to have high sensitivity and development would not be suitable in this location; therefore the site is not suitable to take forward in the Site Options.



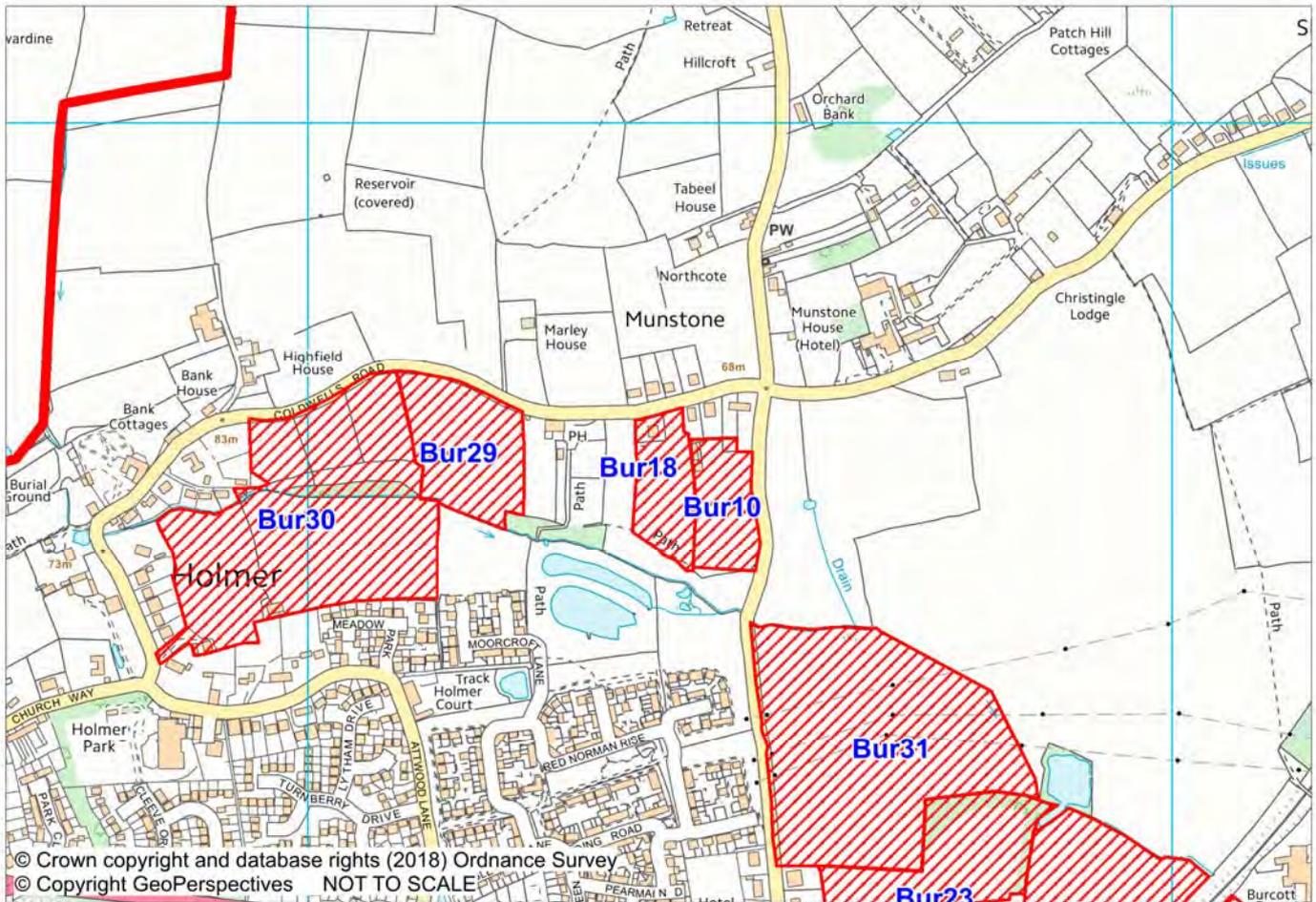
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|---------|--------------|--------------|---|--------------------|----|
| Site ID | Ayl16 | Site Address | Land north of St Francis Xavier's School, Field Grove View, Hereford, HR1 1DT | | |
| Ward | Holmer | Site Area ha | 0.57 | Potential Capacity | 10 |

The site is surrounded by mainly residential gardens to East, and Employment land to North. College Rd runs along the Western boundary with a residential road leading into Field Grove View running along the southern boundary. There is also a High pressure gas main running underground along northern boundary as well as the safeguarded route for the Herefordshire & Gloucestershire Canal.

The site is a small existing amenity greenspace. It primarily serves the residents of the Wessington Drive/Field Grove estate as an area for informal recreation/amenity green space. It includes a grouping of semi mature trees which add to the visual amenity of the space.

There are no significant issues with regard to highways or impacts on historic assets. A pedestrian cycleway would need to be provided to maintain continuity of the existing route from College Road to Aylestone Park which runs to the north of Wessington Drive. The site is open space in an area well served by existing parks therefore the site is considered surplus. However, there is valuable amenity and green infrastructure within the site which would need to be retained. This will have a bearing on the developable area and the potential site capacity may be less than set out above. For the purposes of the HAP Site Option consultation the site is considered to have potential.

