

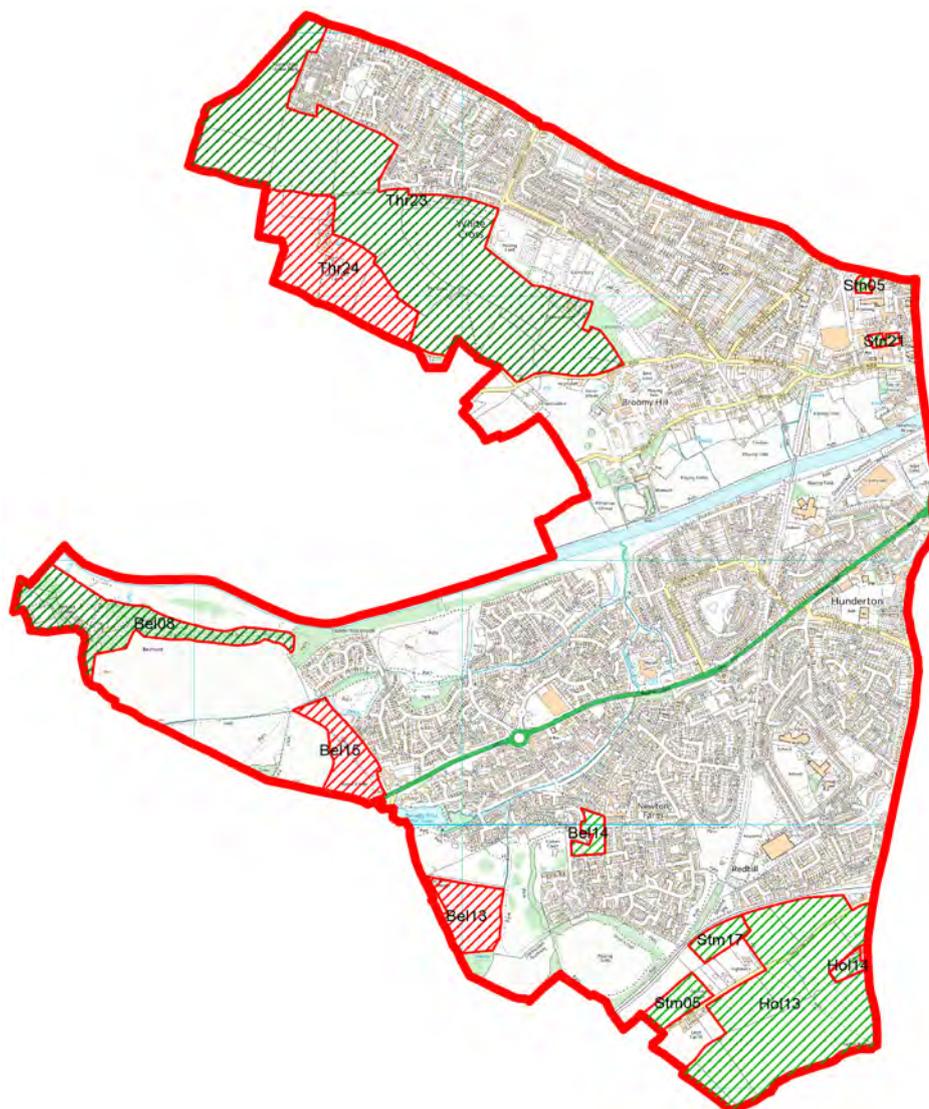
Herefordshire Local Plan

Hereford Area Plan

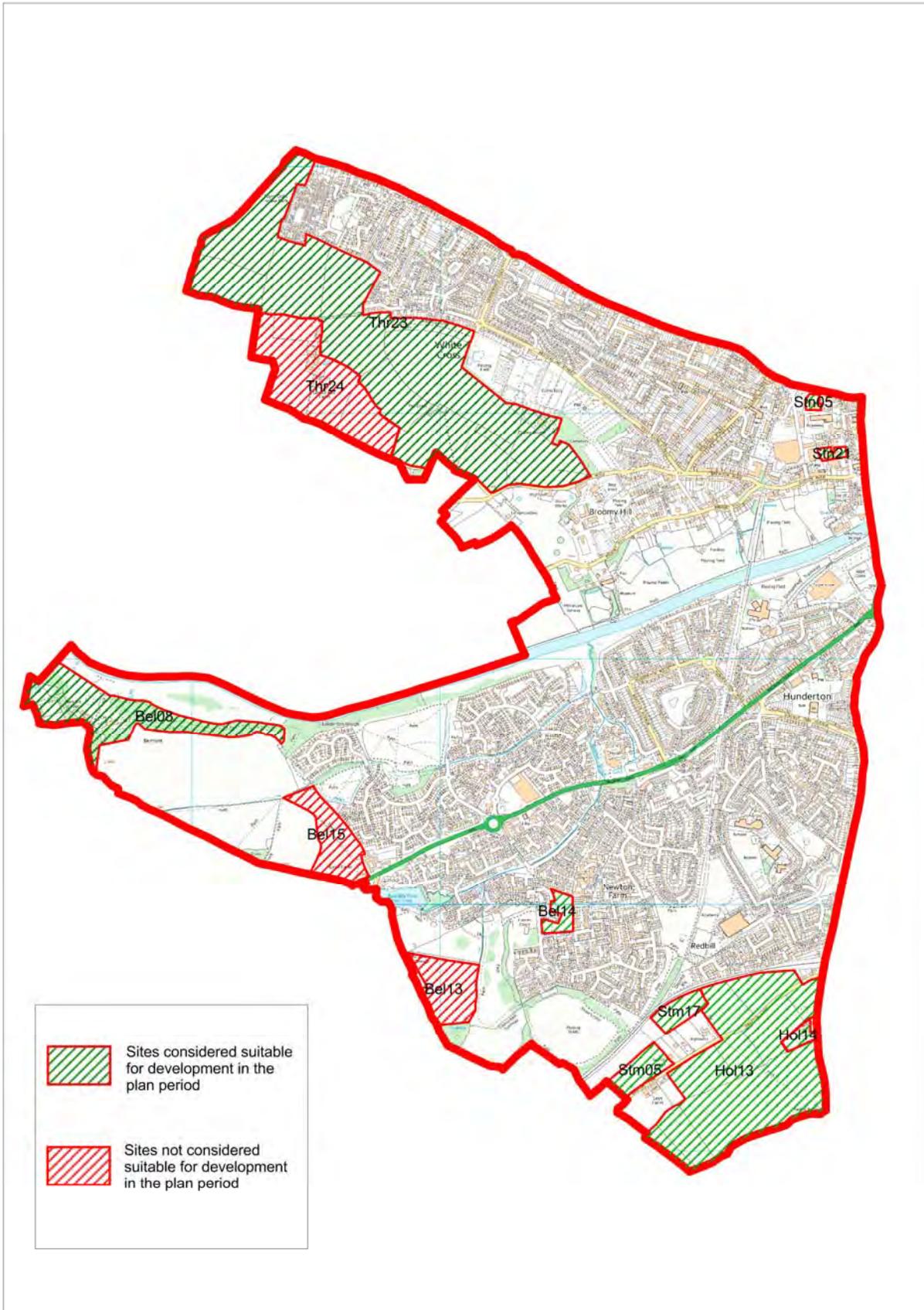
# Housing and Employment Site Options Consultation

