

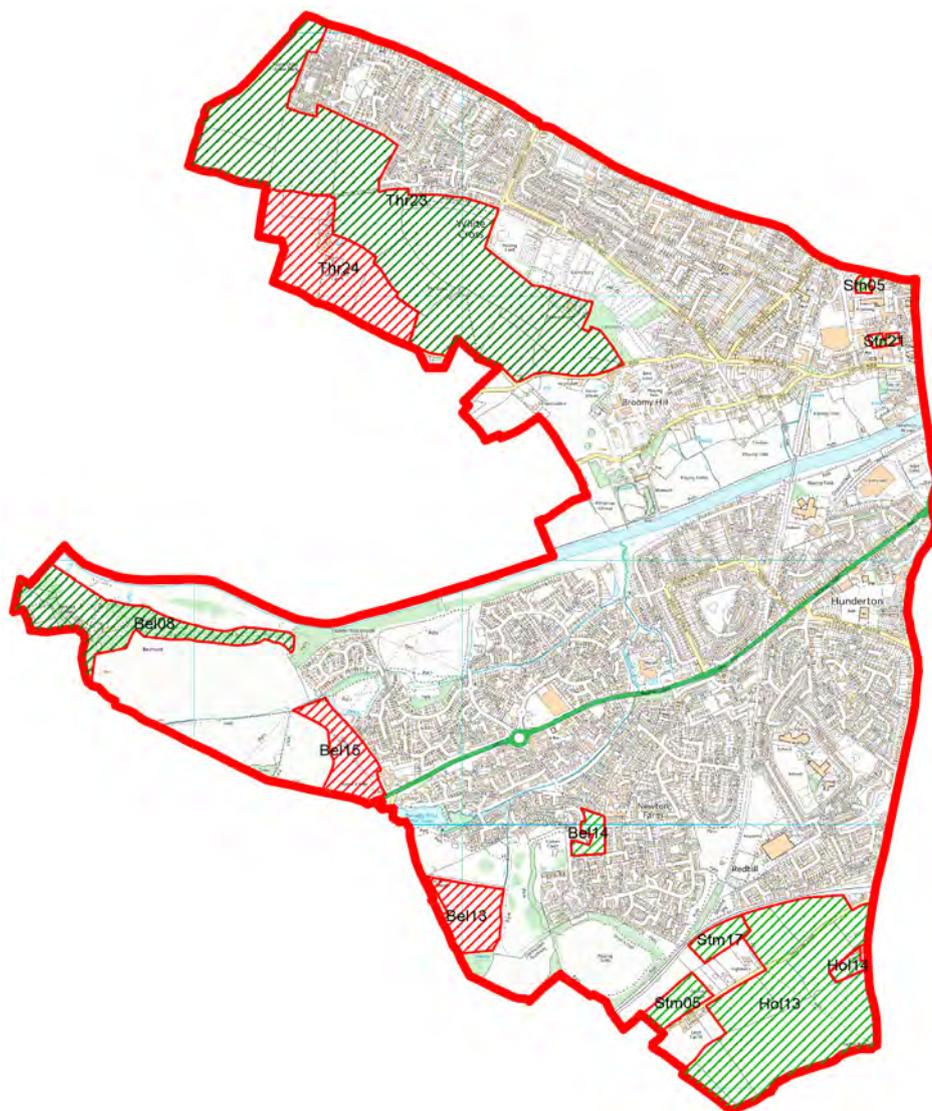
Herefordshire Local Plan

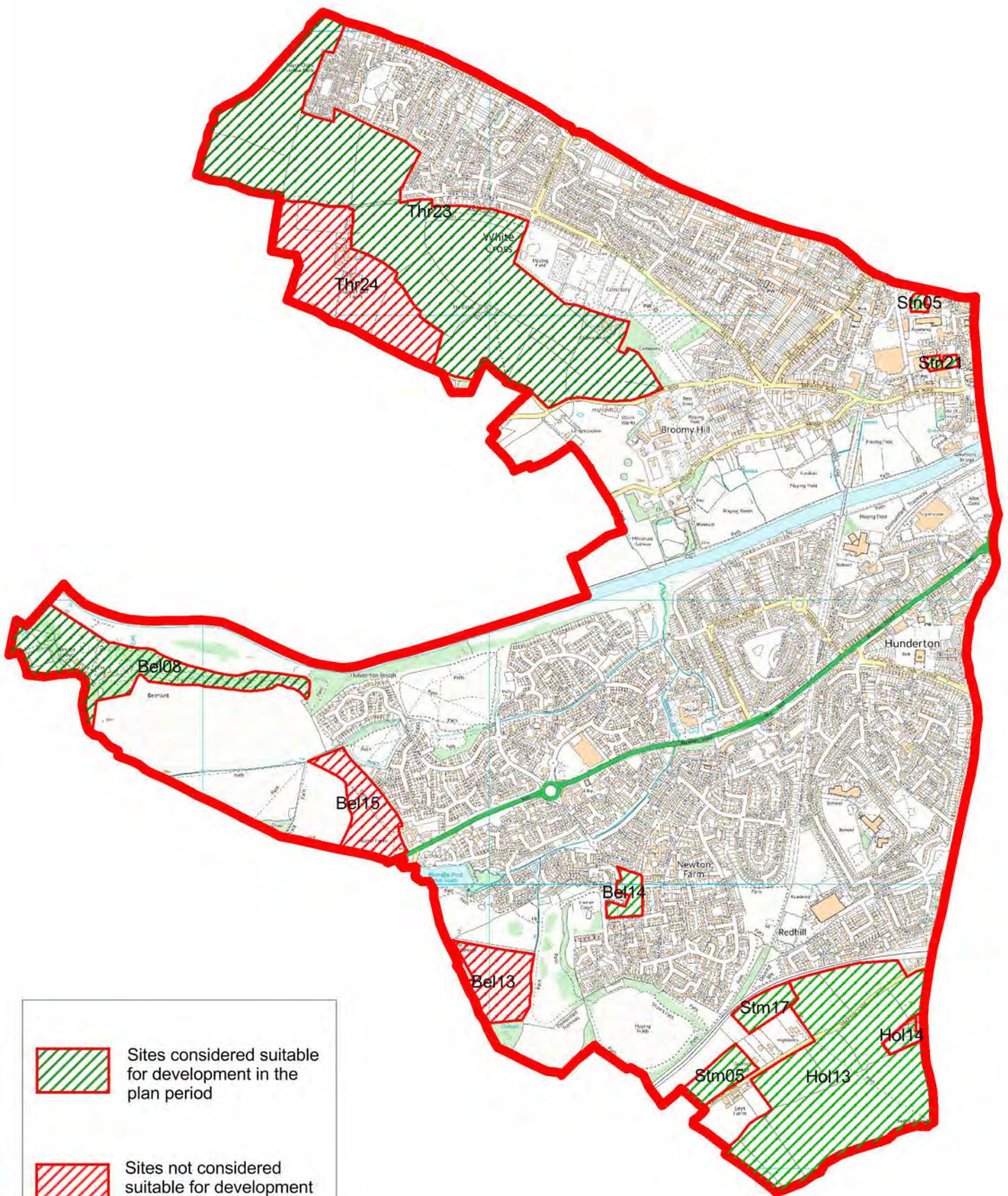
Hereford Area Plan

Housing and Employment Site Options Consultation

Technical Site Assessments - South West Hereford

August 2018





Sites considered suitable for development in the plan period



Sites not considered suitable for development in the plan period

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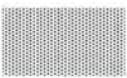
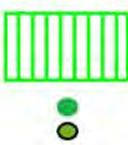
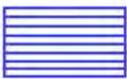
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Glossary –HAP Site Options Housing and Employment August 2018

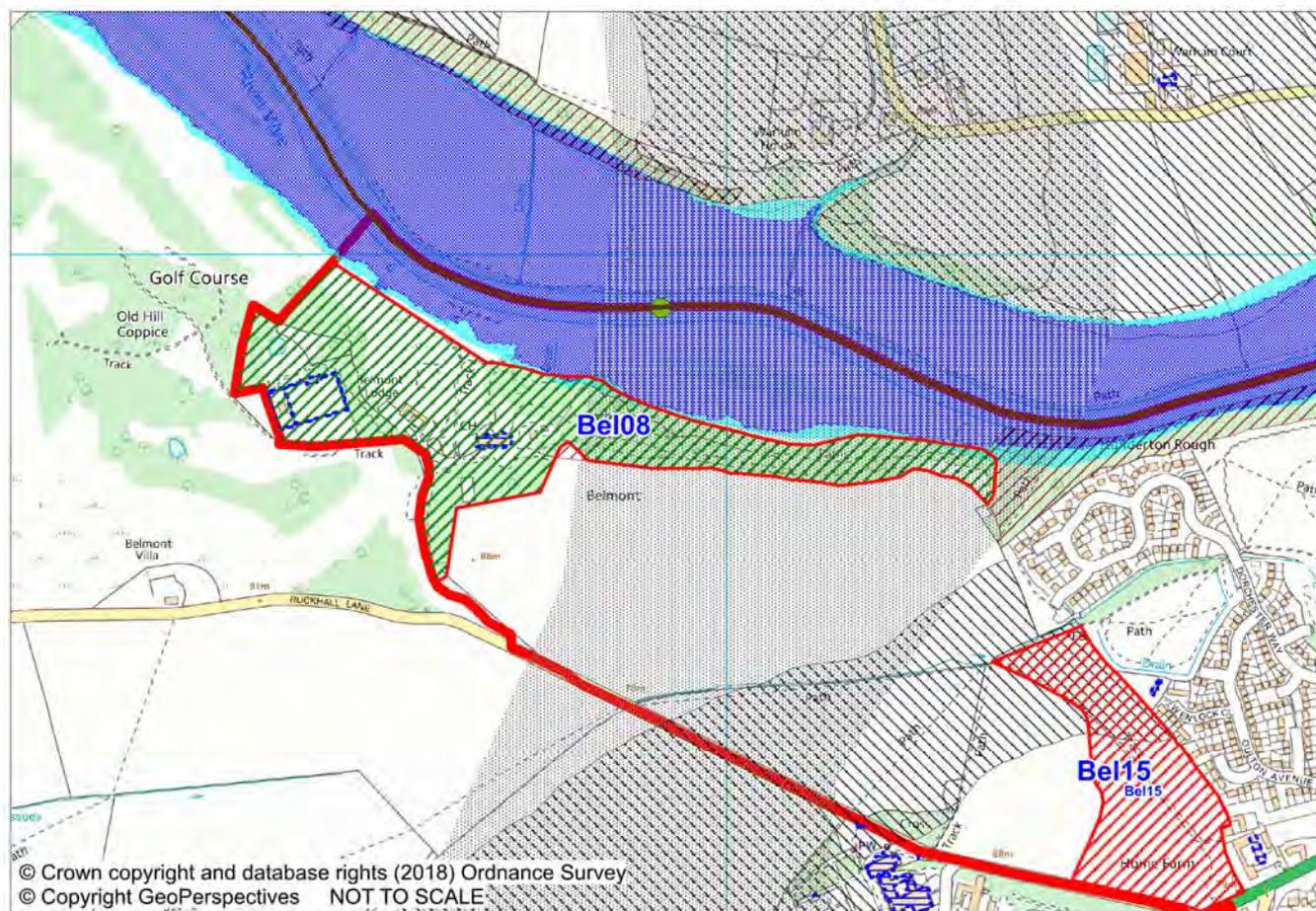
A	Approval of planning permission
AAI	Areas of Archaeological Importance
D	Dismissed at Appeal
Dph	Dwellings per hectare
ELS	Employment Land Study 2012
ESG	Edgar Street Grid
Ha	Hectares
HAP	Hereford Area Plan
HEZ	Hereford Enterprise Zone
HELAA	Hereford Housing and Employment Land Availability Assessment https://www.herefordshire.gov.uk/downloads/download/215/hereford_housing_and_economic_land_availability_assessment_helaa
HTP	Hereford Transport Package https://www.herefordshire.gov.uk/info/200196/roads/252/hereford_2020/4
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
MUGA	Multi use Games Area
NDP	Neighbourhood Development Plan
NIMTE	New Model in Technology and Engineering (Hereford University)
POS	Public Open Space
PRI	Priority Habitat Inventory
PROW	Public Right of Way
R	Refusal of planning permission
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SUE	Strategic Urban Extension: Large housing site identified in the Herefordshire Core Strategy 2015
SuDs	Sustainable Urban Drainage System
TA	Transport Assessment
tbd	To be determined
TRO	Traffic Regulation Order
TS	Transport Statement
W	Withdrawn