Bur10

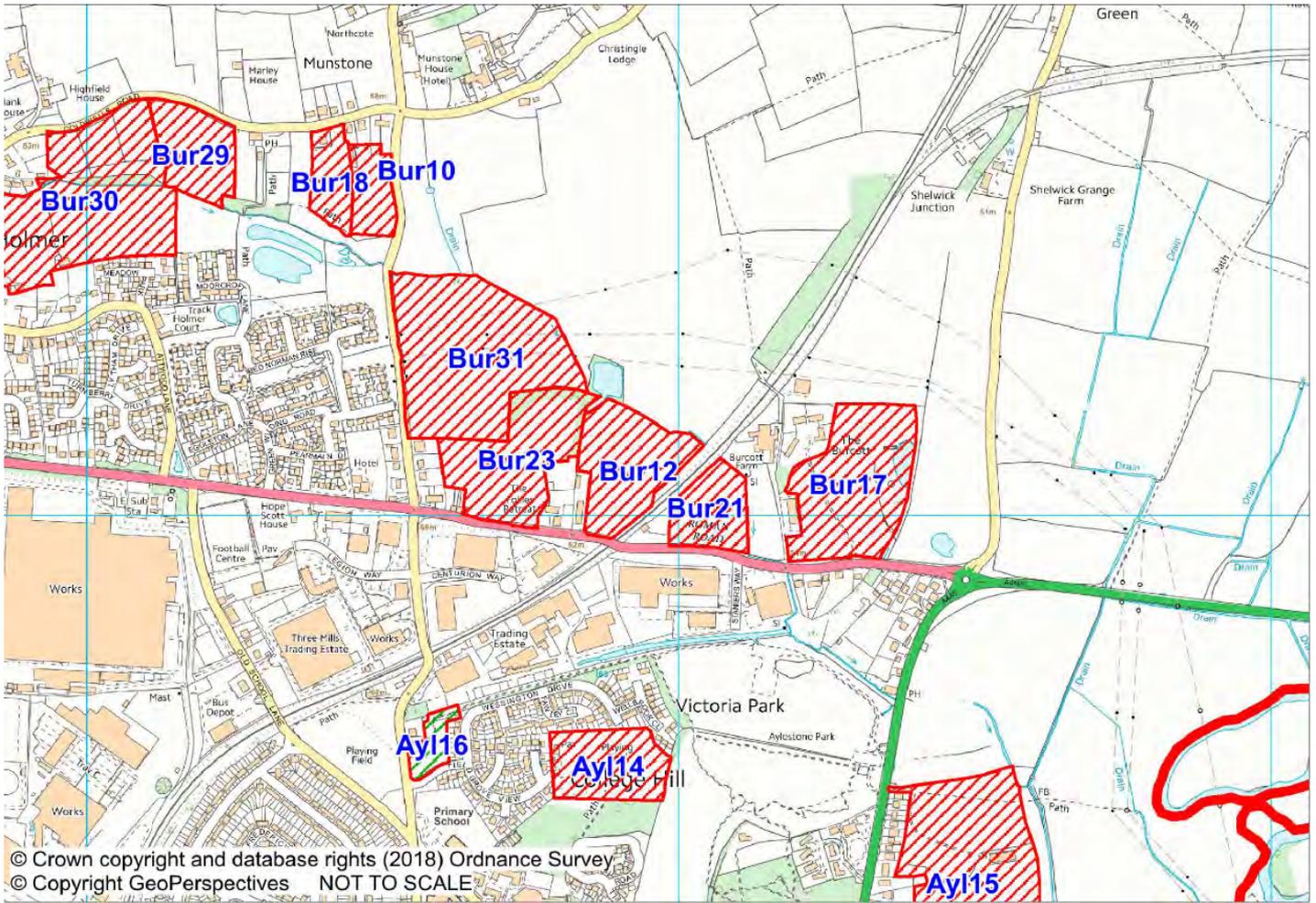


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|---------|--------|--------------|--|--------------------|---|
| Site ID | Bur10 | Site Address | Land to the rear of Meadow Bank, Coldwells Rd, Holmer, Hereford, HR1 1LH | | |
| Ward | Holmer | Site Area ha | 1.05 | Potential Capacity | 0 |

The site is situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031).

It would be premature to provide an assessment of site potential where a road route is expected to be accommodated beforehand. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity as a housing site.

Bur12



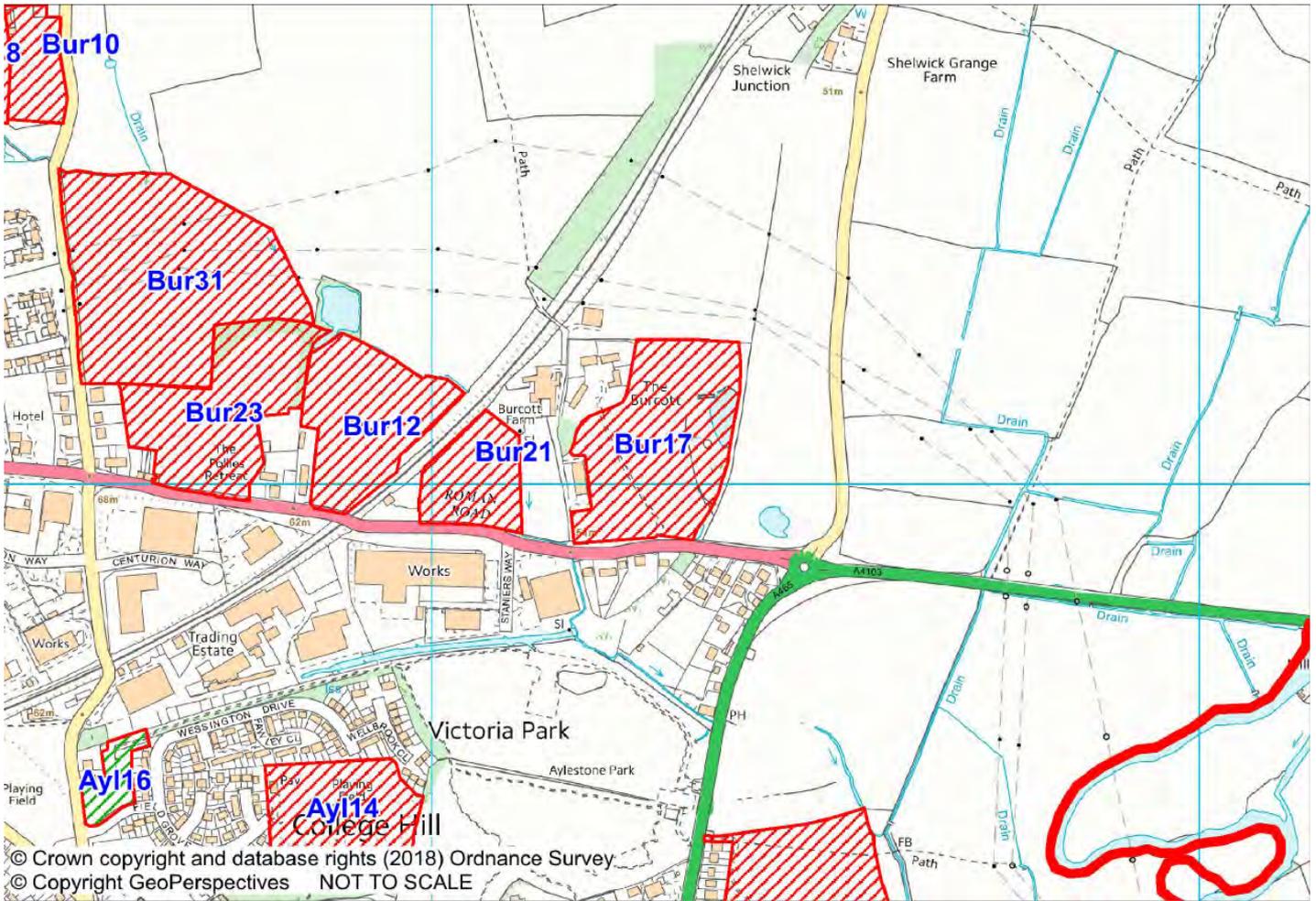
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|---------|--------------|--------------|--|--------------------|---|
| Site ID | Bur12 | Site Address | Land West of Burcott Farm,, Holmer Hereford, HR1 1JL | | |
| Ward | Holmer | Site Area ha | 2.91 | Potential Capacity | 0 |