## Site Summary Assessments - South West Hereford

August 2018



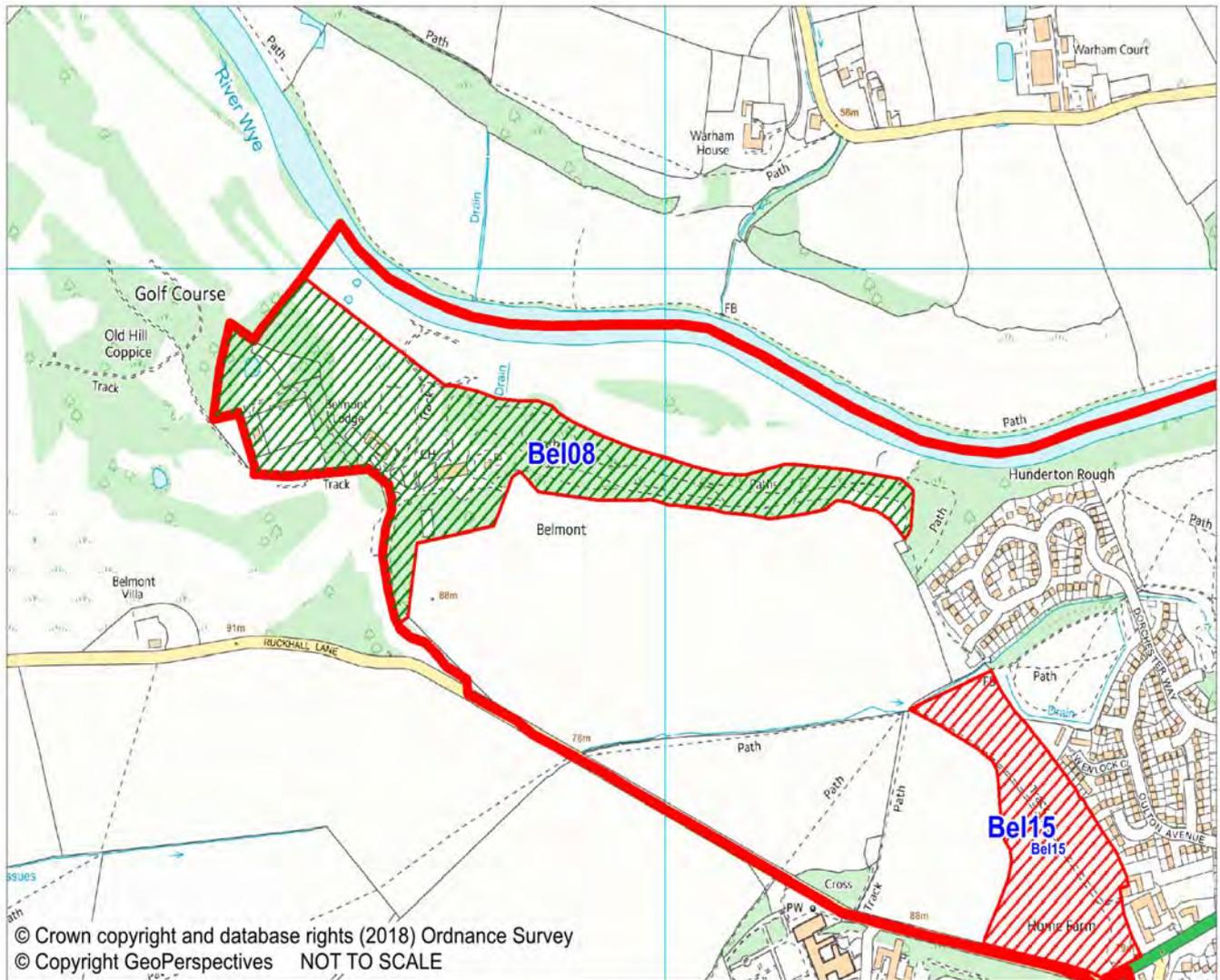
# SW area sites



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**Bel08**



Site ID	<b>Bel08</b>	Site Address	Former Belmont Golf Course, Ruckhall Ln, Belmont, Hereford, HR2 9SA		
Ward	Belmont Rural	Site Area ha	12.92	Potential Capacity	50

It is the site of a former golf course, in part agricultural use. It is an elevated site that has significant constraints in relation to the Heritage Assets:

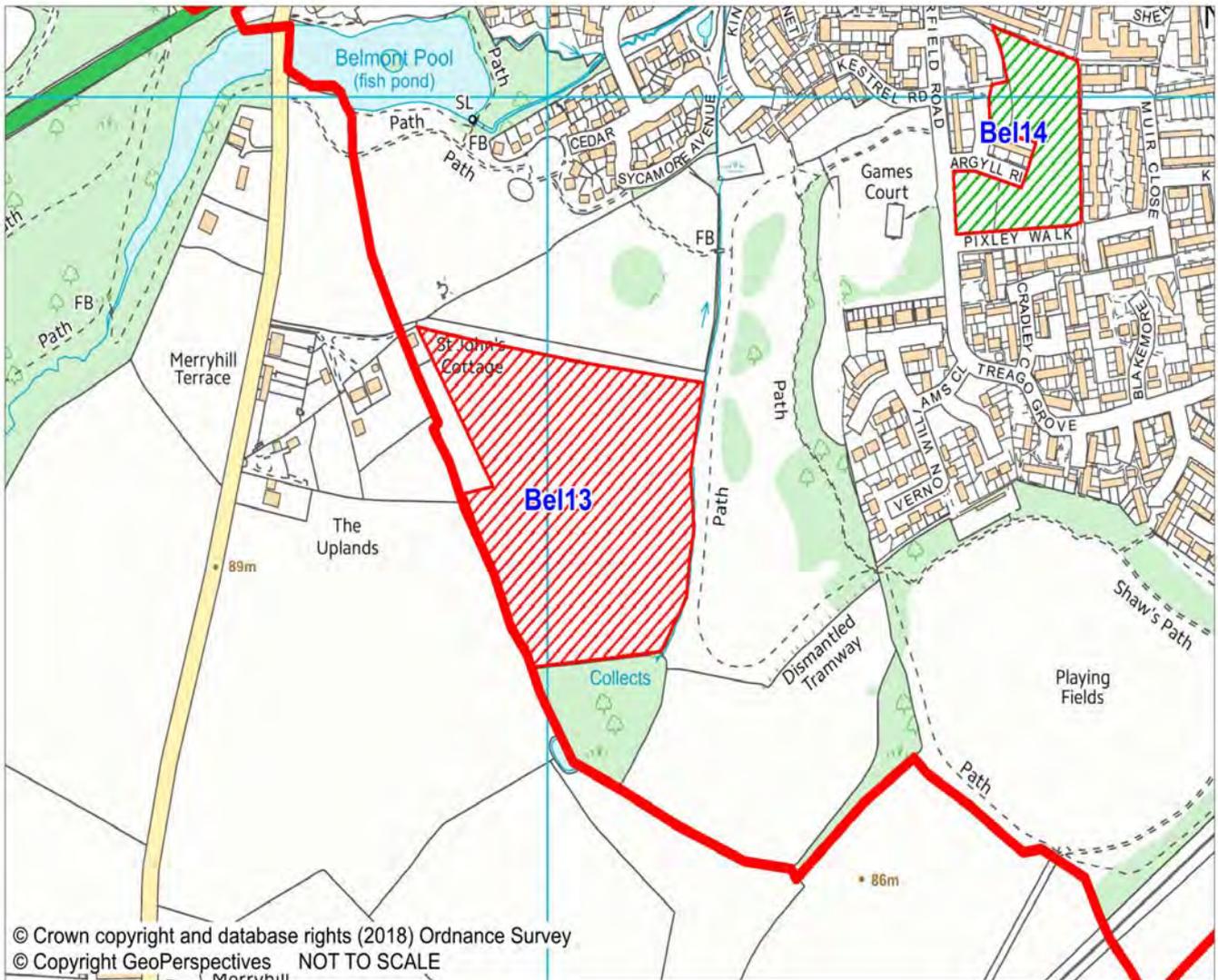
- Belmont House Unregistered Park and Garden
- Setting of Grade II Listed Belmont House / Walled gardens. The buildings are falling into disrepair.
- The area is within an un-registered Park and Garden together with the listed building that is Belmont House. There are additional heritages assets identified within the site which will need protection. Highways approval is likely to be suitable but may require some local improvements, dependent upon the number of dwellings proposed.