Hereford Area Plan- Housing and Employment site maps legend

	HAP boundary		Safeguarding mineral reserves
	Sites not considered suitable for development in the plan period		Flood Zone 2
	Sites considered suitable for development in the plan period		Flood Zone 3
	Core Strategy Strategic Housing Sites		Relief Road corridor
	Site of Special Scientific Interest (SSSI)		Site of Importance for Nature Conservation (SINC) /Local Wildlife Site (LWS)
			
	Scheduled Ancient Monument (SAM)		Conservation Area
			Area of Archaeological Importance (AAI)
	Central Shopping and Commercial Area (UDP saved policy TCR1)		Listed Buildings
	Primary Shopping Frontages (Saved from UDP)		Safeguarded Route of Hfds and Glos Canal
	Secondary Shopping Frontages (Saved from UDP)		

HAP Housing Site Options 2018

Bel08



Site Details

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

Site Characteristics

Site Type	Other Brownfield	Current use	Part of the site is currently being used for agriculture		
Road front	Yes	Topography	Various levels within the site sloping down to the river		
Surrounding land uses	Open countryside, River Wye, SINC in part of site, site within and surrounded by unregistered park and garden				
Description	Former golf course, in part agricultural use. Elevated site that has significant constraints in relation to the Heritage Assets: <ul style="list-style-type: none"> Belmont House Unregistered Park and Garden Setting of Grade II Listed Belmont House / Walled gardens 				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site	LD4 (Historic environment and heritage assets) HD3 (road corridor), PHI (woodland and parkland), M5 (safeguarding mineral reserves),						
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No

Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority Habitat	Yes
Surface Water	Yes	SSI Impact Zone	Yes	Green Infra Area	No		
Agricultural classification			Grade 2/3, 90/10%				

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<p><i>Are standards for access to local services likely to be achievable?</i></p> <p>Lack of bus services and facilities nearby is of concern from a sustainability point of view. Nearest bus stops are on A465 and in Belmont with no off road pedestrian route and nearest cycleways are in Belmont with no obvious connection point. Plans to extend cycleway to Belmont Abbey for other proposed residential development off Ruckhall Lane a few years ago could not be delivered. Impact of HRR on Ruckhall Lane and connectivity is currently unknown.</p>
Access comments
<p>The site is long and thin to the east on the river escarpment which may make housing and access difficult. The remainder of the site is the golf course with access off C1199 Ruckhall Lane. This lane is generally of two lane width, with some narrower sections by the abbey and to the north-west. It is likely to be suitable but may require some local improvements, dependent upon the number of dwellings proposed. Improvement to the junction with A465 would be required with provision of a right turn lane.</p> <p>Eastern part of the site falls within the road corridor for the relief road. 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. However the HRR may cut off Ruckhall Lane, and require access to Bel08 by all modes to be from the west, which would be less desirable.</p>
Local network comments
<p><i>Any capacity concerns on this section of the network?</i></p> <p>A465 Belmont Road suffers from queueing at most times of the day. Whilst the A49/A465 southern link road may alleviate this to some extent, until transport modelling is completed the situation as to future capacity is unclear.</p> <p>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.</p>
Site dependence on Hereford Transport Package
<p>Eastern part of the site falls within the road corridor for the relief road. The route also cuts across Ruckhall Lane itself and whilst the route is shown going over Ruckhall Lane in one of the draft Western Inner proposals in the Study of Options, the treatment of this route in the latest route study has not yet been finalised. It may be stopped up either side of the bypass, in which case the alternative vehicle cycle and pedestrian route to the west is both lengthier and on lesser standard of roads.</p>
Mitigation measures
<p>HTP may provide some capacity, but may also negatively impact connectivity.</p>
Highway site support
<p>Not at this time for the overall due to HRR uncertainty, dependent upon network capacity and overall unlikely unless sustainability/accessibility issues can be overcome.</p> <p>A smaller development of the existing golf club buildings as an allocated site in Belmont NDP policy 3 may be acceptable, as likely to be no traffic intensification, but unsustainability of location/impact on Ruckhall Lane by HRR would need to be considered.</p>

HC Landscape comments

Site description: Belmont House and some outbuildings are listed and of individual and collective value. The proposed site includes Belmont House and its associated buildings, all falling into disrepair, as well as the access drive and adjacent woodland overlooking the River Wye. Limited PROW's in the immediate area, but Wye Valley Walk on north bank of Wye is very valuable and users in highest bracket of sensitivity.

Landscape and visual sensitivity: High

Capacity for housing development: May be scope for some very limited development if carried out sensitively to compliment Listed Buildings and overall character of the site and wider surrounding landscape. Absolutely no development on lower area of the floodplain or on any of the banks leading to it. No development within the woodland areas. Development must be tightly restricted to the flatter, already 'built' areas, but must complement and enhance the setting of the listed buildings.

Potential mitigation measures: Upgrades and renovation to deteriorating features to include wider landscape could form mitigation. Highest quality of design required.

Overall comment on suitability: Very limited scope for 'normal' development. Must be bespoke and limited in extent.

HC Conservation comments

Built conservation

The area is within an un-registered Park and Garden and is part of a wider area along the banks of the Wye associated with the Picturesque Movement. Heritage assets within the site include a walled garden (grade 2 ref 1411713) and Belmont House (Grade 2* ref 1167079) which is on the Historic England Heritage at Risk Register. It is highly likely that development on the site would be precluded due to the impact on the setting of heritage assets. The existing modern 'Lodge' detracts from the setting of the listed building, and its demolition would be supported. Whilst the nature of the location may preclude the inclusion of the site for housing within the HAP, discussions would be welcome about the potential for enabling development and supporting the sustainable, beneficial future use of the Grade 2* building and walled garden.

Archaeology

Not likely to be suitable. This is a site of significant historic environment value in a very open situation, the wholesale development of which would not be appropriate. A high level of public benefit would need to be demonstrated, that would outweigh the probable level of harm to (for instance) Belmont house and gardens.

Biodiversity/Ecology

HRA – River Wye SAC/SSSI

All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).

Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)

ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.

Open Space requirements

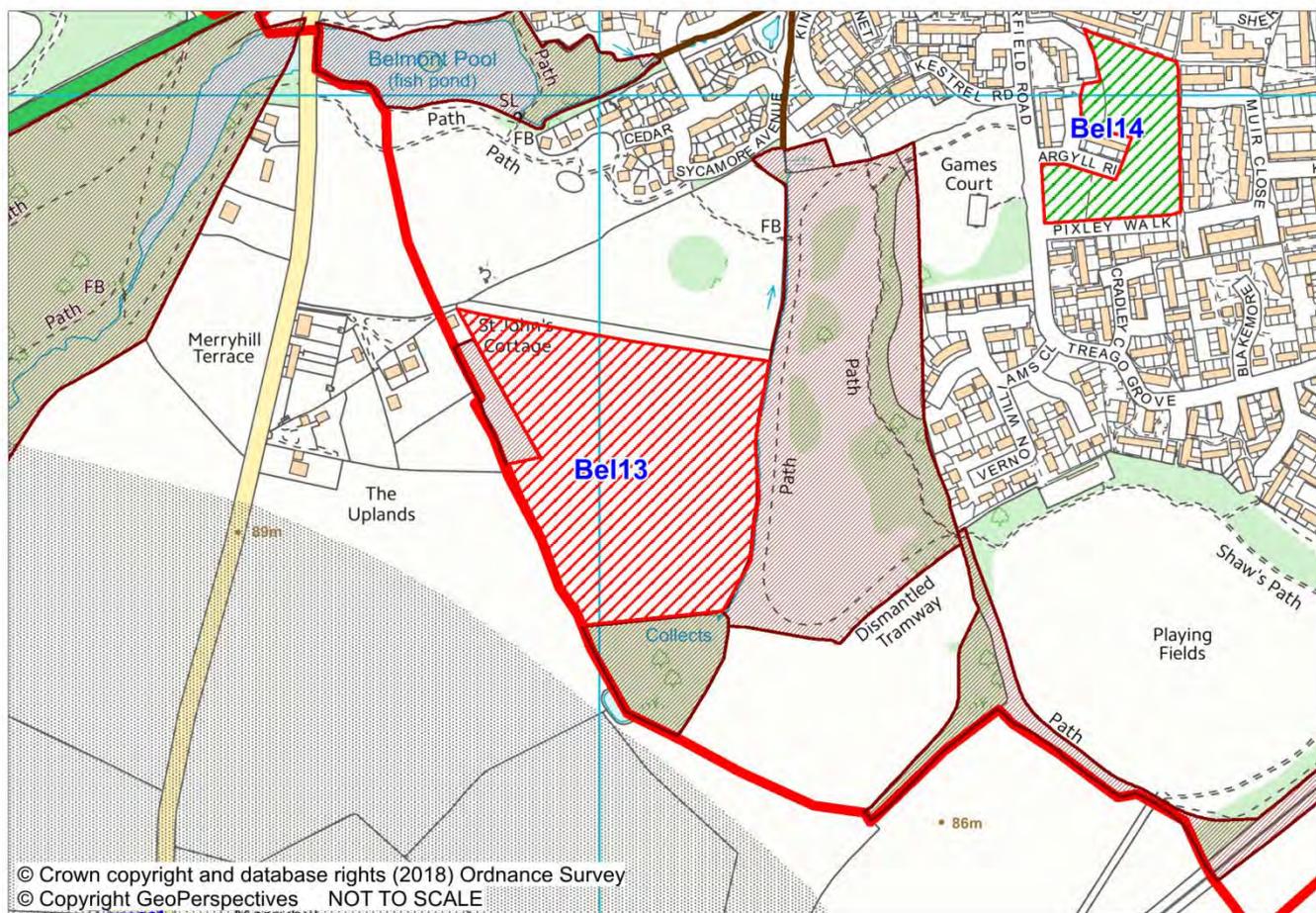
For assessment if appropriate.

Development Management
<p>May be scope to undertake development as ‘enabling’ development to restore the LB building that is in decay but this would be very sensitive. Maybe more suited to a commercial development as per the allocation Belmont Rural NDP.</p> <p>Would consider that this site would not be ‘adjacent to the main built up part of the city and is too remote from its services and facilities to be promoted for development.</p> <p>Site is also affected by the Bypass Routes – This will, in one way or another, have an impact upon the site. This would be a physical barrier in terms of connectivity and may also have implications in respect of noise (existing dwellings are being considered in the noise modelling as part of route selection). No details yet available as to how this may affect Ruckhall Lane and access to the site.</p> <p>Would suggest that this site is premature to consider before preferred route is established.</p>

Conclusion								
<p>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:</p> <ul style="list-style-type: none"> • Belmont House Unregistered Park and Garden • Setting of Grade II Listed Belmont House / Walled gardens. The buildings are falling into disrepair, and it is on the buildings at risk register. • 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. <p>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.</p> <p>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.</p> <p>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.</p>								
<table border="1"> <tr> <td>Evidence of site availability</td> <td>Yes</td> <td>Information source</td> <td>Call for sites 2017</td> </tr> <tr> <td>Suitable for employment land</td> <td colspan="3">Possibly B1 uses if a sensitive conversion of Belmont House is proposed</td> </tr> </table>	Evidence of site availability	Yes	Information source	Call for sites 2017	Suitable for employment land	Possibly B1 uses if a sensitive conversion of Belmont House is proposed		
Evidence of site availability	Yes	Information source	Call for sites 2017					
Suitable for employment land	Possibly B1 uses if a sensitive conversion of Belmont House is proposed							

HAP Housing Site Options 2018

Bel13



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	Agricultural		
Road front	No	Topography	Not surveyed		
Surrounding land uses	Residential to west, woodland to south, agricultural land to north and east, urban boundary to Hereford to north but separated by field. SINCE on 3 boundaries.				
Description	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.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site	LD1-3, close to relief road corridor						
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No

Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority Habitat	No
Surface Water	Yes	SSI Impact Zone	Yes	Green Infra Area	Yes		
Agricultural classification			Grade 2, 100%				

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<i>Are standards for access to local services likely to be achievable?</i> No. Lack of local facilities, public transport accessibility and the nearest pedestrian cycle link is Great Western way extension.
Access comments
Site suffers from Lack of road frontage and therefore access potential.
Local network comments
<i>Any capacity concerns on this section of the network?</i> Grafton Lane and Heywood Lane not considered suitable for large scale development access. Should an access route be found, the suitability of Grafton lane or Haywood Lane would need to be reviewed in terms of the capacity and particularly the steep junction with A465. A465 Belmont Road, Asda roundabout and A49 over river all have capacity issues. Some capacity may be created by A49/A465 southern link road. 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.
Site dependence on Hereford Transport Package
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.
Mitigation measures
None obvious.
Highway site support
No.