The site abuts the railway line on its western boundary. There is housing to the south with the remaining land having a mixture of agriculture fields and woodland adjoining. It is also 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 situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031).

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Bur17



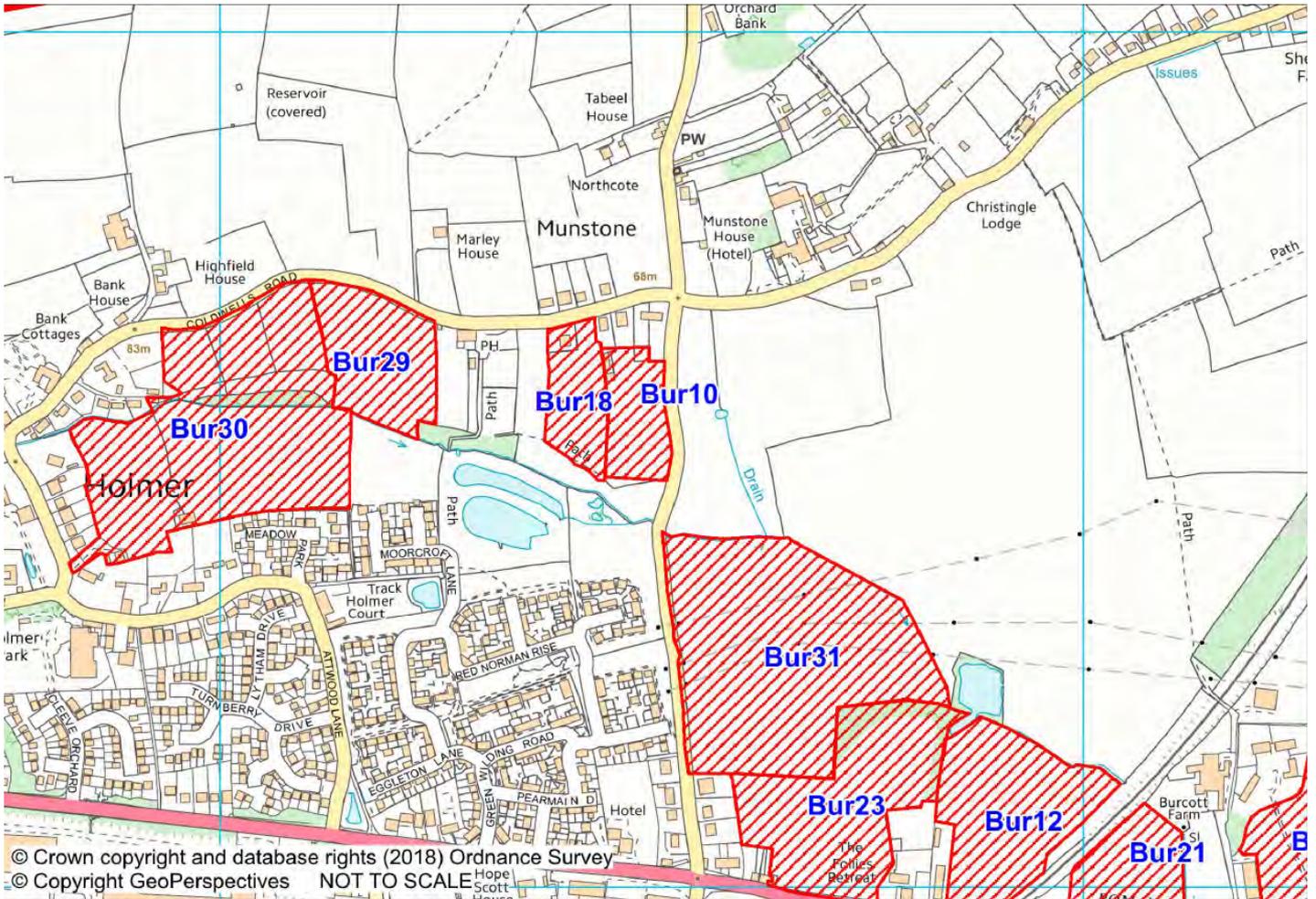
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|---------|--------|--------------|---|--------------------|---|
| Site ID | Bur17 | Site Address | Land at Burcott Farm, Roman Road, HR1 1JL | | |
| Ward | Holmer | Site Area ha | 4.41 | Potential Capacity | 0 |

The site lies very much on the outer edge of the city with a small residential development to the north west of the sites. The protected route of the canal affects the eastern portion of the site and a Special Wildlife Site forms part of this; ‘The Old Canal at Burcott’.