The site is identified under the British Geological Survey Geo Index (onshore) mapping as a site with sand and gravel reserves. Although a useful resource the Council would not seek to quarry in such a sensitive setting.

There is minimal desire to introduce additional development on the sites because of its highly sensitive and historic setting. There may be scope for some very limited development if carried out sensitively to compliment the Listed Buildings and overall character of the site and wider surrounding landscape. This could entail replacement of the existing modern building with a more complimentary building.

The site is situated within the road corridor with all routes options dissecting the eastern portion away from the listed building. Highways approval is likely to be suitable but may require some local improvements, dependent upon the number of dwellings proposed. For the purposes of the HAP Site Option consultation the site is considered to have potential in a small part.

**Bel13**



Site ID	<b>Bel13</b>	Site Address	Land at Merryhill Farm, Belmont, Hereford, HR2 9RT		
Ward	Newton Farm	Site Area ha	5.43	Potential Capacity	0

The site is surrounded by residential to west, woodland to south, agricultural land to north and east, urban boundary to Hereford to north but separated by field. SINC on 3 boundaries. The site is farmland situated on the southern outer edge of Hereford. Site lies to the south of the now established Country Park that forms a natural stop to the city. This park was established through the granting of the planning permission for the site to the north.

Site suffers from Lack of road frontage and therefore access potential. It is a sloping agricultural site overlooking existing recreation areas, to include Belmont Pool / Belmont Country Park and more recently a designated field associated with recent housing development. Field was sub-divided and now has recent hedge / trees to northern boundary. The play area / country park forms an ideal buffer / transition to the southern edge of the City. There may be potential for some undiscovered archaeological remains also.

This site lies to the wrong side of that buffer / transition. The site is highly sensitive in landscape terms and is an important agricultural field that could not be developed without causing significant harms. The site is unsuitable as a HAP Options site.

**Bel14**



Site ID	<b>Bel14</b>	Site Address	Land at Argyll Rise, Hereford, HR2 7BN		
Ward	Newton Farm	Site Area ha	1.39	Potential Capacity	20

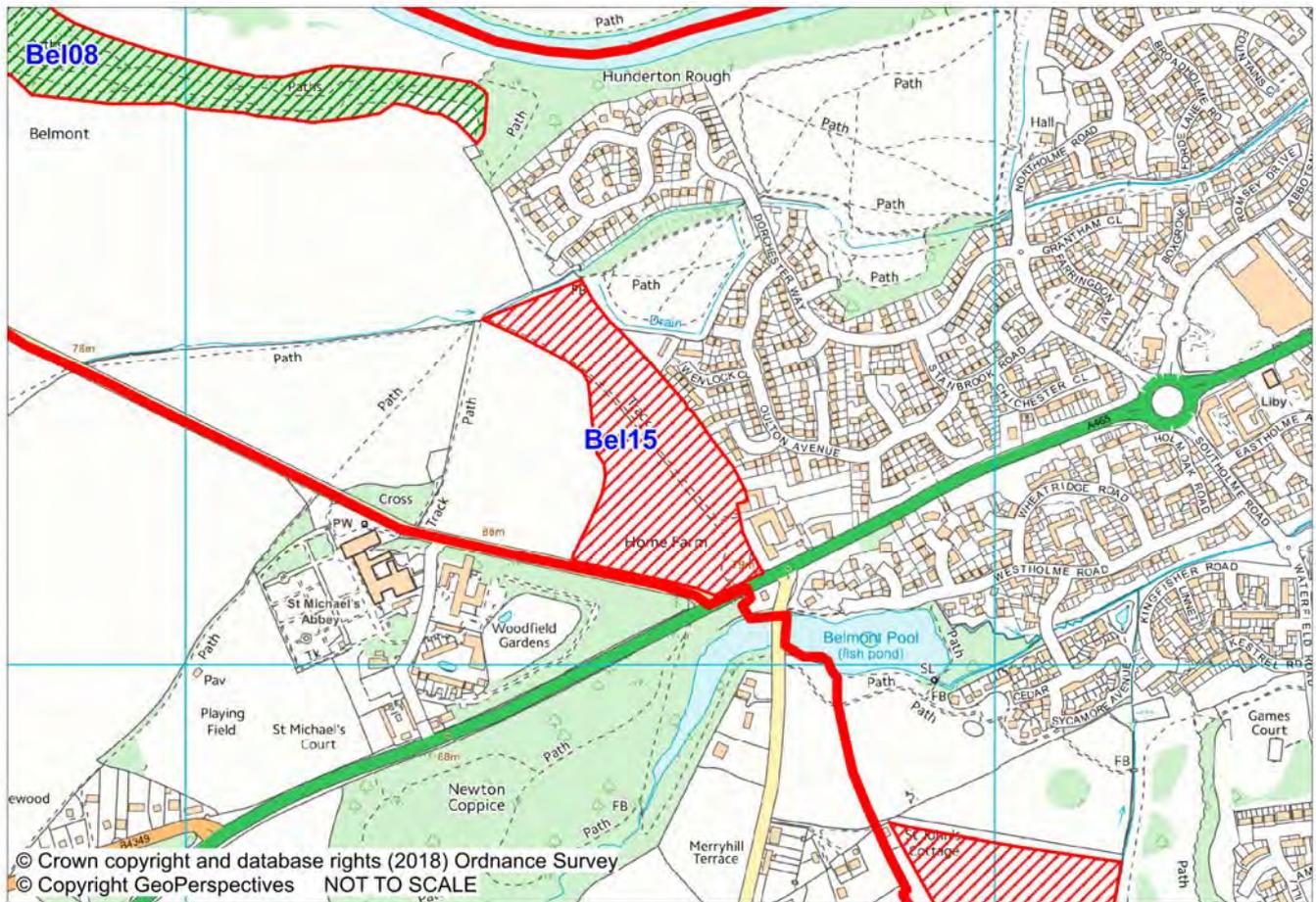
The site is existing amenity greenspace. It primarily serves the residents of the Newton Farm estate as an area for informal recreation/amenity green space. It is crossed by two PROW. The surrounding area is mainly residential in this area on the edge of the city. There is good connectivity, good bus services and accessibility to Great Western Way, schools and facilities nearby.

Historically there was much objection to an application on the whole site for housing. An application by the local community to designate the site as a 'Town Green' failed for legal reasons.

Pixley Walk provides the most potential for accessible vehicle and pedestrian access for the site. The area is well served by accessible green space nearby and the Open Space Study identifies a surplus of open space for this area

of the city. The site may have potential to accommodate some residential development but would need to retain part of the site as green space.