HC Landscape comments
Site description: Sloping agricultural site overlooking existing recreation areas, to include Belmont Pool / Belmont Country Park and more recently designated field associated with recent housing development. Field was subdivided 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. This site lies to the wrong side of that buffer / transition.
Landscape and visual sensitivity: High
Capacity for housing development: None. This is an important agricultural field that could not be developed without causing significant harms.
Potential mitigation measures: Mitigation would not offset or reduce the harmful effect to landscape character or visual harm to adjacent receptors.
Overall comment on suitability: This is an important and sensitive site. Should not be developed.

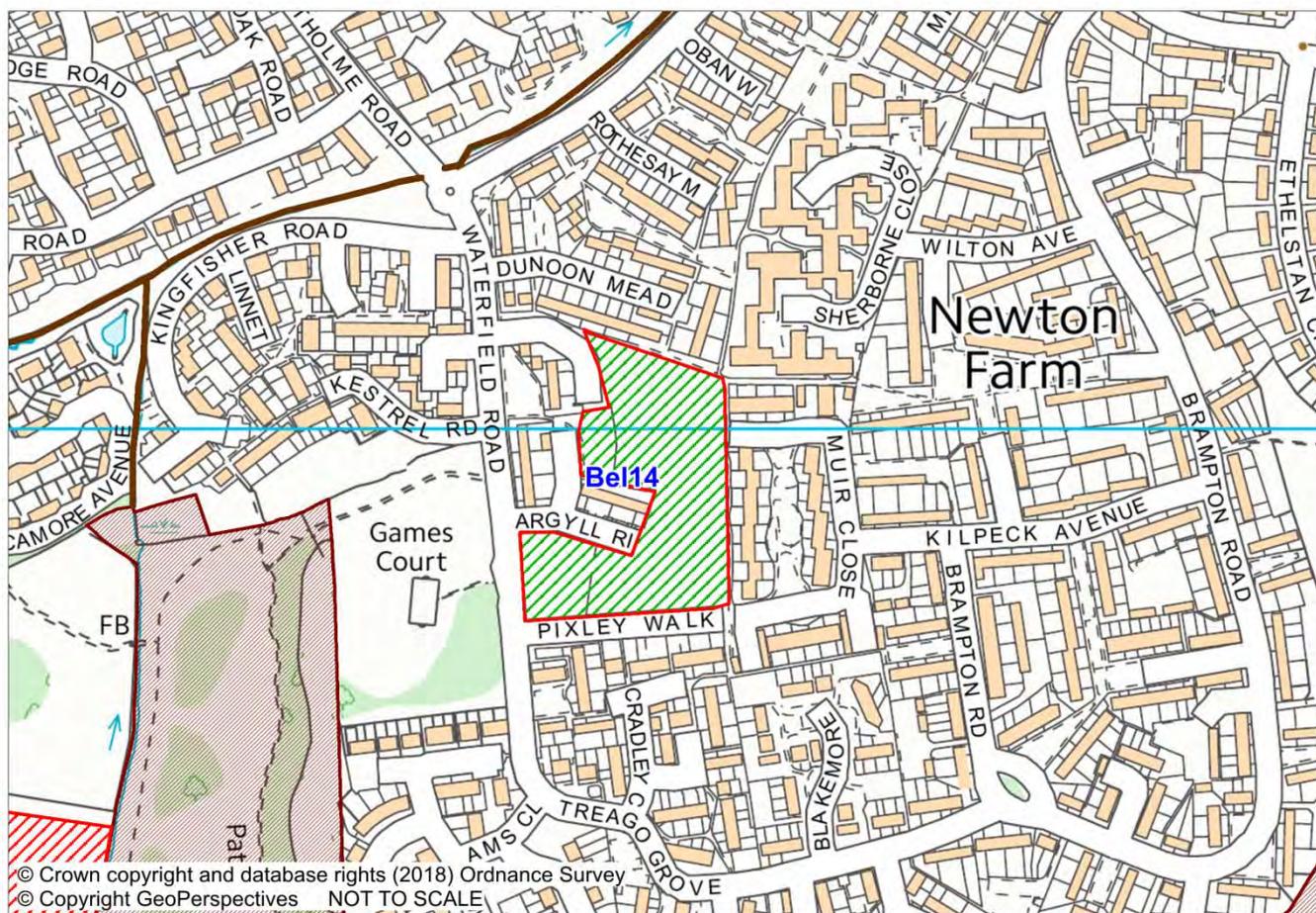
HC Conservation comments
Built conservation
To the north of the site lies Belmont Park, an unregistered park and garden, the setting of which would be a planning consideration for any development. 450m to the SW lies Merryhill Farm (Grade 2 1167443) the setting of which should also be considered.
Archaeology
May be suitable, subject to acceptable assessment and evaluation under NPPF Para 128. This isolated, essentially greenfield site is within the setting of a number of heritage assets of importance, and could have potential for the presence of previously undiscovered archaeological remains. Although there is no prima facie reason for objection to this proposal, there may be some risks here.
Biodiversity/Ecology
Biodiversity would be key issue as well due to local designations.
HRA – River Wye SAC/SSSI
All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).
Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)
ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.
Open Space requirements
<i>For assessment if appropriate.</i>
Development Management
Concern that development would appear disjointed from the built form of the city due to intervening land use as public open space – connectivity to the city could be an issue that would have to be planned for.
Landscape – currently the roofscape of the houses to this edge of the city is quite a limited impact with significant bands of trees softening and mitigating the impact of the developments. Introduction of a new development would be visually prominent from the public highway and vantage points.
Access – Concern about access onto Haywood Lane – very busy road with bad junction with the A465 (Abergavenny Road) –question the scope for improvement to bridge or junction.

Conclusion
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.

Evidence of site availability	Yes	Information source	HELAA 2015
Suitable for employment land	No, due to the sensitive setting within the landscape.		

Bel14



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	Public open space		
Road front	Yes	Topography	Flat site		
Surrounding land uses	Existing residential development surrounding site.				
Description	Area of open space enclosed by existing residential development.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site	OS1, OS2 and OS3, LD1-3,						
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority Habitat	No
Surface Water	No	SSI Impact Zone	Yes	Green Infra Area	Yes		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<p><i>Are standards for access to local services likely to be achievable?</i></p> <p>Good connectivity, good bus services accessible to Great Western Way, schools and facilities available in the vicinity of the site.</p>
Access comments
<p>Width of Argyll Rise and lack of footways will need to be addressed unless new access to north of site is achievable or onto Pixley Walk to the south, depending which parts of the site are proposed. Highway comments were given in respect of the application DCCW 2005/4165/O in respect of the site.</p>
Local network comments
<p><i>Any capacity concerns on this section of the network?</i></p> <p>Highways capacity on A465, Asda roundabout and A49 corridor over river will be likely to be an issue until western relief road and river crossing are in place. Southern link may provide some capacity when completed.</p> <p>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.</p>
Site dependence on Hereford Transport Package
<p>Probably dependent upon HTP and unclear modelling completed to assess what can be delivered prior to HRR and river crossing.</p> <p>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.</p>
Mitigation measures
<p>HTP may provide additional network capacity.</p>
Highway site support
<p>Likely support subject to network capacity.</p>

HC Conservation comments
Built conservation
<p>There are no known built heritage constraints.</p>
Archaeology
<p>Suitable. No direct impact or close proximity to known heritage assets. Site has low potential for the presence of buried archaeology.</p>
Biodiversity/Ecology
<p>HRA – River Wye SAC/SSSI</p> <p>All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).</p> <p>Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)</p> <p>ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.</p>

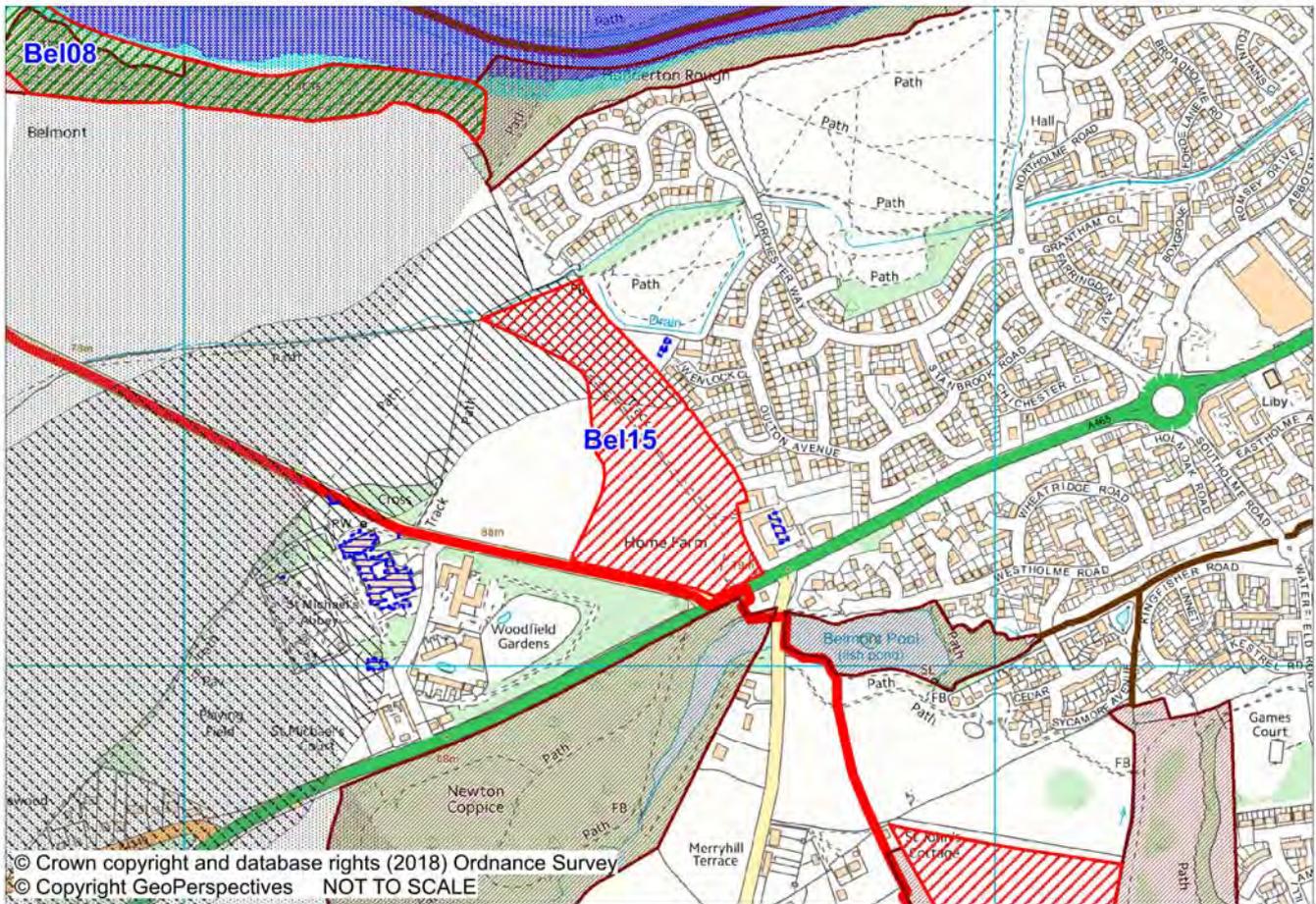
Open Space requirements			
On site	Yes	Off site	Yes
<p>The site is existing amenity greenspace. It primarily serves the residents of the Newton Farm estate as an area for informal recreation/amenity green space. It is crossed by two PROW.</p> <p>The open space assessment undertaken in 2006 (evidence base produced in accordance with the then national Planning Policy Guidance 17) is still considered to be robust in respect of amenity greenspace as little has changed. This assessment concluded that there is an over-supply of amenity greenspace in Hereford south in general but a deficiency in semi natural public open space. The balance of open space has largely been redressed in this area with the provision of Belmont Country Park.</p> <p>This evidence would support its loss and in general the residents in this area are well served with open space, including Belmont Meadows, Belmont Country Park and Waterfield Road providing a range of recreation opportunities.</p> <p>That said it provides a doorstep amenity space and green lung in an area of social deprivation and local consultation is necessary (particularly in view of the objections raise a few years ago to its loss) to establish how well it is used locally.</p>			
Development Management			
<p>See historic planning application record DCCW2005/4165/O: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=054304 Application was withdrawn following objections/concern about loss of open space and concerns raised about access. Highways consultation at the time noted that: Argyll Rise and the service road to the north are considered unsuitable to serve as access into the proposed development, due to substandard visibility afforded at the junction with Waterfield Rd, therefore Pixley Walk may be a more appropriate means of access.</p> <p>An application by the local community to designate the site as a 'Town Green' failed for legal reasons: http://hc-modgov:9070/ieListDocuments.aspx?CId=262&MID=2757#AI14863.</p>			

Planning History			
App Number	Proposal	Decision	% of site
DCCW2005/4165/O	Planning application for 49 houses	Withdrawn 28Feb 2006	100

Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p>			
Evidence of site availability	No	Information source	Internal call for sites
Suitable for employment	No as the surrounding area is residential in nature.		