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 situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031). It would be premature to provide an assessment of site potential where a road route is expected to be accommodated beforehand. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity as a housing site.

Bur18

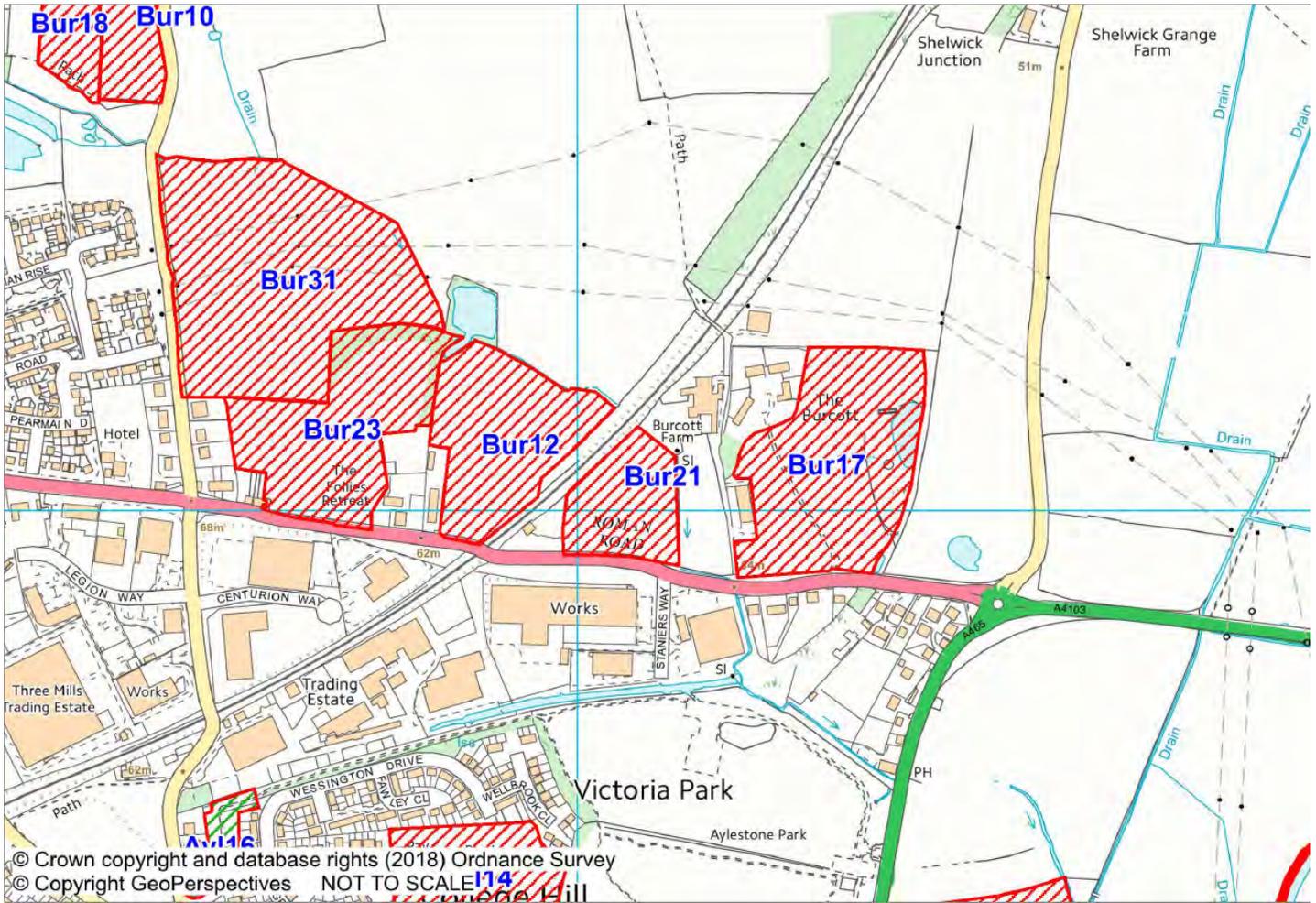


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|---------|--------|--------------|---|--------------------|---|
| Site ID | Bur18 | Site Address | Land adjacent to Rose Gardens PH, Coldwells Road, Hereford, HR1 1LH | | |
| Ward | Holmer | Site Area ha | 1.08 | Potential Capacity | 0 |

The site is situated next to a small group of houses to the north and the remainder is agricultural land. It is separated from the main urban area by fields to the south.

The site is situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031). It would be premature to provide an assessment of site potential where a road route is expected to be accommodated beforehand. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity.