**Bel15**



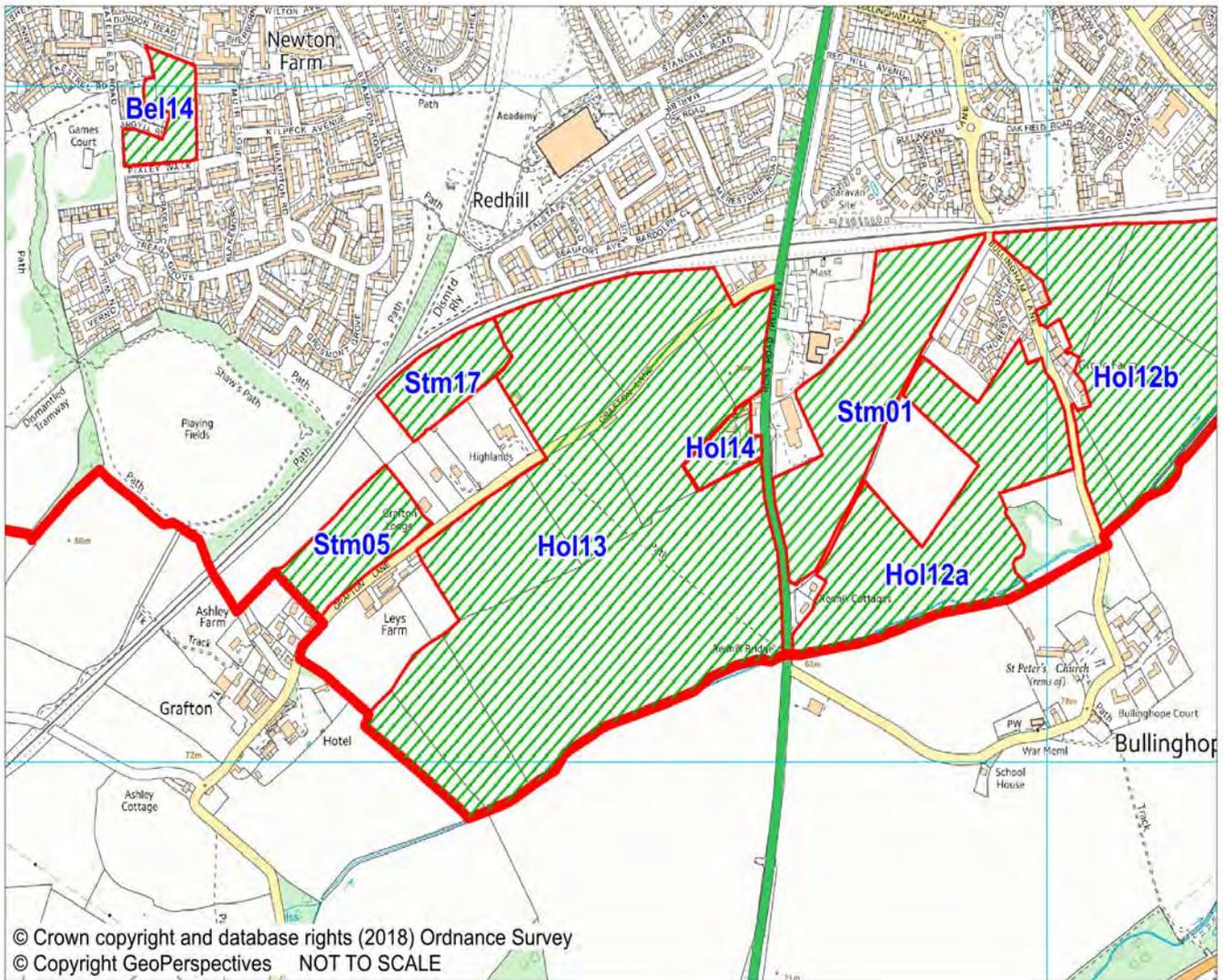
Site ID	Bel15	Site Address	Land at Home Farm, Belmont, Ruckhall Lane, Hereford, HR2 9RX		
Ward	Belmont Rural	Site Area ha	5.43	Potential Capacity	0

This site is situated on the edge of Hereford, it is a gently undulating field with many mature deciduous trees. The landscape is highly sensitive in nature. The land contains a Wood-pasture and Parkland Priority Habitat as well as Ancient Woodland and a deciduous woodland Priority Habitat. Therefore there are sensitive ecological features existing on the site which should be preserved.

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. However, the issues regarding landscape as are so significant that the site was dismissed at appeal for housing development in the 2014 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. The sensitive ecological setting also adds to the uniqueness of the site. Therefore the site is not suitable to take forward in the Site Options.

## Hol13



Site ID	Hol13	Site Address	Land at Grafton Lane, Grafton Lane, Grafton, Hereford, HR2 8BL		
Ward	Red Hill	Site Area ha	34.58	Potential Capacity	155

This is a large expansive area of pasture land which slopes down to the south but only the northern section has been submitted for assessment (two fields north and south of Grafton Lane). It is agricultural grade 2 land which is very good quality. It is contained by the railway to the north, the A49 to the east and pockets of existing residential development and extending to the south between the hamlet of Grafton to the west. In a very important and sensitive location as part of the main entrance to the city. It can be viewed openly from A49 and hillsides beyond. From a Landscape perspective, the north side of Grafton Lane has capacity for more discrete development, backed by railway and with limited views to the south. Southern part, south of Grafton Lane is very open and exposed. Forms critical part of entrance to the city and should not be developed.

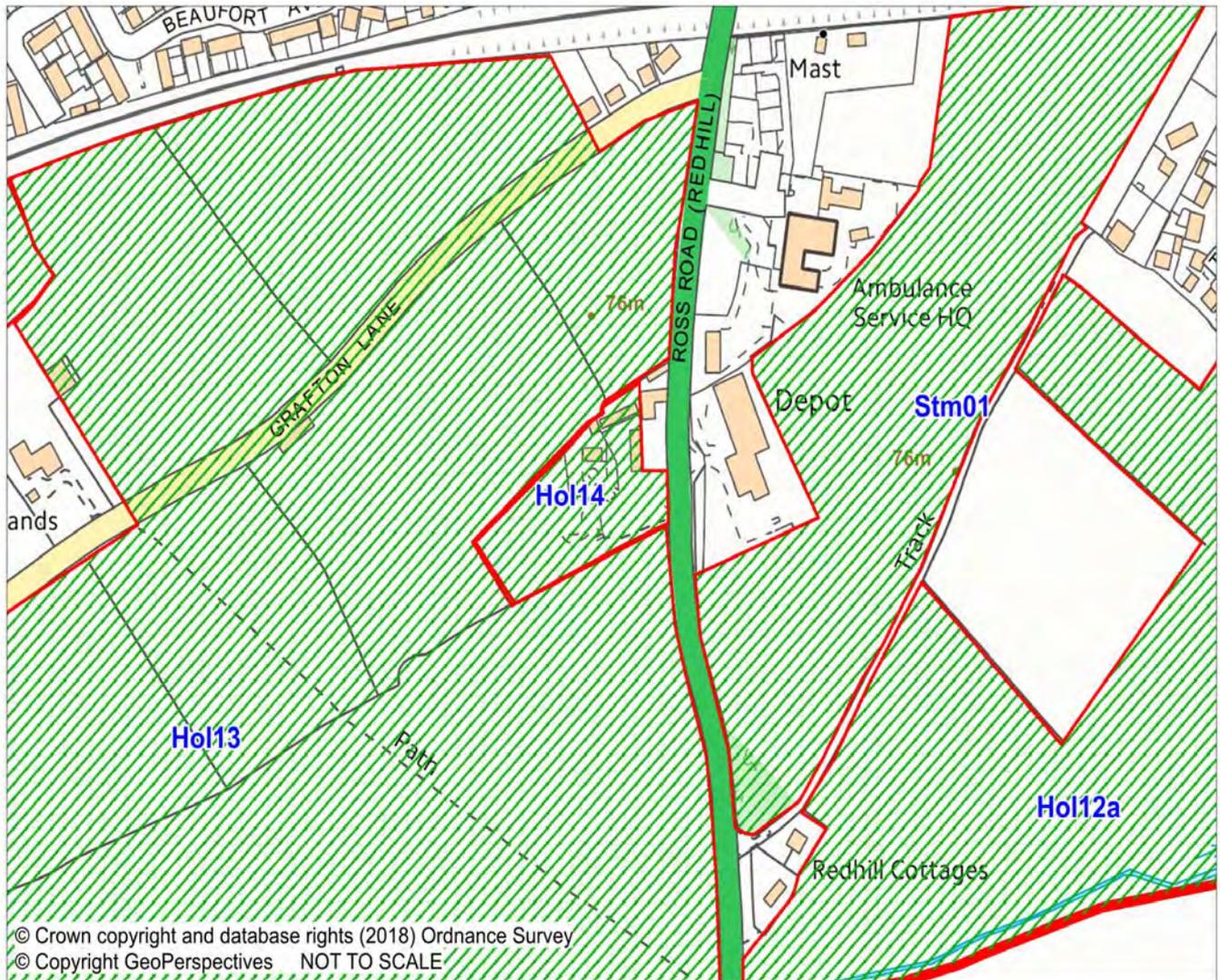
The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves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

This large and prominent site has potential as regards archaeology, and would require detailed desk based assessment and field evaluation in respect of any proposals. There is potential for archaeological finds in the southern part given nearby discoveries. The site has the potential to impact the setting of St Peters Church, Bullingham therefore a need to avoid development in the south is necessary.