HAP Housing Site Options 2018

Bel15



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	Pasture		
Road front	Yes	Topography	Softly undulating		
Surrounding land uses	Belmont urban fringe to East/North, open countryside to West Grounds of Belmont Abbey and A465 to South				
Description	Open parkland.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site		Safeguarding Mineral Reserves (M5), LD1-3, Wood-pasture and Parkland Priority Habitat, Ancient Woodland and deciduous woodland Priority Habitat					
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	Yes	HRA Screening	No	NE Priority Habitat	Yes
Surface Water	No	SSI Impact Zone	Yes	Green Infra Area	Yes		

Agricultural classification	2	Percent	100		
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Technical Information (assessments and infrastructure provider comments)

HC Highways comments

It is estimated that development of the site (based on 100 dwellings) would result in 35 additional trips per hour into Hereford city centre on the A465 in the morning peak hour, and similar outbound in the evening peak. This only equates to 3% of the corresponding total one way flow arriving at the A49/A465 junction. It is likely that the addition of a further 30 vehicles spread over the peak hour would only have a marginal impact on the existing slow moving traffic that occurs on the A465.

There are regular bus services available on the A465 and adjacent existing residential areas. Cycle routes are also available on and off road in the adjacent residential area.

It is considered overall that development would have minimal impact and would be acceptable. This information is based on 2012 application and will require updating with regard to network capacity and HTP.

HC Landscape comments

The site is of high landscape sensitivity and has no potential for housing in landscape terms. It falls within Belmont House parkland, formerly identified as a “parkland of local importance” (Unregistered Parkland) in the UDP. It is bound to the east by Home Farm and a modern housing estate, and to the south by Ruckhall Lane, a narrow hedged lane of rural character. It is described as the landscape type Wooded Estate lands in the Herefordshire Landscape Character Assessment. The SHLAA does not consider the site suitable for development on account of the site being in an area of “High Sensitivity” in the Urban Fringe Sensitivity Analysis (2010). The following reasons were cited for this:

- The integrity of the remaining parkland;
- The parkland character;
- The open views into and out of the site;
- The tranquillity of the parkland setting

HC Conservation comments

Archaeology

The site has the potential to include heritage assets with archaeological interest. Any application submitted should include a field assessment to determine this.

Built conservation

The site is part of Unregistered Parkland. For assessment if appropriate.

Biodiversity/Ecology

HRA – River Wye SAC/SSSI

All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).

Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)

Any demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.

Wood-pasture and Parkland Priority Habitat, Ancient Woodland and deciduous woodland Priority Habitat cover

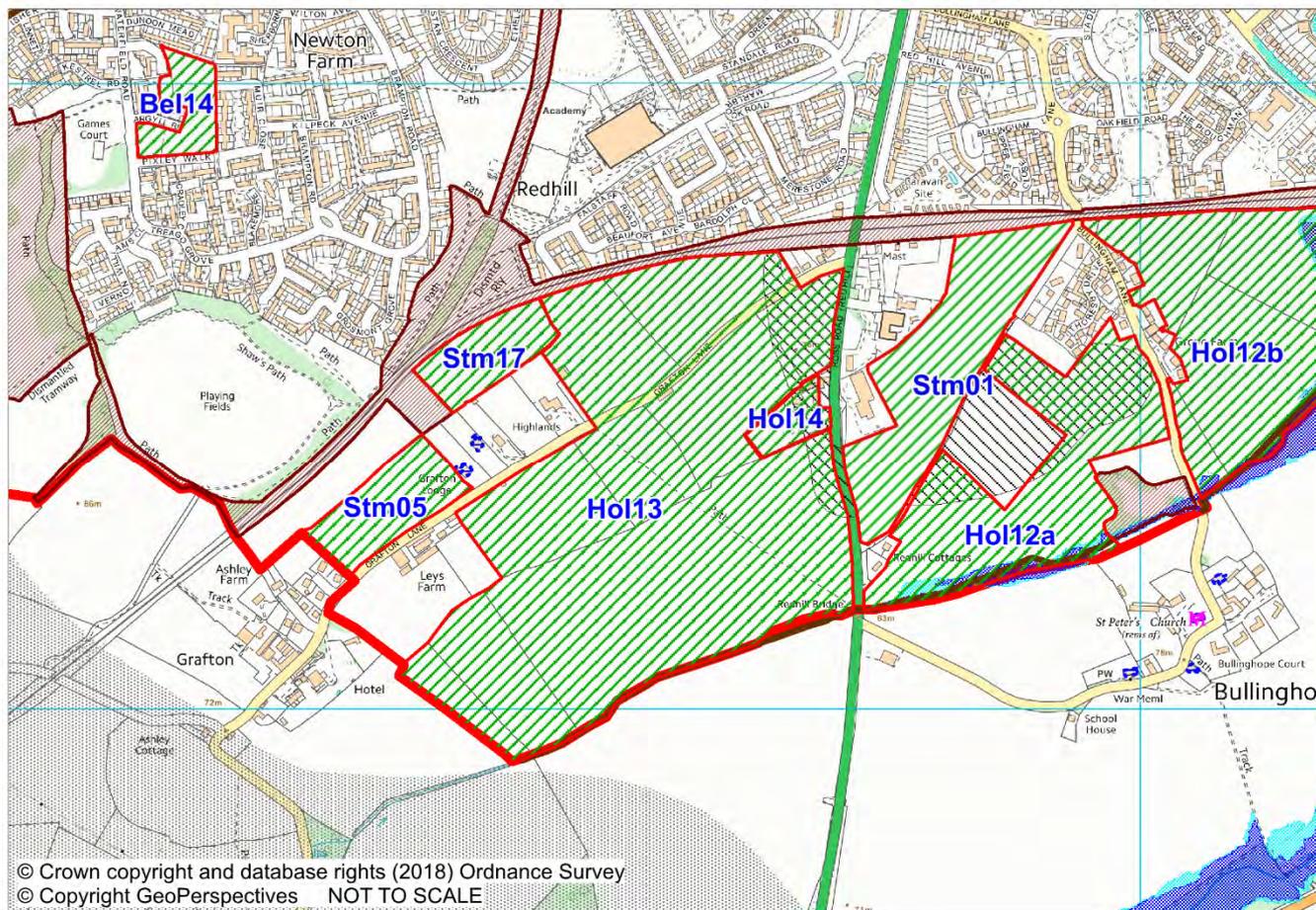
the site.
Open Space requirements
<i>For assessment if appropriate</i>
Development Management
<i>See conclusion</i>

Planning History			
App Number	Proposal	Decision	% of site
APP/W1850/A/13/2192461	Site for residential development for up to 85 dwellings with access, associated open space, landscaping, infrastructure and parking provision	D	100
122747	Site for residential development for up to 85 dwellings with access, associated open space, landscaping, infrastructure and parking provision	R	100

Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p>			
Evidence of site availability	Yes	Information source	Site submission 2018
Suitable for employment land	No due to the sensitive landscape in this location.		

HAP Housing Site Options 2018

Hol13



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	Pasture land		
Road front	Yes	Topography	Slopes downwards in a southerly direction		
Surrounding land uses	Residential along northern boundary, remainder is open countryside.				
Description	Pasture and arable fields, sloping to the south. Contained by the railway to the north, the east and pockets of existing residential development and extending to the south between the hamlet of Grafton to the west and the A49 to the east.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site		M5 (Saved UDP policy- Safeguarding Mineral Reserves)					
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No

Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority Habitat	No
Surface Water	Yes	SSI Impact Zone	Yes	Green Infra Area	Yes		
Agricultural classification			2	Percent	100		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Access to alternative modes of transport
<p><i>Are standards for access to local services likely to be achievable?</i></p> <p>Whilst bus stops are available nearby, for routes outside Hereford, the more regular routes are within the developments to the north of the railway bridge. The footway towards Hereford over the railway bridge is narrow and provision of/improvements to sustainable links to schools and other facilities should be fully investigated. Whilst there is a potential link to the southern end of the Great Western Way from Grafton, this link is some way from the site to the west and not on the desire line. There may in future be a link from Romany Way to Bullingham Lane. 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.</p>
Access comments
<p>Highways England considers that the existing Grafton Lane junction is unsuitable and a new signalised junction provided opposite Romany Way is necessary. Existing Grafton Lane junction would be closed off.</p> <p>Whilst the principle of a new access combined with Grafton Lane opposite Romany Way is proposed, and appears to be acceptable in principle to Highway England, the closure of the lane and diversion through the new development has not been the subject of any local consultation. Paragraph 5.8 states that Grafton Lane will be closed off after the first 4 properties. No details are given as to how the existing properties will be accessed or turning facilities. In our view if Grafton Lane should be shut off at the A49 to remove the possibility of confusion, with the properties served back from the development or remainder of Grafton Lane. The future use of the lane needs to be fully explored and consulted on with the key stakeholders to ensure any solution put forward is the best for the locality.</p>
Local network comments
<p><i>Any capacity concerns on this section of the network?</i></p> <p>Yes concerns with A49 corridor northwards and over the river bridge. Limited capacity available, with a threshold on trip generation for Hereford Enterprise Zone to use the available capacity identified at the time.</p> <p>The impact of the development on the existing network should be assessed by use of the VISSIM model, updated as necessary, for the full A49 corridor. The assessment should take into account the A49/A465 link road, City Link Road, all committed development, the Enterprise Zone and the Lower Bullingham Strategic Urban Expansion to the south of the river and all committed development and the Strategic Sites to the north of the river, all using the latest numbers of dwellings. Strategic sites and the EZ will be given preference in allocation of any available capacity. Consideration needs to be given to the thresholds and timescales in relation to highways infrastructure and other transportation project delivery.</p> <p>The impact of inclusion of a new signalised junction here, resultant queuing on A49 south of the junction and the attractiveness of Grafton Lane and the development junction as a "rat run" for northbound traffic (avoiding queues that often extend to Callow) needs to be assessed and mitigated if issues arise from the TA.</p> <p>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.</p>

Site dependence on Hereford Transport Package
Yes to create highway capacity for the development, although that may not produce the necessary capacity on the A49 radial route into Hereford.
Mitigation measures
New junction, footway/cycleway links, HTP.
Highway site support
Dependent upon highway capacity, new junction and on connectivity issues being resolved.

HC Landscape comments
Site description: Site straddling Grafton Lane and formed by 2 fields to the north of Grafton Lane and 6 fields to the south between Grafton Lane and Withy Brook. In very important and sensitive location as part of the main entrance to the city. Viewed openly from A49 and hillsides beyond.
Landscape and visual sensitivity: High
Capacity of housing development: 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 very open and exposed. Forms critical part of entrance to the city and should not be developed.
Potential mitigation measures: Retention of vegetation to Grafton Lane and appropriate planting to the north of the lane could mitigate effects from the norther part of the site. It would not be possible to mitigate the harms caused by developing to the south of Grafton Lane.
Overall comment on suitability: Limited potential due to importance of open countryside to the south of the lane.

HC Conservation comments
Built conservation
The site has the potential to impact the setting of St Peters Church, Bullingham. This should be considered during the design, layout and extent of any proposed development.
Archaeology
May be suitable, depending on results of assessment and evaluation. This large and prominent site is poorly understood, but has potential as regards archaeology, and would require detailed desk based assessment and field evaluation in respect of any proposals (NPPF Para 128) It can be inferred from work undertaken in connection with the Rotherwas Access Road and Southern Link Road that there is appreciable potential for later prehistoric and Romano-British discoveries in the southern part of the development area here.
Also, there is the question of to what extent wholesale development of the location might have a damaging effect on the settings of (eg) the group of nationally important heritage assets across the A49 at Bullinghope.
Biodiversity/Ecology
HRA – River Wye SAC/SSSI
All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to managed on site through a Sustainable Drainage system (SuDS).

Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)

ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.

Open Space requirements

For assessment if appropriate

Development Management

Key constraints for wider site:

- Visual / Landscape impact on approach from the South due to topography of land.
- Extending to the south may also have implications for the setting of the Heritage Assets (Church and Grafton Bank).
- Highway Capacity and highway safety / access – key issue in terms of Capacity on the road network. Would need new access from the A49. Grafton Lane not suitable.
- Connectivity – Railway bridge a significant barrier to access the schools and other services to the north. Consider new pedestrian bridge or cycle links / improvements.. Consider access to the National Cycle Route to the west (Grafton Lane)

Other Consultees to date

Historic England - Issues & Options Consultation 2017 comments:

Potential impacts on setting of Bullingham Old Church SAM (UID:1005357) should be considered in heritage assessment.

Conclusion

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.

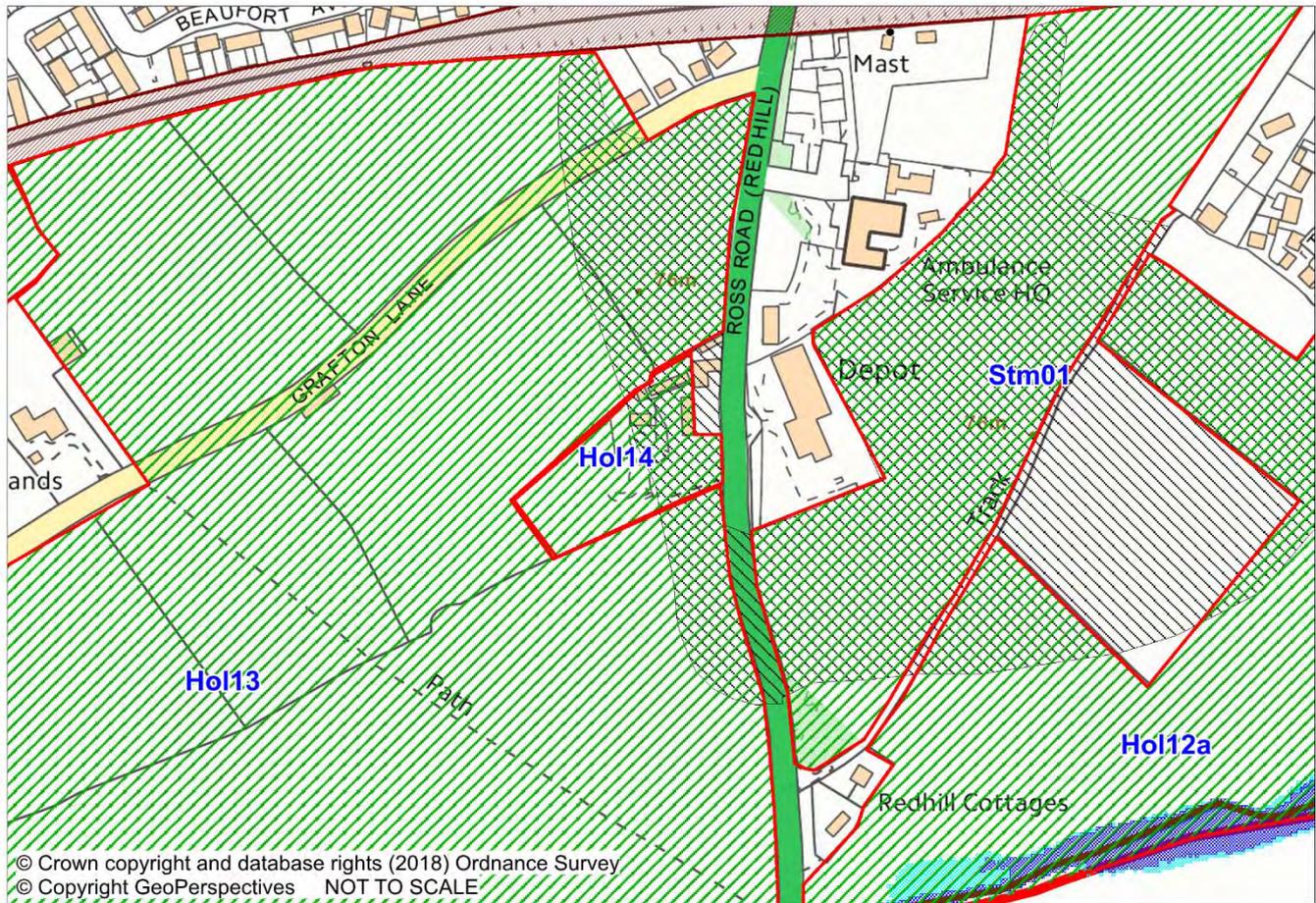
If the above issues can be overcome the site is considered a suitable Option site in part only.

Evidence of site availability	Yes	Information source	Call for sites 2017
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Suitable for employment la	No, due to landscape implications
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HAP Housing Site Options 2018

Hol14



Site Details

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

Site Characteristics

Site Type	Brownfield	Current use	Existing coach park / car park and storage yard for vehicles		
Road front	Yes	Topography	Slopes downwards towards western boundary		
Surrounding land uses	Residential adjacent with open fields all around				
Description	Site is currently being used for vehicle (buses) storage				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site	M5 (Saved UDP policy- Safeguarding Mineral Reserves)						
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority Habitat	No

Surface Water	No	SSI Impact Zone	Yes	Green Infra Area	No		
Agricultural classification			2	Percent	100		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<i>Are standards for access to local services likely to be achievable?</i> Small site which will produce limited number of dwellings surrounded by the much larger site Hol13. Lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Only rural bus stops available south of railway line, with more regular routes to the north.
Access comments
Existing access location with improvement could serve the development, but being onto A49 Trunk Road would be at the discretion of Highways England. Should the new signalised junction for Hol13 be introduced this may also have implications. Would be better combined with that site on that basis.
Local network comments
<i>Any capacity concerns on this section of the network?</i> Yes capacity issues on A49 corridor into Hereford city centre, cap on development at HEZ on that basis. Strategic site at Lower Bullingham should take precedence on any available capacity. This is however a small site with limited impact. 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.
Site dependence on Hereford Transport Package
HTP may benefit the site in releasing additional road capacity on this stretch. 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.
Mitigation measures
Provision of footway/cycleway links.
Highway site support
Dependent upon available network capacity and provision of suitable connectivity.

HC Landscape comments
Site description: Very prominent site on the main access into the city from the south. Existing coach park / car park and built / developed site adjacent to main road. Single PROW runs 115m to the SW.
Landscape and visual sensitivity: Low character, high visual sensitivity. Overall moderate.
Capacity of housing development: The site has capacity to be developed and improved.
Potential mitigation measures: Removal of inappropriate conifers would be beneficial and development of a more appropriate planted boundary to the open countryside to the south and more appropriate road frontage would be welcomed.
Overall comment on suitability: High potential. Could come forward in isolation.

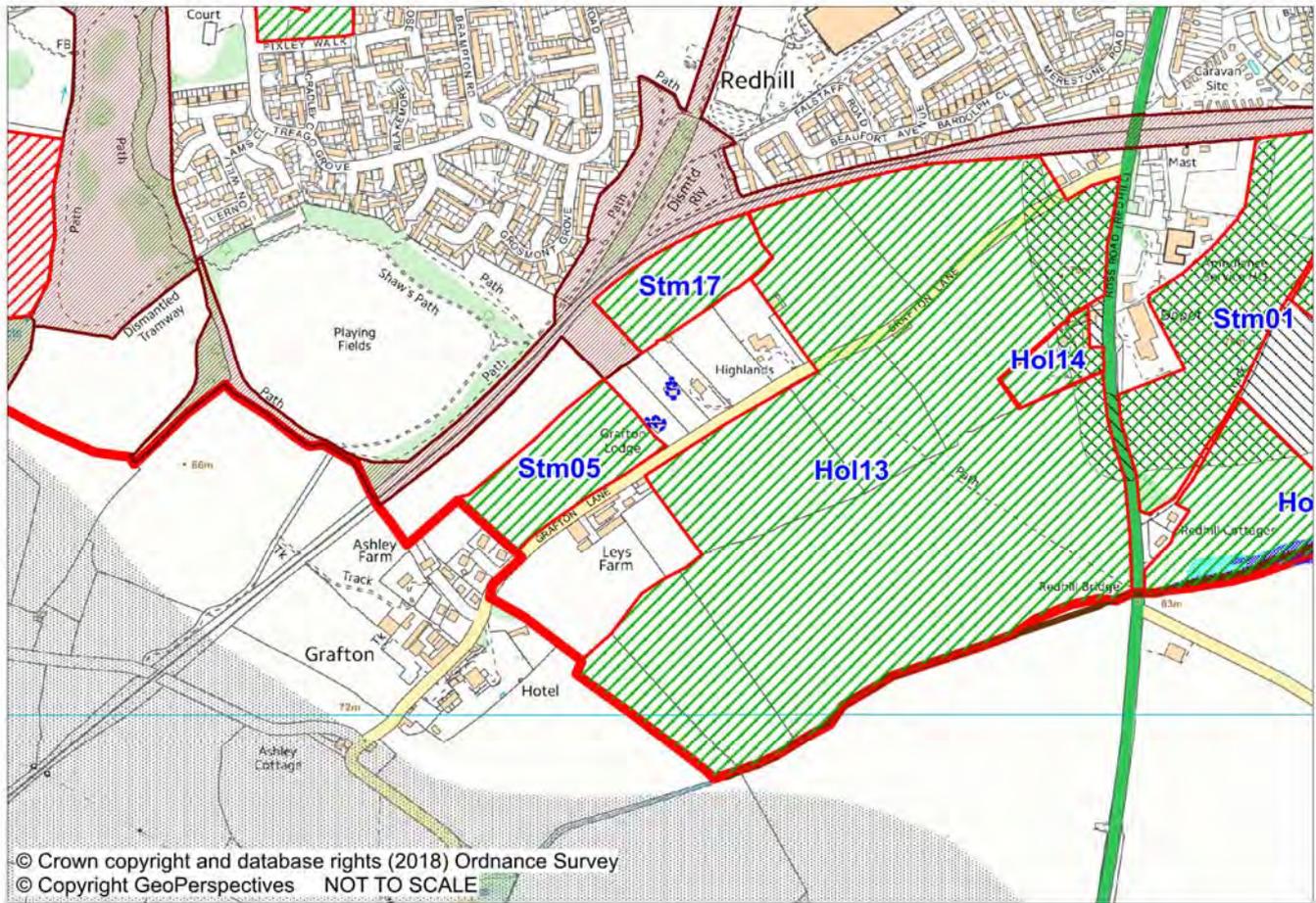
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HC Conservation comments
Built conservation
There are no built heritage constraints which would preclude development however the group of heritage assets at Bullinghope and their setting should be noted.
Archaeology
Likely to be suitable. This comparatively small and in part disturbed site is likely to be of low archaeological potential. It does have prominence in the landscape, but consider that in the round the site is probably suitable for appropriate development.
Biodiversity/Ecology
HRA – River Wye SAC/SSSI
All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).
Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)
ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.
Open Space requirements
<i>For assessment if appropriate</i>
Development Management
<i>See conclusion</i>

Conclusion			
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 the 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.			
Evidence of site availability	No	Information source	landowner to be contacted
Suitable for employment land	This is a prominent site and employment buildings would be visible across the wider landscape.		