Bur21



Site Details

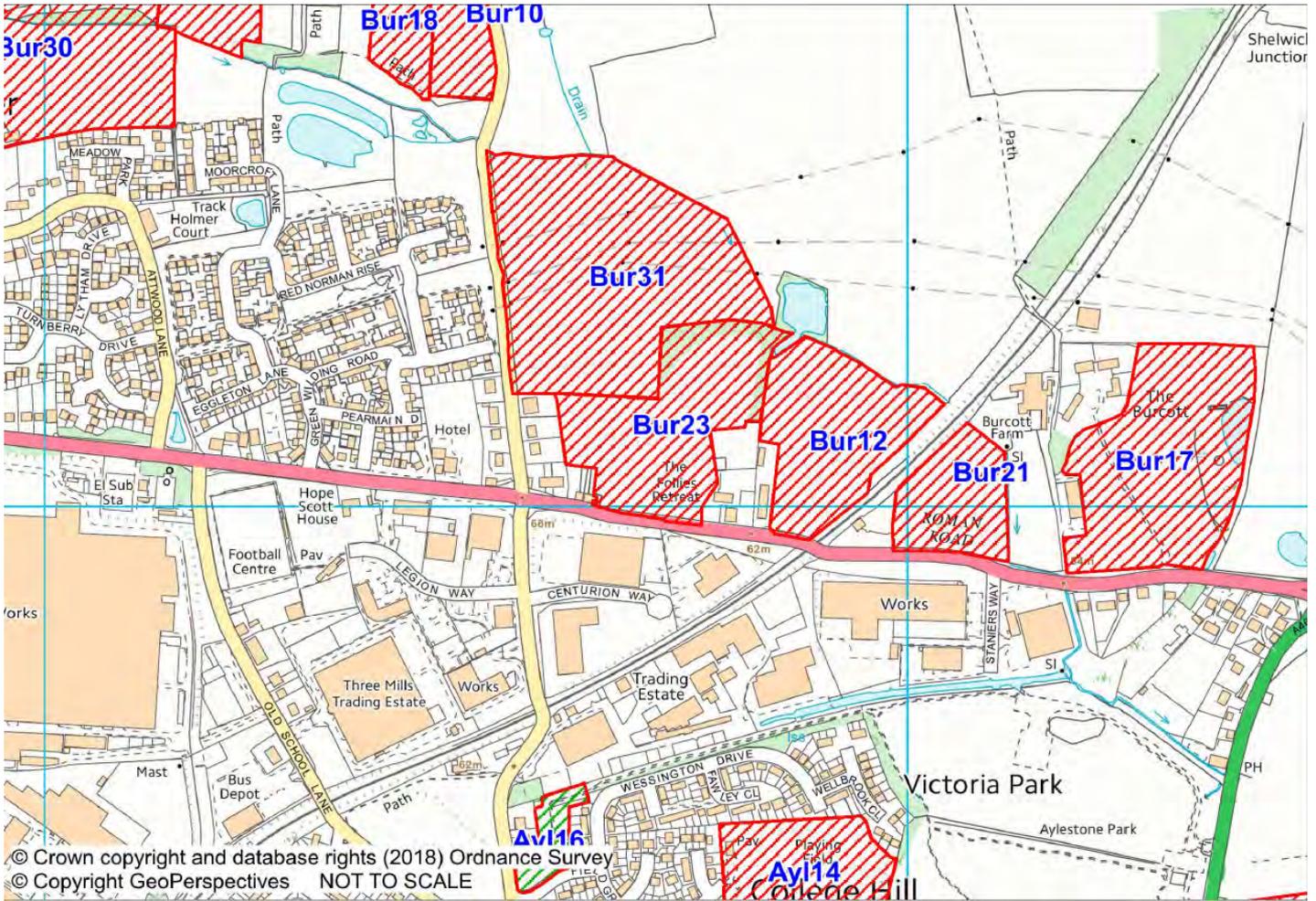
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|---------|--------|--------------|---|--------------------|---|
| Site ID | Bur21 | Site Address | Land opposite Staniers Way, Roman Road, HR1 1JT | | |
| Ward | Holmer | Site Area ha | 1.57 | Potential Capacity | 0 |

Bur21 is a relatively flat grassland site. It is bound by the rail line to the NW and mapping shows evidence of historic contamination and that the site is covered by the HRR consultation corridor. Assessment of noise from the railway is essential.

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 situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031). It would be premature to provide an assessment of site potential where a road route is expected to be accommodated beforehand. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity as a housing site.