With regard to access and Highways; a full investigation identifying all existing and proposed routes is required to ensure the site is appropriately connected to footway cycle links to the city centre, schools, etc. Highways England consider that the existing Grafton Lane junction is unsuitable and a new signalised junction provided opposite Romany Way is recommended. Existing Grafton Lane junction would be closed off. However, local consultation is necessary.

If the above issues can be overcome the site is considered a suitable Option site in part only.

**Hol14**



Site ID	Hol14	Site Address	Land at Grafton Haulage, Redhill, Ross Road, Hereford, HR2 8BH		
Ward	Red Hill	Site Area ha	0.85	Potential Capacity	25

This is an existing coach park / car park and storage yard for vehicles. Residential adjacent with open fields all around. The land within the site slopes downwards towards western boundary. It is a prominent site on the main access into the city from the south. The site has capacity to be developed and improved.

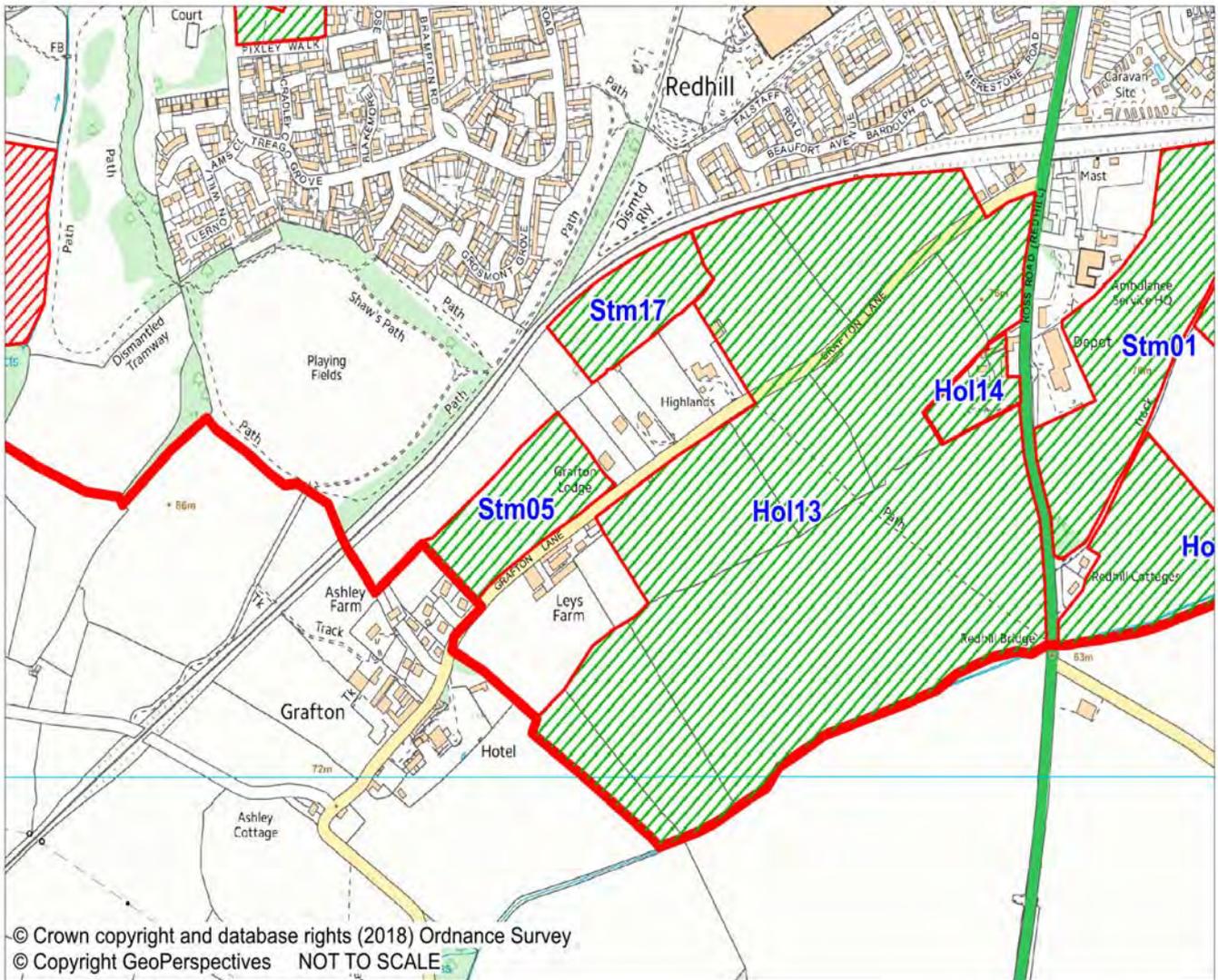
The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Survey GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves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

From an access perspective there is a lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Existing access location with improvement could serve the development, but being

onto the A49 Trunk Road would be at the discretion of Highways England. A potential new signalised junction to serve the adjacent site Hol13 could be introduced and would be better combined with that site on that basis.

The network impact would need to be covered in a Transport Assessment/Statement comparing vehicle movements and as with all HAP sites the scope and developments to be considered will need to be confirmed. Availability remains uncertain and has yet to be identified.

**Stm05**



Site ID	Stm05	Site Address	Land opposite Leys Farm,, Grafton Lane, Grafton, Hereford, HR2 8BL		
Ward	Redhill	Site Area ha	2.55	Potential Capacity	65

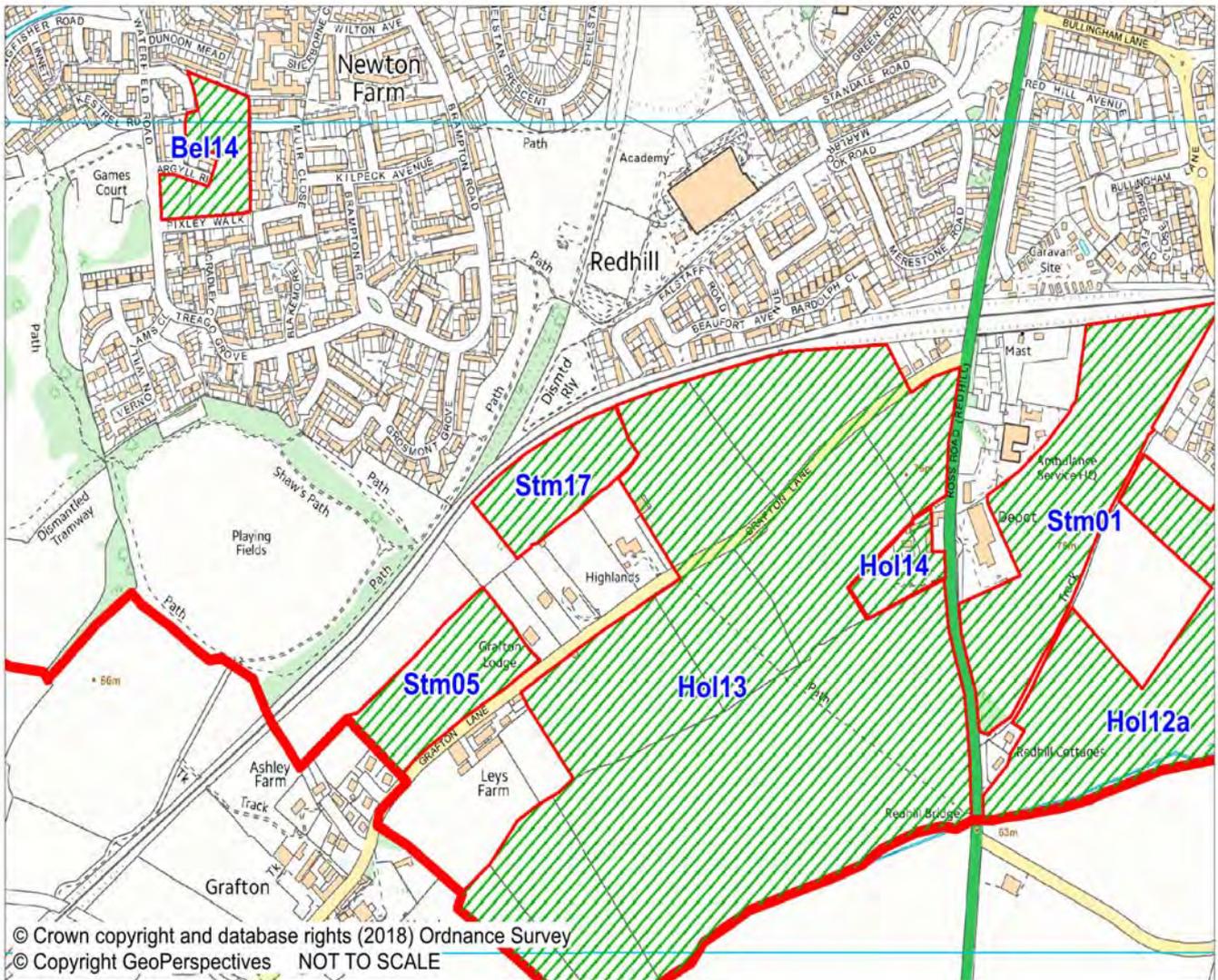
This is a rectangular, gently sloping field sitting on elevated ground to the north of Grafton Lane. Existing but recent residential development to west at Graftonbury Rise and, to the east, a number of detached listed properties to include Grafton Lodge and Grafton Bank. Site has moderate capacity for some housing but must form an appropriate transition from west to east (i.e. reducing in density) to ensure setting of listed buildings is not compromised. Therefore in landscape terms it has moderate potential but only if density is appropriate. An Archaeological assessment would be required.