HAP Housing Site Options 2018

Stm05



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	Pasture land		
Road front	Yes	Topography	Gently sloping field		
Surrounding land uses	Small amount of residential property to northeast and south west of site. Grafton Lane to south east and agricultural land further south.				
Description	Grassland field. Elevated rising land which is open in character with the northwest boundary forming part of the ridge line that runs parallel with Grafton Lane.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site		LD3					
Environmental Designations covering the site.							
Listed Building	Yes	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected	Yes	HRA Screening	Yes	NE Priority	No

		Species				Habitat	
Surface Water	No	SSI Impact Zone	Yes	Green Infra Area	Yes		
Agricultural classification			2	Percent	100		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<p><i>Are standards for access to local services likely to be achievable?</i></p> <p>Site is situated in a village environment rather than outskirts of Hereford so connectivity and sustainability are becoming more of a concern. There are no facilities or bus stops in Grafton and no footway/cycleways for connectivity, other than that Great Western Way could be accessible with work to the bridleway some distance to the west of the site. Whilst this may provide a pedestrian/cycle route it would not be suitable as a single route of connectivity as remote and unlit, and this is not on the desire line.</p>
Access comments
<p>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 know and with consideration of the improvements and changes proposed for neighbouring Option sites.</p>
Local network comments
<p><i>Any capacity concerns on this section of the network?</i></p> <p>Concerns regarding capacity on A49 corridor northwards into Hereford, with caps on HEZ trip generation.</p> <p>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.</p>
Site dependence on Hereford Transport Package
<p>HTP may release additional capacity on A49 route. 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.</p>
Mitigation measures
<p>Footway/cycleway connectivity.</p>
Highway site support
<p>Dependent upon network capacity and resolution of connectivity issues.</p>

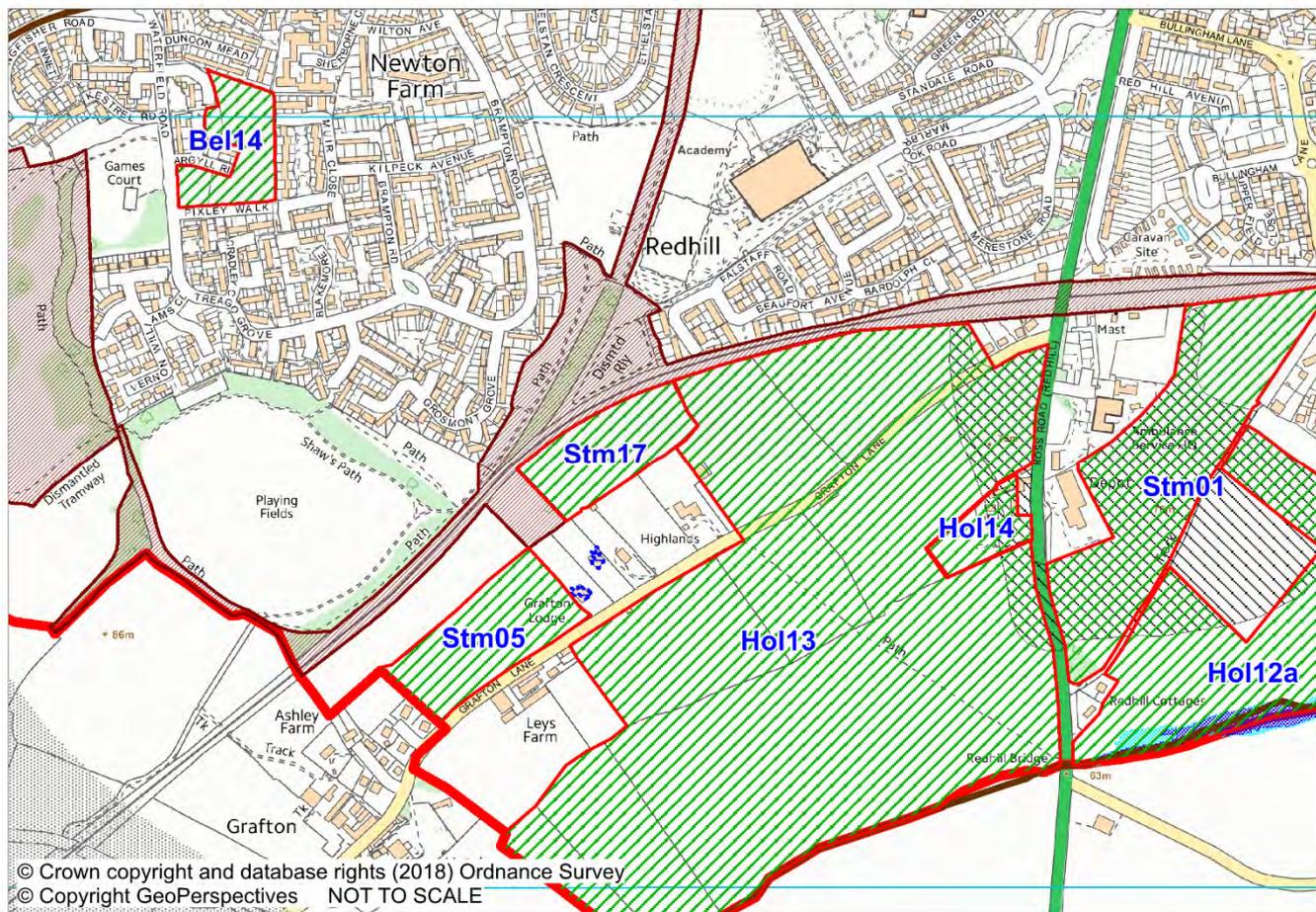
HC Landscape comments
<p>Site description: This is a rectangular, gently sloping field sitting on elevated ground to the north of Grafton Lane. Existing but recent residential development to west at Graftonbury Rise and, to the east, a number of detached listed properties to include Grafton Lodge and Grafton Bank.</p>
<p>Landscape and visual sensitivity: Moderate</p>
<p>Capacity of housing development: 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.</p>
<p>Potential mitigation measures: Additional vegetation to Grafton Lane frontage would be beneficial and careful positioning of any POS or water attenuation features further to the east should assist in mitigation.</p>
<p>Overall comment on suitability: Moderate potential but only if density is appropriate.</p>

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HC Conservation comments
Built conservation
Development on the site is not precluded, however the setting of Grafton Lodge & Bank, Grade 2 listed Victorian Villas, should be taken into consideration during the design, layout and extent of any development.
Archaeology
Likely to be suitable. This site on the face of it would not present particular archaeological issues, but would nevertheless under policy require prior archaeological assessment under NPPF Para 128 and Core Strategy LD4.
Biodiversity/Ecology
HRA – River Wye SAC/SSSI All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).
Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3) ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.
Open Space requirements
<i>For assessment if appropriate</i>
Development Management
<i>See conclusion</i>

Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p>			
Evidence of site availability	No	Information source	HELAA 2015
Suitable for employment land	Site is too small and neighbouring uses are primarily residential. Access would also be an issue		

Stm17



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	pasture land		
Road front	No	Topography	Relatively flat site		
Surrounding land uses	SINC and PRI west side. Predominantly residential to north and agricultural to the east, west and south. Railway line also runs along northern boundary				
Description	Existing pasture land, accessed via Grafton Lane. Planning App (162946) on obvious access.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site	LD3						
Environmental Designations covering the site.							
Listed Building	Yes	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	No	HRA Screening	Yes	NE Priority Habitat	No

Surface Water	Yes	SSI Impact Zone	Yes	Green Infra Area	Yes		
Agricultural classification			2	Percent	100		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<i>Are standards for access to local services likely to be achievable?</i> Smallish site which will produce limited number of dwellings but with no road frontage. Situated behind existing properties and a field which recently was granted planning permission for a single dwelling (162946 & 173144RM)) and is presumably in separate ownership. Access may be available through the much larger site Hol13 if this came forward. Lack of footways along Grafton Lane and lack of connectivity due to restricted width for footway/cycleway over railway bridge is a concern. Only rural bus stops available south of railway line, with more regular routes to the north.
Access comments
No evident access point unless through Hol13 and comments for that site apply.
Local network comments
<i>Any capacity concerns on this section of the network?</i> Small site with limited numbers but dependent upon larger site for access, unless access gained through field to south. Therefore comments in that respect 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.
Site dependence on Hereford Transport Package
As noted for Hol13. 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.
Mitigation measures
None without adjacent site coming forward, or if access through field to Grafton Lane footway/cycleway connectivity is required which will require third party land.
Highway site support
Not on the information provided; lack of access and connectivity.

HC Landscape comments
Site description: Rectangular site sitting immediately adjacent to the railway and behind listed buildings at Grafton Bank and Grafton Lodge. Currently land locked but access possible via housing development on adjacent land between Highlands and Grafton bank.
Landscape and visual sensitivity: Moderate
Capacity of housing development: Site has capacity for some development without causing wider harm. Must relate to scale and massing of adjacent (listed) buildings. Could be considered in tandem with some limited development to the north side (only) of Grafton Lane with Hol 13

Potential mitigation measures: Retention of perimeter vegetation is important. Screen planting to the railway would be critical.

Overall comment on suitability: Good potential but only if density and access are appropriate.

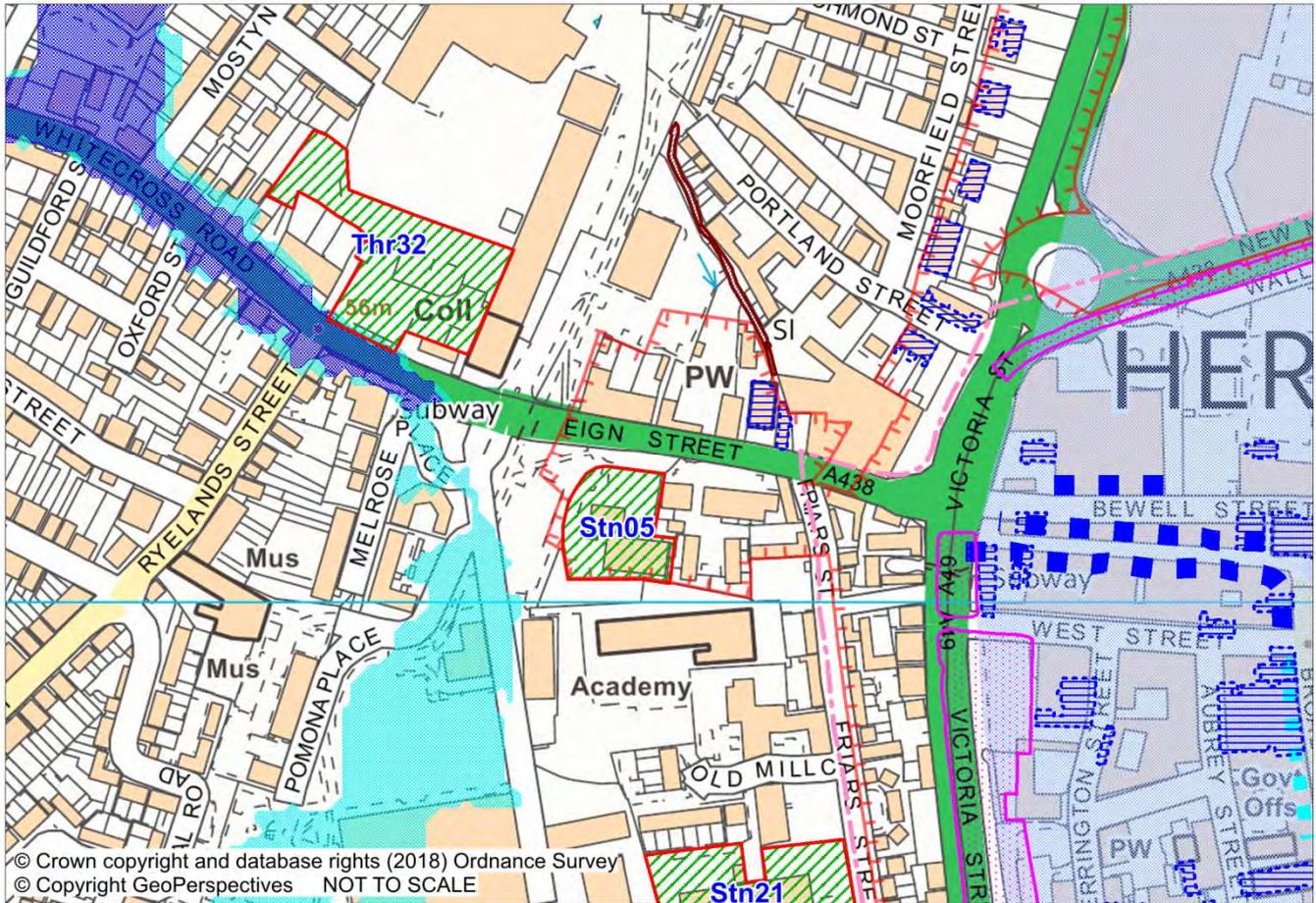
HC Conservation comments
Built conservation
<i>No comments.</i>
Archaeology
Likely to be suitable, subject to acceptable desk based assessment. This plot does not appear to have particular archaeological potential, but should be subject to more detailed assessment under Para 128 of the NPPF.
Biodiversity/Ecology
<p>HRA – River Wye SAC/SSSI</p> <p>All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).</p> <p>Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)</p> <p>ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.</p>
Open Space requirements
<i>For assessment if appropriate.</i>
Development Management
<i>See conclusion.</i>

Planning History			
App Number	Proposal	Decision	% of site
L 162946	Proposed detached dwelling with attached garage	A	adjacent

Conclusion
<p>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.</p> <p>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.</p> <p>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.</p> <p>If acceptable access arrangements and solutions to capacity issues can be identified then the site does have</p>

potential if availability of the site is established.			
Evidence of site availability	No	Information source	HELAA 2015
Suitable for employment land	No as access would be an issue and the site is too small.		