Bur23



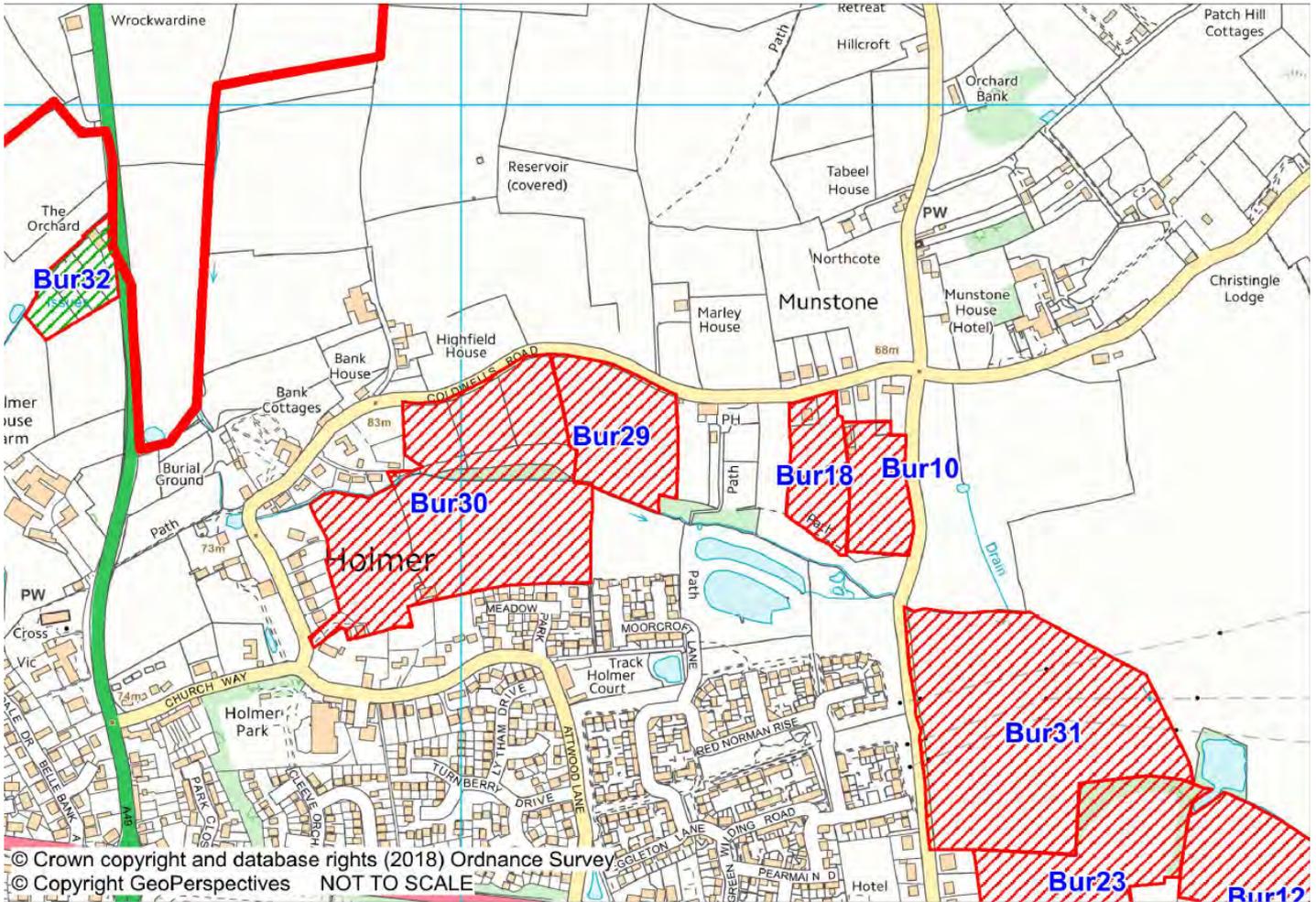
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|---------|--------------|--------------|---|--------------------|---|
| Site ID | Bur23 | Site Address | Land adjacent to the Willows, Roman Road, Hereford, HR1 1JP | | |
| Ward | Holmer | Site Area ha | 3.54 | Potential Capacity | 0 |

Fairly flat grassland site with some mild undulations. There is housing to the east and west and employment to the south. The site lies to the north of and has a frontage with A4103. There is a Semi natural habitat on part of site.

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 situated in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031). It would be premature to provide an assessment of site potential where a road route is expected to be accommodated beforehand. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity for housing.

Bur29

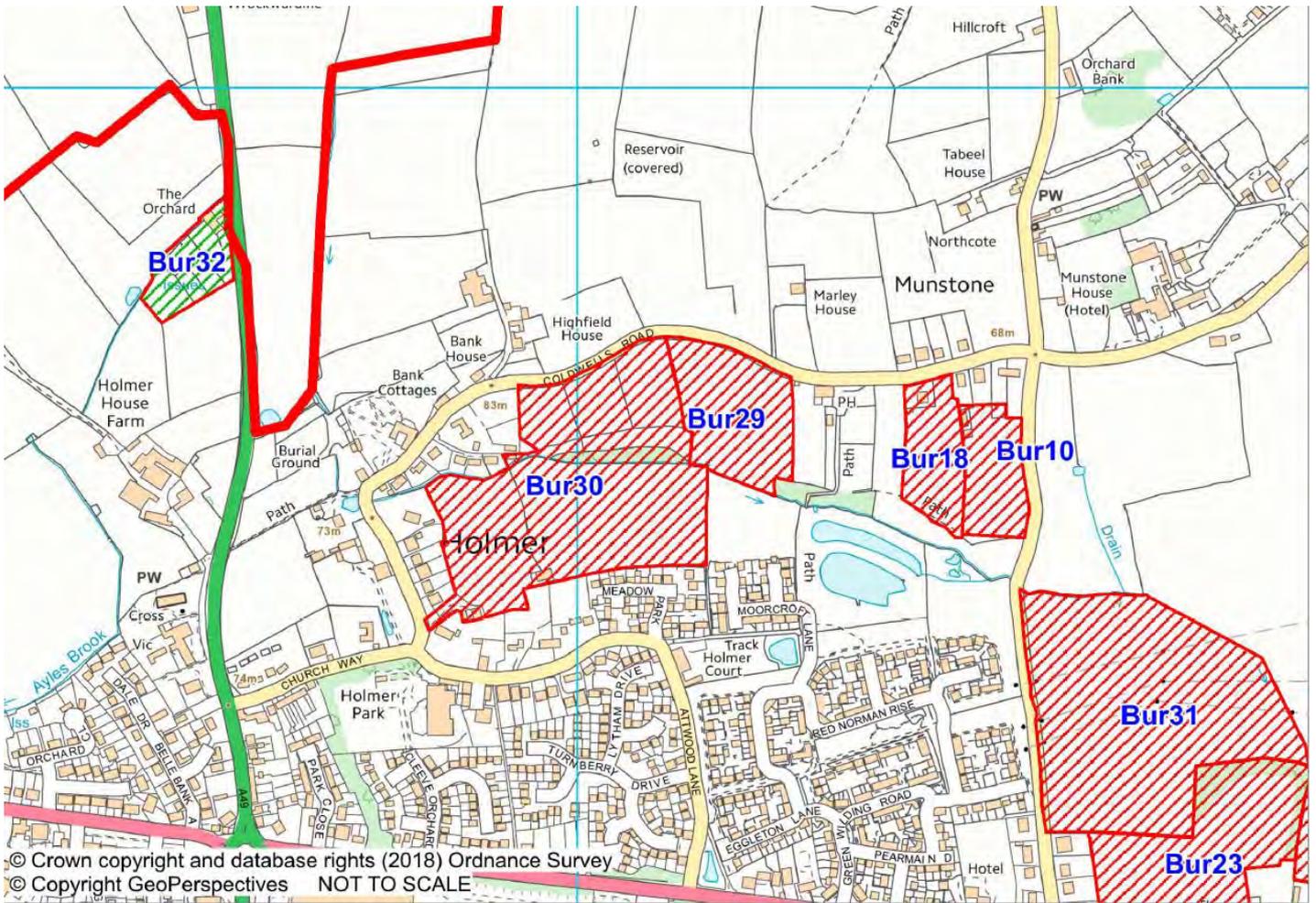


| | | | | | |
|---------|--------|--------------|--|--------------------|---|
| Site ID | Bur29 | Site Address | Land adjacent to the Rose Gardens, Holmer, Hereford, HR1 1LH | | |
| Ward | Holmer | Site Area ha | 1.89 | Potential Capacity | 0 |