Site is situated in a village environment rather than outskirts of Hereford so connectivity and sustainability are becoming more of a concern. Site has frontage to Grafton lane and suitable access likely to be achievable, but use of Grafton Lane will need to be reviewed when number of dwellings are known and with consideration of the improvements and changes relating to neighbouring Option sites. A Transport Assessment would be required to

assess the impact of the development on the network, and as with all HAP sites the scope and developments to be considered will need to be confirmed.

An overall assessment of the acceptability with regard to highway network capacity will need to be carried out (once all sites are reviewed and shortlisted) to assess the cumulative impact and at which stage of the HTP those developments can be brought forward. The site does have potential and is considered a suitable Option Site.

Stm17



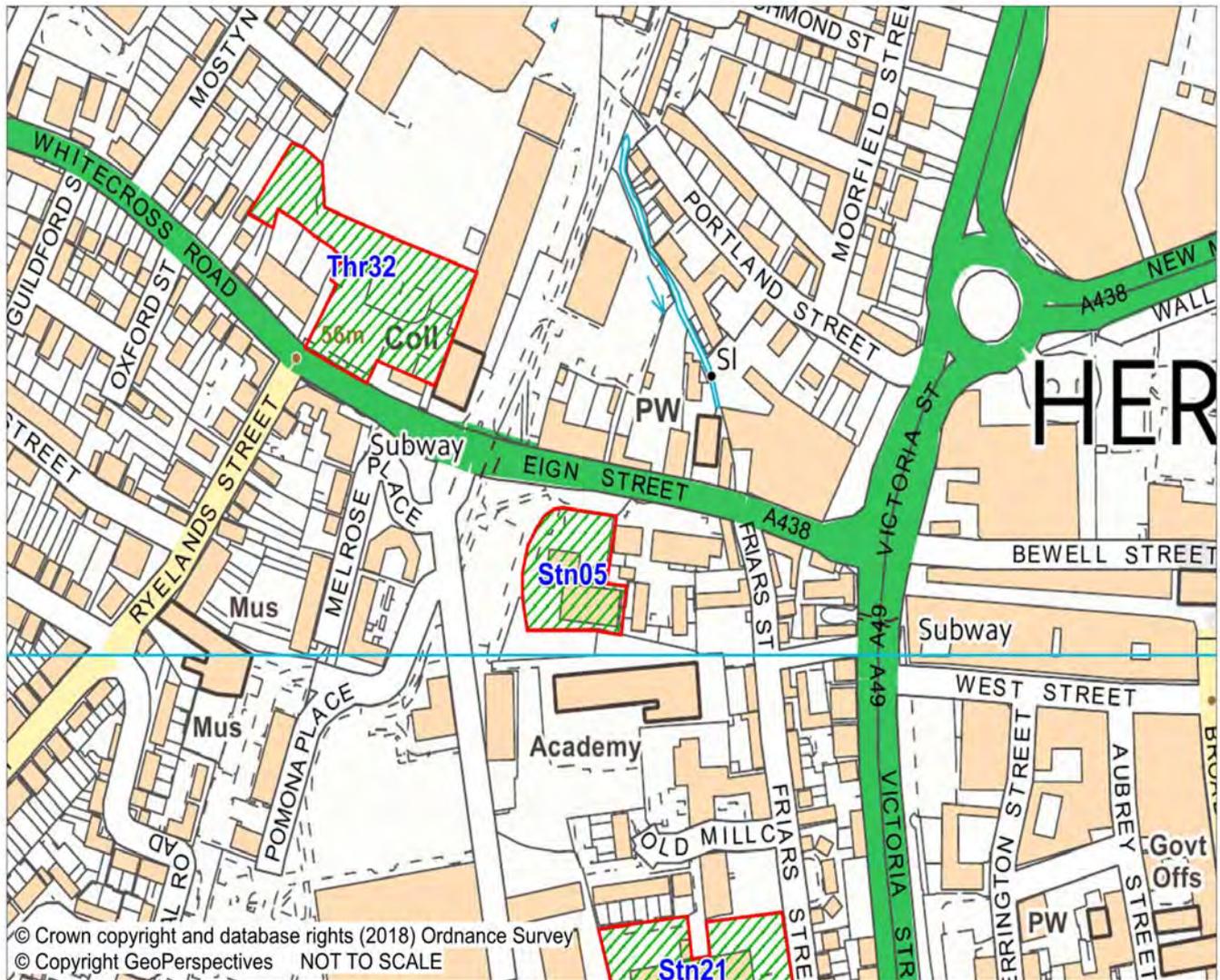
Site ID	Stm17	Site Address	Land to rear of Grafton House, Grafton House, Grafton Lane, Grafton, Hereford, Herefordshire, HR2 8BL		
Ward	Red Hill	Site Area ha	2.00	Potential Capacity	50

Rectangular site sitting immediately adjacent to the railway and behind listed buildings at Grafton Bank and Grafton Lodge. Predominantly residential to north of railway and agricultural to the east, west and south. Currently land locked.

Obvious access is between Highlands and Grafton bank but this site has permission for a dwelling. Alternative access point is through Hol 13 and comments for that site apply. Lack of footways along Grafton Lane and lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Small site with limited numbers but dependent upon larger site for access, unless access gained through field to south. Therefore comments in that respect also apply.

If combined with Hol13 a joint Transport Assessment would be required to assess the impact of the development on the network, and as with all HAP sites the scope and developments to be considered will need to be confirmed. An overall assessment of the acceptability with regard to highway network capacity will need to be carried out (once all sites are reviewed and shortlisted) to assess the cumulative impact and at which stage of the HTP those developments can be brought forward. If acceptable access arrangements and solutions to capacity issues can be identified then the site does have potential if availability of the site is established.