Stn05



Site Details

Site ID	Stn05	Site Address	Former health authority offices, 153 Eign Street, Hereford, HR4 0AW		
Ward	Greyfriars	Site Area ha	0.35	Potential Capacity	25

Site Characteristics

Site Type	Greenfield	Current use	Derelict building/ car parking		
Road front	Yes	Topography	Flat urban site		
Surrounding land uses	Residential to east, mixed use across the road, Lord Scudamore school to the rear				
Description	The site of the former Surgeon's House which is now a derelict building together with a surface level car park.				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site		LD4					
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	Yes	Contaminated Land	No	PROW	No
Flood Zone	No	Protected	Yes	HRA Screening	Yes	NE Priority	No

		Species				Habitat	
Surface Water	No	SSI Impact Zone	Yes	Green Infra Area	No		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<i>Are standards for access to local services likely to be achievable?</i> Yes. Good access to bus services, facilities and the city centre.
Access comments
Planning permission for the demolition and redevelopment of the site for supported living accommodation (113131/F) was refused in 2011, but the highways implications of the development were considered acceptable. 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, as the previous application. Reduced car parking provision is likely to be considered acceptable.
Local network comments
<i>Any capacity concerns on this section of the network?</i> Yes. However this is a brownfield site, therefore consideration would need to be given to the traffic generation of previous use.
Site dependence on Hereford Transport Package
HTP may release additional capacity on the network.
Mitigation measures
None directly available.
Highway site support
Yes for a suitable development, as previously indicated in respect of 113131/F.

HC Conservation comments
Built conservation
Some development possible, but only if high quality and a positive contribution to the character & appearance of the conservation area. The site is situated within the Hereford Conservation Area. Any development should consider respond positively to its context and the statutorily desirable object of preserving or enhancing the area. As such only a design of high quality which made a positive contribution to the area would be permitted. It is felt that Victoria House makes a positive contribution to the character of the area. Demolition would be considered under s.138 & 133 of the NPPF and be considered substantial harm. The tests within the NPPF would need to be met to allow the loss and replacement of the building.
Archaeology
Likely to be suitable, subject to acceptable heritage statement. This comparatively small site contains extant buildings of interest and has some moderate potential for below ground finds. However, it is anticipated that with suitable design and mitigation measures, it will be developable.

Biodiversity/Ecology
<p>HRA – River Wye SAC/SSSI</p> <p>All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable.</p> <p>All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).</p> <p>Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)</p> <p>ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.</p>
Open Space requirements
<i>For assessment if appropriate.</i>
Development Management
<p>Any allocation of this land for redevelopment will have to factor in the implications for heritage interest and might best be informed by a development brief informed by a heritage assessment. The site in its current form detracts from the character and appearance of the conservation area, yet demolition of the non-designated heritage asset on site will have to be offset by the quality of any replacement building.</p>

Other Consultees to date

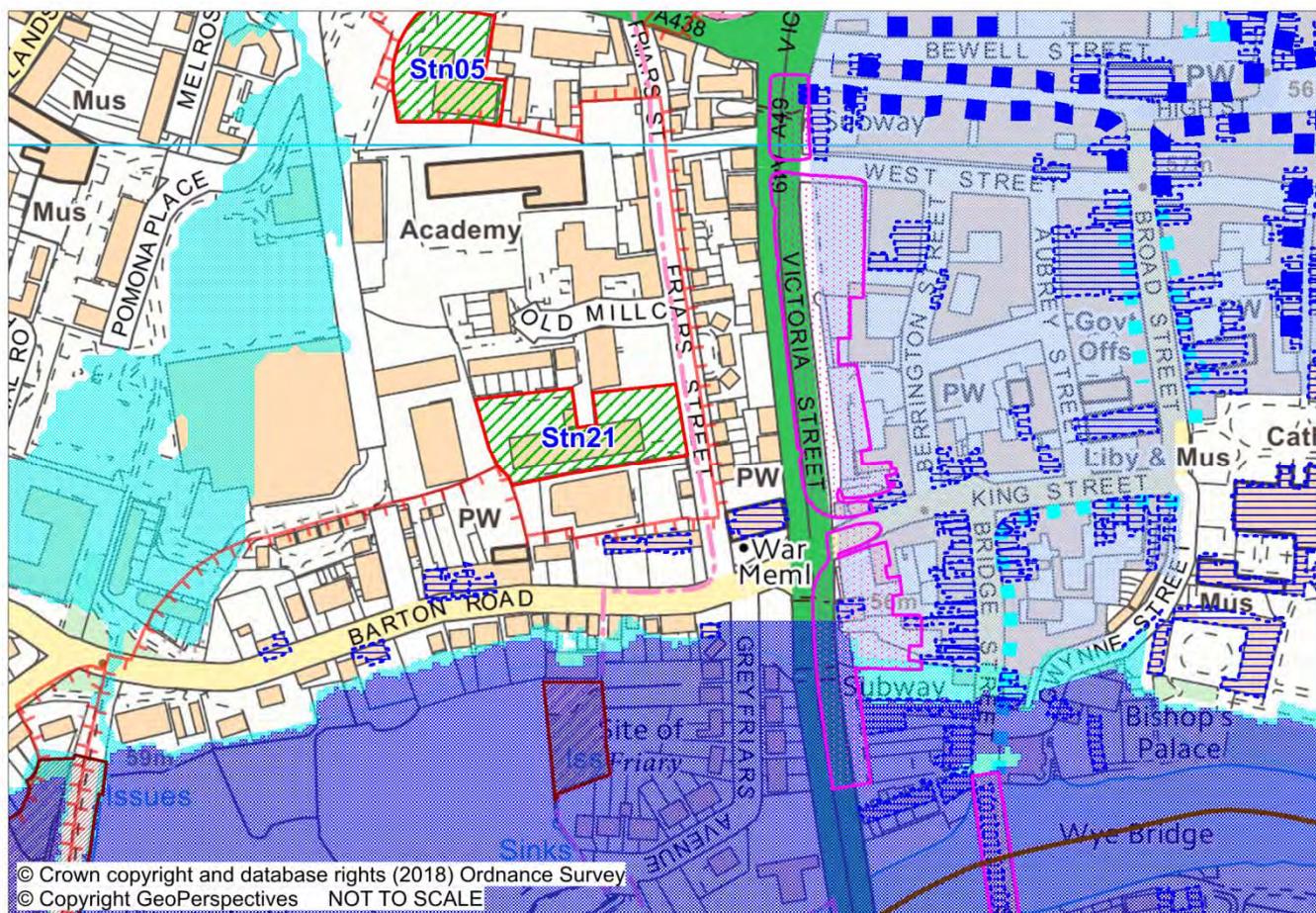
Historic England - Issues & Options Consultation 2017 comments:
Site of Hospital of Our Lady, consider in heritage assessment.

Planning History			
App No.	Proposal	Decision	% of site
113131/F	<p>Demolition and redevelopment of the site for supported living accommodation. The refusal was founded on the heritage harm arising from demolition in the context that the building proposed was not considered of sufficient quality to offset the loss.</p> <p>https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=113131</p>	R	100

Conclusion			
<p>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.</p> <p>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.</p> <p>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. Victoria House 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.</p>			
Evidence of site availability	Yes	Information source	HELAA 2015
Suitable for employment land	Only office use may be a possible due to smaller site size.		

HAP Housing Site Options 2018

Stn21



Site Details

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

Site Characteristics

Site Type	Brownfield	Current use	Car parking		
Road front	Yes	Topography	Flat site		
Surrounding land uses	Residential across road to E, Learning Centre/Museum facility to S, Churchyard to SW, builders merchants to W, residential gardens to N				
Description	Former bus depot and car parking				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site		Adjacent to LD4 (Conservation Area, Area of Archaeological Importance)					
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority Habitat	No

Surface Water	Yes	SSI Impact Zone	Yes	Green Infra Area	No		
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Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<i>Are standards for access to local services likely to be achievable?</i> Readily achievable as close to city centre location.
Access comments
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.
Local network comments
<i>Any capacity concerns on this section of the network?</i> 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.
Site dependence on Hereford Transport Package
Not directly, but delivery of HTP may create more headroom for development traffic.
Mitigation measures
Improvements to street scene and pedestrian routes along Friars Street.
Highway site support
Yes, for a low traffic generating development.

HC Landscape comments
<i>Not assessed</i>

HC Conservation comments
Built conservation
There are no built heritage constraints which would preclude development however the following should be noted: To the S and E of the site lies the Hereford Conservation Area and also several grade 2 listed buildings. The Priory (372200) 2 Barton Road (372199) and St Nicholas Church(1196831).
Archaeology
<i>May</i> be suitable, but depends very much on the specifics of design and mitigation. This site is adjacent to, but not within the designated AAI, the site has already been demonstrated through archaeological evaluation to retain appreciable below ground archaeological interest in parts of the area concerned.
Although the archaeological interest has not been sufficient to justify an objection to the current application, targeted archaeological recording and other procedures have already been advised as mitigation [in relation to the current application]. In essence, the eastern end of the site contains the buried remains of a former Quaker's meeting house and associated cemetery. The cemetery area is largely avoided by the current proposal, which has helped to lessen the risk of disturbance to ancient human remains here. Also, much of the remainder of the site has been shown to actually have limited archaeological potential.
Were the current application for whatever reason not to come to fruition, any <i>new</i> proposal would very much need to take into account the layout of the various remains, and make reasonable efforts to avoid them. Any

disturbance to human remains that might occur would need to be in full accordance with burial law and recognised best practice. Further processes and measures should be anticipated on this site, and it is likely that some loss of the developable area will be needed.

Biodiversity/Ecology

HRA – River Wye SAC/SSSI

All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).

Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)

ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.

Open Space requirements

For assessment if appropriate

Development Management

As likely to be evidenced by the outcome of planning application 173773, the principle of residential development is acceptable here. It is a brownfield site within very close proximity to the town centre. The edge of Conservation Area location requires attention to the design, although nearby listed buildings (on Barton Road) are unlikely to be affected.

Planning History

App Number	Proposal	Decision	% of site
173773	Valid application for erection of 54 no. 1 & 2 bedroom apartments for the elderly. No decision at present.	tbd	100

Conclusion

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.