This site is a paddock in predominantly open fields. Site slopes gently down in a southerly direction it is adjacent to Bur30 which is another site that has been assessed in the Options consultation.

The site is situated completely in the final phase of the road corridor (Core Strategy Figure 4.2). No route alignment work has been carried out on this section of the road as the Hereford Transport Package work currently focuses on the route section going from the A49 south of the city to the A49 north of the city. Identification of a route for the final phase is not expected until much later in the Plan period (up to 2031). It would be premature to provide an assessment of site potential where a road route is expected to be accommodated beforehand. Therefore, for the purposes of the Hereford Area Plan, this site is not considered to have development opportunity for housing.

Bur30

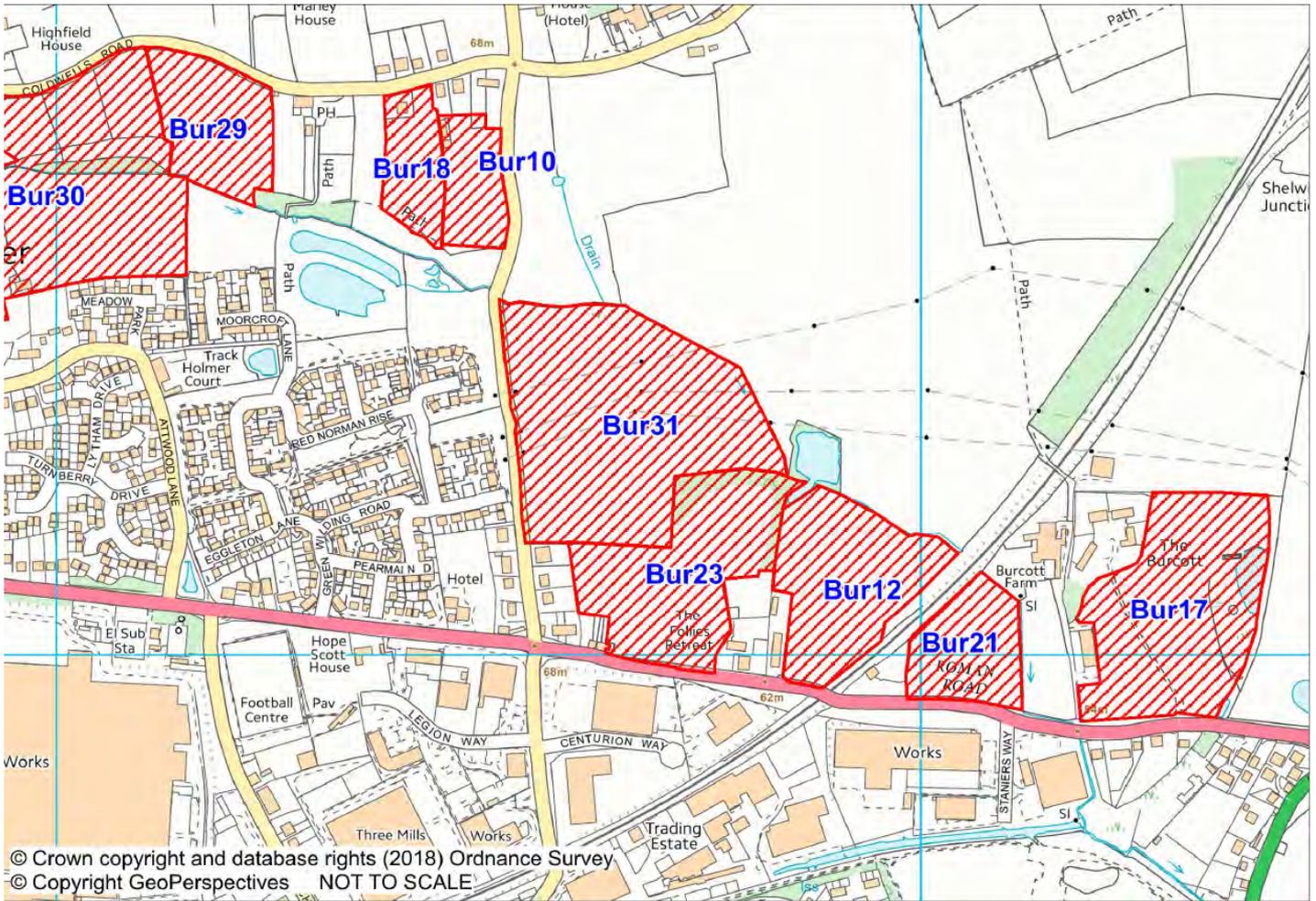


| | | | | | |
|---------|--------|--------------|--|--------------------|---|
| Site ID | Bur30 | Site Address | Land at Attwood Lane, Moonstone and adjoining south of Coldwells Lane, HR1 1LH | | |
| Ward | Holmer | Site Area ha | 6.46 | Potential Capacity | 0 |

It is a grassland site sloping down from north and south boundary towards the stream. The NE corner of this site, which comprises a number of smaller parcels, lies within the HRR corridor. The northern boundary is formed by Coldwells Road, with Bur 29 and the Crest ‘extension’ to the east. The new development on the Depot site on Attwoods Lane sits, alongside older detached properties, on the southern boundary. Linear residential development on Coldwells Road lies on the western boundary.