Stn05



Site ID	Stn05	Site Address	Former health authority offices,, 153 Eign Street, Hereford, HR4 OAW		
Ward	Greyfriars	Site Area ha	0.35	Potential Capacity	25

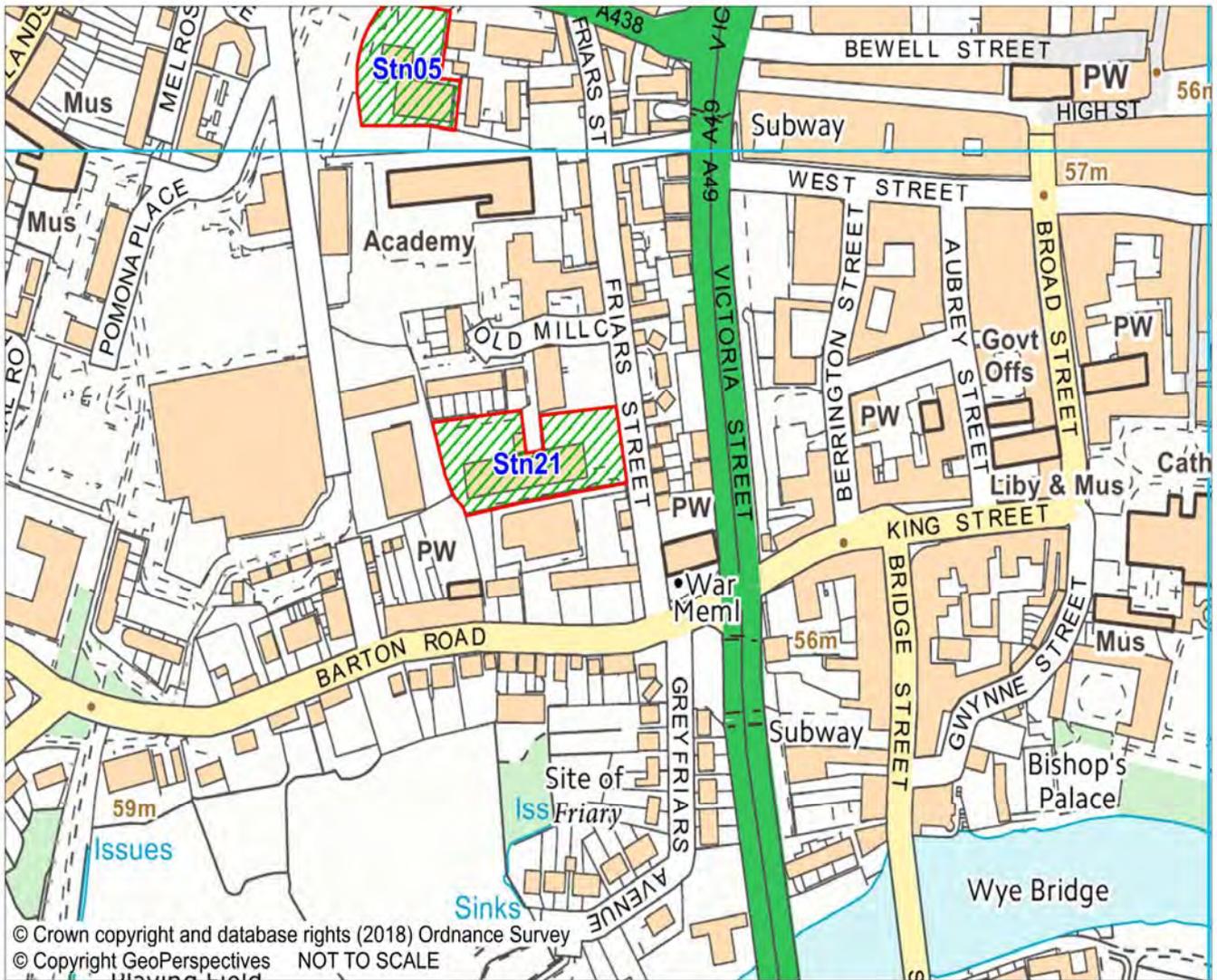
This is the site of the former Surgeon’s House which is now a derelict building together with a surface level car park. There is residential to east, mixed use across the road, Lord Scudamore school to the rear.

The existing vehicular access onto A438 Eign Street is close to a signalised crossing, the signalised Sainsburys junction and through a bus stop layby, so development traffic needs to be kept as low as possible. Consultation with Environmental Health is recommended to establish any issues around air quality in this area.

Any development should respond positively to its context and the statutorily desirable object of preserving or enhancing the conservation area. As such only a design of high quality which made a positive contribution to the area would be permitted. The loss of Victoria House would need strong justification as this building makes a

positive contribution to the character of the area. If a well designed scheme can be brought forward on this site then it does have potential.

Stn21



Site ID	Stn21	Site Address	Former Bus Depot,, Friars St, Hereford, HR4 0AS		
Ward	Greyfriars	Site Area ha	0.49	Potential Capacity	35

This is the site of a former Bus Depot. The use is now redundant with the front part of the site most recently being used for car parking. The whole of the site is currently vacant. The immediate surrounding area to the site is characterised by a mix of uses, including a museum, and existing residential at Watkin Court. The site formed part of a larger housing allocation in the former Herefordshire Unitary Development Plan.

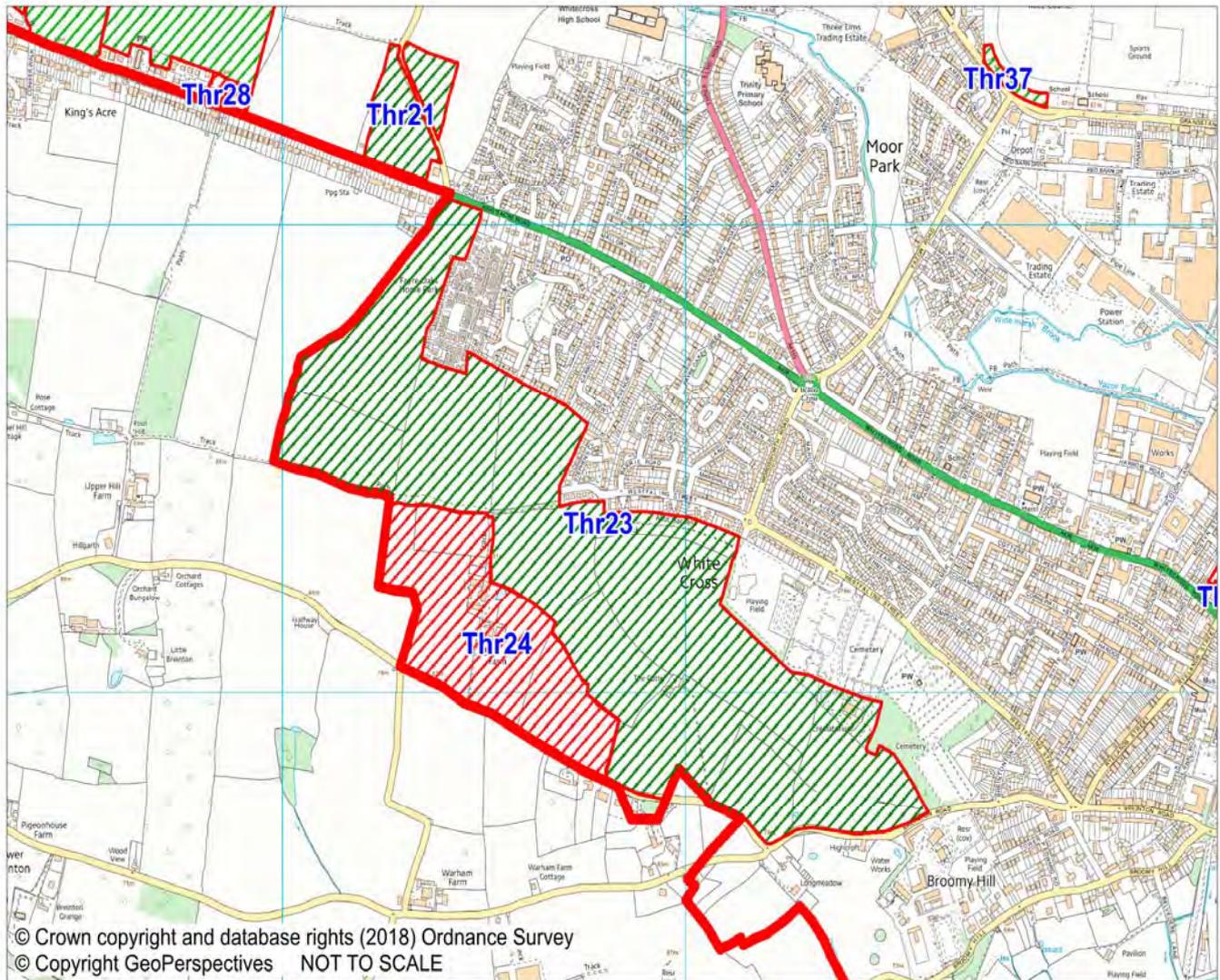
Friars Street is a narrow one way street past a primary school with very busy junction at Eign Street, so a low traffic generation use is preferable for example a car free development. Overall capacity on the network in this area is of concern, but this is a brownfield site so existing traffic from current use would be offset.

There are no built heritage constraints which would preclude development however the following should be noted: To the south and east of the site lies the Hereford Conservation Area and also several grade 2 listed buildings. Such as The Priory, 2 Barton Road and St Nicholas Church.

The site does have archaeological constraints and development will depend very much on the specifics of design and mitigation. This site is adjacent to, but not within the designated Area of Archaeological Importance, the site has already been demonstrated through archaeological evaluation to retain appreciable below ground archaeological interest in parts of the area concerned. The eastern end of the site contains the buried remains of a former Quaker's meeting house and associated cemetery. Also, much of the remainder of the site has been shown to actually have limited archaeological potential.

The site does have potential as an Option site but some loss of the developable area is inevitable. Site capacity is based on a 70 dwellings per hectare density but more could be possible depending on building design.

## Thr23



Site ID	Thr23	Site Address	Land north of Lower Hill Farm, Lower Hill Farm, Breinton, Hereford, HR4 7PB		
Ward	Whitecross / Greyfriars	Site Area ha	64.85	Potential Capacity	420

This is a large open site with a number of individual fields which rises in a southerly direction. The northern boundary of the site comprises mainly of residential, a caravan park, allotments, play space plus Hereford crematorium and cemetery. Towards the southeast of the site is the Broomy Hill Conservation Area which has a number of listed buildings as well as Broomy Hill Water Tower. As this is such a large site there is the possibility of archaeological value therefore archaeological assessment will be necessary.

Part of 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.

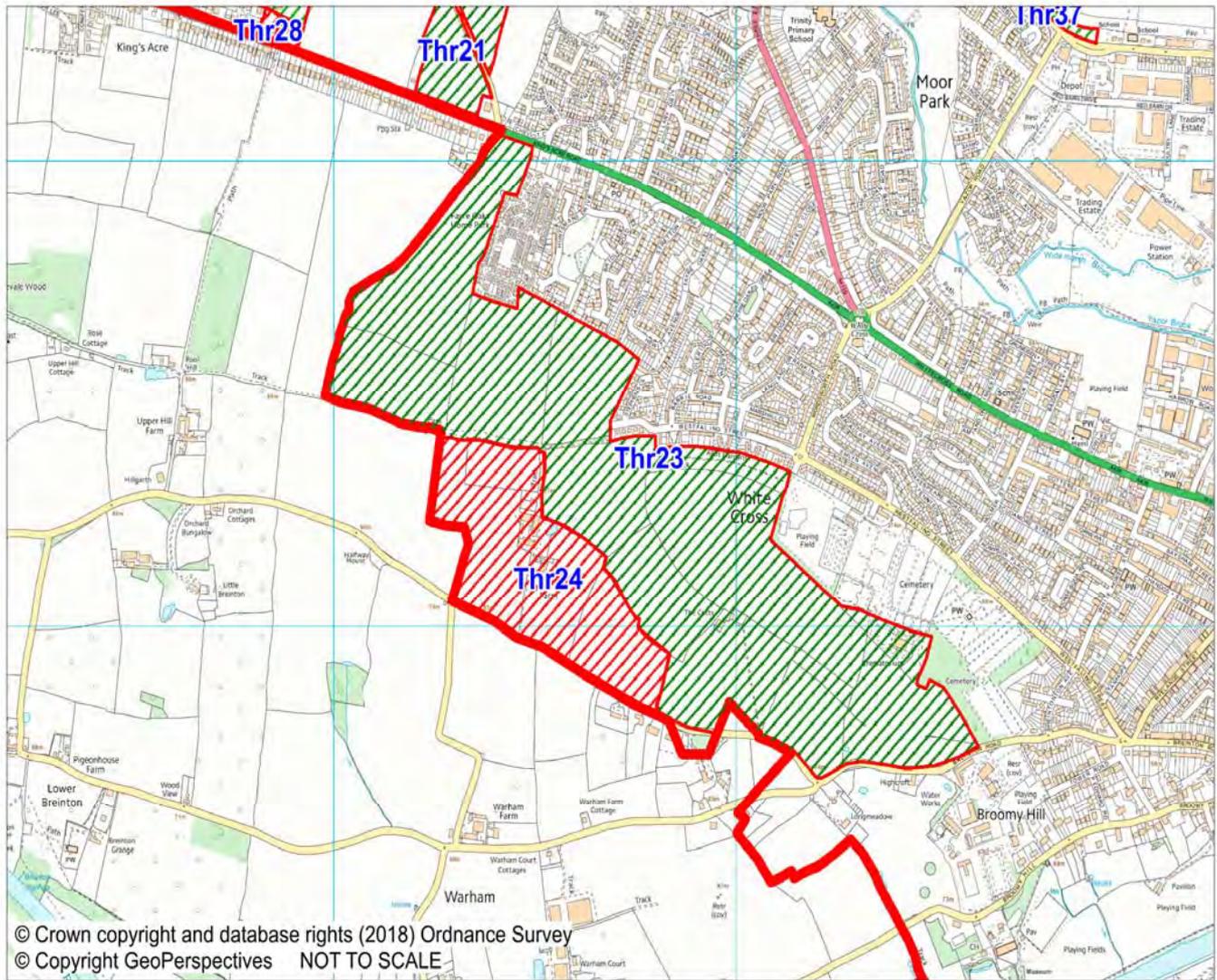
A small section of the site sits within the road corridor with the orange, yellow and cyan routes cutting through the site. The preferred red route lies outside the site. Only likely acceptable location for access is onto the A438 Kings Acre Road. Other possible access options are considered unacceptable even for part of the site. Capacity issues on the network have been identified during the transport assessment work for the Three Elms SUE, and have resulted in a proposed cap on development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the SUE, would breach this cap.

Although this is a very large site, it is too sensitive in landscape terms for it to be fully developed. There is only considered to be scope to develop part of the site. The area close to Kings Acre Road extending south just past the caravan park is considered to have less impact. The area south of the allotments and cemetery is also considered to have scope for development. A Landscape and Visual Assessment would be required to determine impact and mitigation measures.

The adjacent cemetery to the north of the site is also seeking to expand and the only scope to do this is in a southerly direction which would mean part of this site would be required (See Cemeteries Strategy July 2016). This would reduce the housing yield of this site.

The site does have potential and is considered a suitable Option Site in part only.

**Thr24**



Site ID	Thr24	Site Address	Lower Hill Farm, Breinton, Hereford, HR4 7PB		
Ward	Greyfriars	Site Area ha	16.24	Potential Capacity	0

This is an elevated site with open fields located to the immediate north of Breinton Lane. A number of PROW's traverse this area. It is partly grade 2 agricultural land which is very good.

This is the highest land in the area and offers long distance views in all directions and is therefore extremely sensitive. Therefore the site is not considered suitable as even mitigation would not overcome the impact of development on this area of elevated open farmland.