Currently, the landscape sensitivity on this site is high and it is recommended that no development takes place here. The highways assessment points to major issues with access for this site as well as the capacity of the network to accommodate further growth because of the existing narrow lanes. Not until the alignment of the road is identified will the final potential of this site be possible to establish.

Bur31



| | | | | | |
|---------|--------|--------------|---|--------------------|---|
| Site ID | Bur31 | Site Address | Part of Burcott Farm, Munstone, Hereford, HR1 3AJ | | |
| Ward | Holmer | Site Area ha | 6.54 | Potential Capacity | 0 |

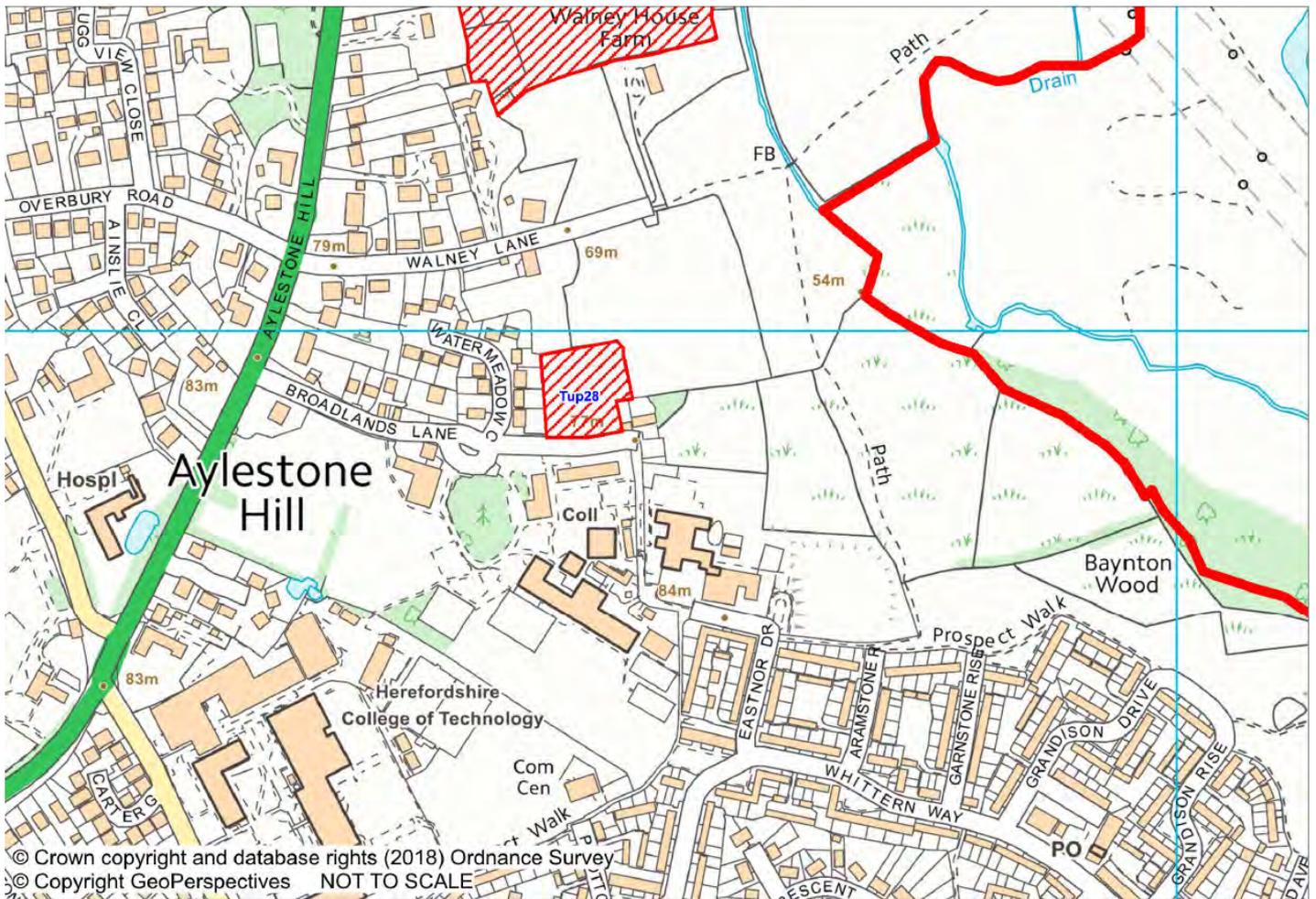
This is a large parcel of agricultural/grass land. It is surrounded by small scale existing residential development to the SE and SW areas; otherwise open in aspect to the north, with the northern boundary defined by a small watercourse. In landscape terms, it is considered that the southern section 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 there 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.

Tup28



| | | | | | |
|---------|----------------|--------------|---|--------------------|---|
| Site ID | Tup28 | Site Address | Broadlands Lane Paddock, Watermeadow Close, Hereford, HR1 1JG | | |
| Ward | Aylestone Hill | Site Area ha | 0.50 | Potential Capacity | 0 |

This is a sloping site located to the rear of Meadow Close with existing houses overlooking the site. The remainder of the site is bounded by open countryside with views across the flood plain towards Lugg Bridge and the area is criss-crossed by PROW's. It is covered in bracken but may have ecological value with important perimeter vegetation.

The access to the site is a major constraint as it is a narrow track with unknown owner any widening of the track would require frontages of more than one property. This would be a requirement even if only a small number of dwellings were proposed. The landscape sensitivity on the site is also high and therefore the site has only limited capacity to accommodate new dwellings. As the site would not yield 10 dwellings or more it is not considered a suitable allocation site for the HAP.