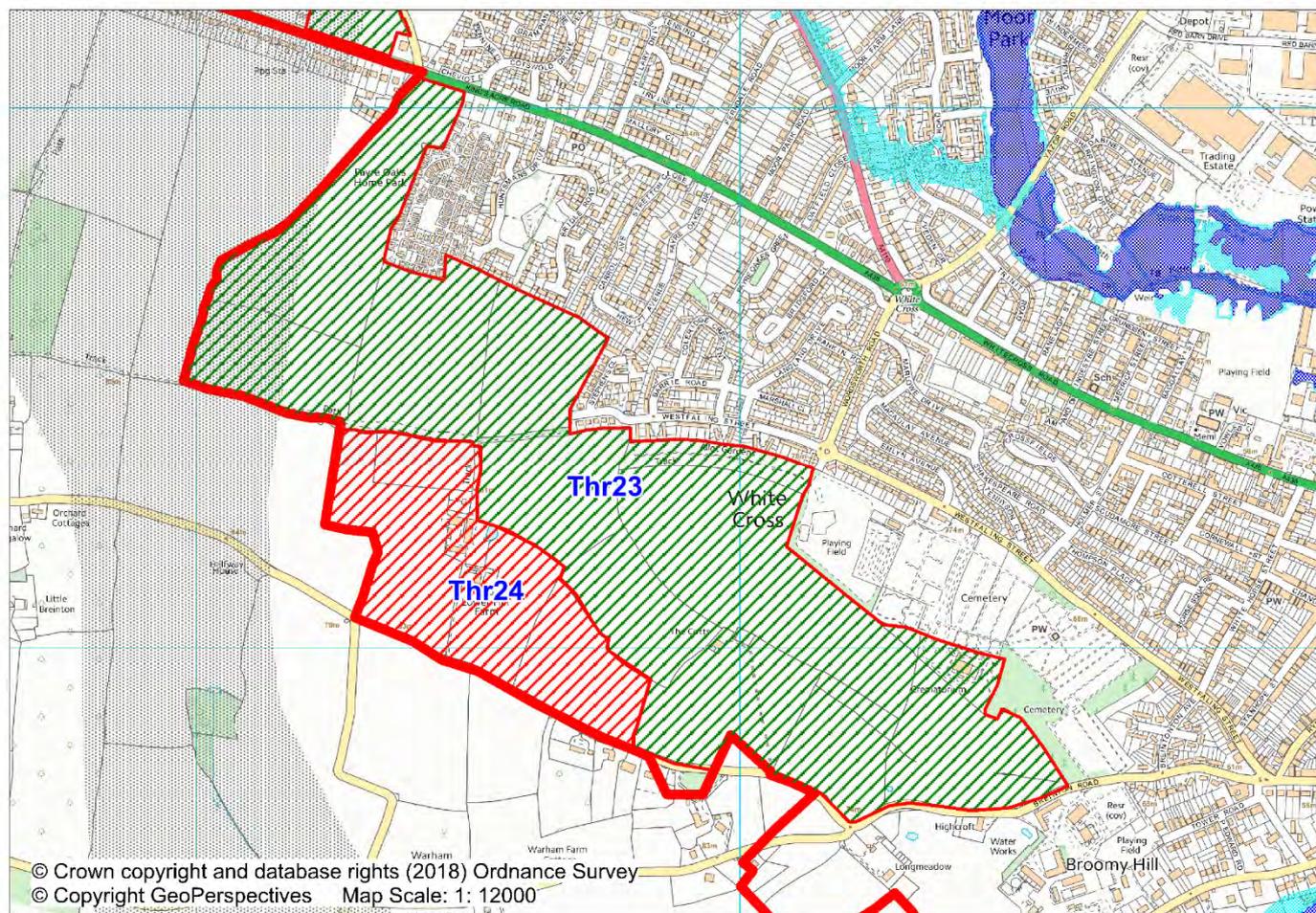
Friars Street is a narrow one way street past a primary school with very busy junction at Eign Street, so a low traffic generation use is preferable for example a car free development. Overall capacity on the network in this area is of concern, but this is a brownfield site so existing traffic from current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

Evidence of site availability	Yes	Information source	Planning application
Suitable for employment land	Office use may be a possibility but access restrictions would apply		

Thr23



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	Pasture land		
Road front	Yes	Topography	The land rises towards the south		
Surrounding land uses	Residential along extensive northern boundary, small part of southern boundary and cemetery to East, remaining land is open countryside				
Description	PHI on southern boundary				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site	LD3, HD3, M5						
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority	No

						Habitat	
Surface Water	Yes	SSSI Impact Zone	Yes	Green Infra Area	Yes		
Agricultural classification			2	Percent	100		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<i>Are standards for access to local services likely to be achievable?</i> Pedestrian and cycle links would be needed from the northern/ eastern areas of the site to adjacent residential areas to give acceptable walking distances to facilities. Bus route provision is likely to be required and a bus link from the eastern part to Westfaling Street or possibly Breinton Road should be considered.
Access comments
Very large site. Only likely acceptable location for access is onto A438 Kings Acre Road at the location the site abuts that route (see local network comments below). Junction format will dictate whether third party land is required. Access location is very close to relief road corridor and junction spacing is likely to be an issue. Access to other residential roads and Breinton Road, even for part of the site, is not considered acceptable. Pedestrian and cycle links would be needed from the northern/ eastern areas of the site to adjacent residential areas/roads to give acceptable walking distances to facilities and a shorter route to city centre. A bus link may also be required from the east of the site.
Local network comments
<i>Any capacity concerns on this section of the network?</i> 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.
Site dependence on Hereford Transport Package
Until finalisation of the route for the relief road is completed, the impact of the route on part of this development is unknown and therefore development may prejudice the delivery of the route. Furthermore the only point of access to this large site is very close to the road corridor and junction spacing may be an issue. As noted above, it is considered that the cap on development in the Core Strategy and as applied to the Three Elms SUE will prevent this site being considered until the river crossing is delivered. 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.
Mitigation measures
None available until delivery of relief road. Future capacity unknown until modelling work is completed.
Highway site support
Not at this time.

HC Landscape comments
Site description: Large site comprising a number of individual fields sitting adjacent to urban development from Breinton Lane in the SE corner to the A438 Kings Acre Road in the NW corner of the site. Landscape and visual sensitivity: High Capacity of housing development: Some limited capacity closer to the existing built-up boundary to the north. Maximum 1 field width away from boundary. Limited scope as land rises to the south. Lower element to the NW corner has some capacity, adjacent to existing mobile home area. Potential mitigation measures: Mitigation planting would be of limited use due to changes in topography. Avoidance is more appropriate. LVIA required.

Overall comment on suitability: Limited suitability on lower, northern edge nearer to existing development.

HC Conservation comments

Built conservation

The setting of the Conservation Area to the SE of the site should be considered. There are a group of listed buildings to the SE including the waterworks (Grade 2* ref 1422752) and tower (Grade 2 ref 1196798). The view of the water tower is an important aspect of its setting. These constraints may preclude development to the lower part of the site.

Archaeology

May be suitable, subject to acceptable assessment/evaluation under NPPF Para 128. This is a very large site, and although there are no *known* archaeological constraints of substance actually within its boundaries, the scale and nature of the land involved means there is a risk of discovering buried archaeological remains of considerable significance here. I also note the close proximity of the Broomy Hill conservation area, and the very visible historic water tower by the eastern end of the site.

Biodiversity/Ecology

HRA – River Wye SAC/SSSI

All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS).

Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3)

ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.

Open Space requirements

The site is largely a green field site but looks to include existing allotments which are managed by Hereford City Council. It is assumed that these will be retained as part of the development proposal otherwise Core Strategy policy OS3 will apply – Loss of open space. Hereford City Council will have evidence re: the need for allotments. Either an on or off-site contribution will be asked for towards outdoor sport provision in Hereford City.

Development Management

See conclusion

Conclusion

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.

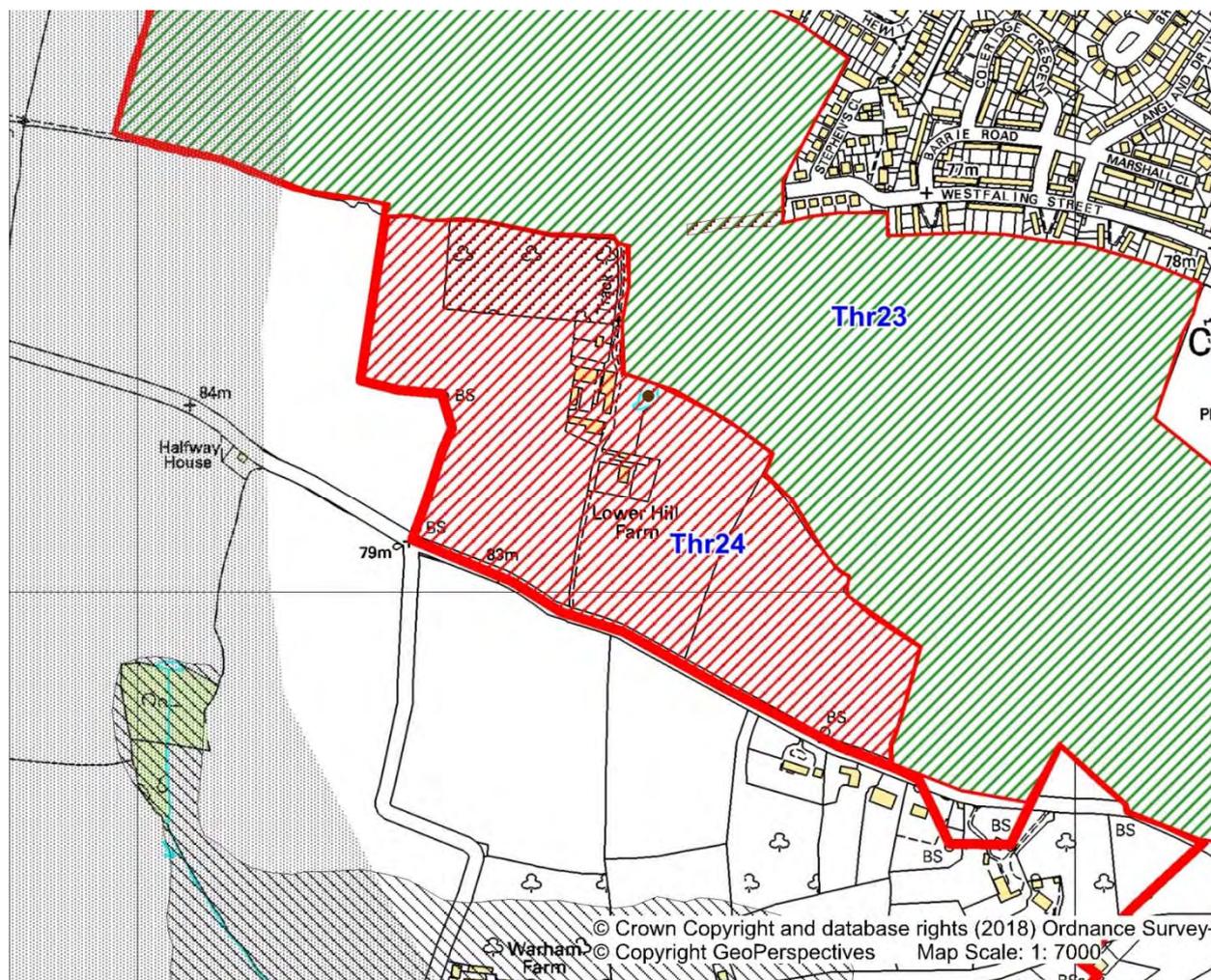
The adjacent cemetery to the north of the site is also seeking to expand and the only scope to do this is in a southerly direction which would mean part of this site would be required (See Cemeteries Strategy July 2016). This would reduce the housing yield of this site.

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

Evidence of site availability	Yes	Information source	Call for sites 2017
Suitable for employment land	Access and landscape issues preclude the identification of this site for employment land development.		

HAP Housing Site Options 2018

Thr24



Site Details

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

Site Characteristics

Site Type	Greenfield	Current use	Agricultural, SINC within site.		
Road front	Yes	Topography	Site has varying levels		
Surrounding land uses	Mainly open fields and farmstead within site				
Description	Elevated site comprising of open fields				

Spatial information (designations, constraints, policy)

Core Strategy Policies covering the site		HD3, LD3					
Environmental Designations covering the site.							
Listed Building	No	Conservation Area	No	Contaminated Land	No	PROW	No
Flood Zone	No	Protected Species	Yes	HRA Screening	Yes	NE Priority Habitat	No

Surface Water	No	SSI Impact Zone	Yes	Green Infra Area	Yes		
Agricultural classification			na/2	Percent	50/50		

Technical Information (assessments and infrastructure provider comments)

HC Highways comments
Public Transport accessibility comments
<i>Are standards for access to local services likely to be achievable?</i> No. Not without combination with Thr23 and even with that site walking distances to facilities may be excessive.
Access comments
No suitable highway access is available to the land Access could be available with previous delivery of the adjacent site Thr23 and for which comments are given separately. The comments and constraints for that site will also apply to the delivery of this site.
Local network comments
<i>Any capacity concerns on this section of the network?</i> No suitable access without Thr23. See capacity concerns for that site.
Site dependence on Hereford Transport Package
See comments for Thr23.
Mitigation measures
No mitigation available for the site in isolation. See Thr23 for comments which would apply to a combined site.
Highway site support
No.

HC Landscape comments
Site description: Elevated, open fields located to the immediate north of Breinton Lane. A number of PROW's traverse this area. This is the highest land in the area and offers magnificent views in all directions. Landscape and visual sensitivity: High Capacity of housing development: This site is extremely sensitive and has no capacity for development. Potential mitigation measures: No mitigation will be possible. Avoid development. Overall comment on suitability: No mitigation will be possible. Avoid development.

HC Conservation comments
Built conservation
There are no known built heritage constraints for this site.
Archaeology
May be suitable, subject to acceptable assessment / evaluation under NPPF Para 128. This is a large site, and although there are no known archaeological constraints of substance actually within its boundaries, the scale and nature of the land means that there is a risk of discovering buried archaeological remains of significance here.
Biodiversity/Ecology
HRA – River Wye SAC/SSSI All foul water should be managed through connection to main sewer network. Confirmation that this is possible and also acceptable to Welsh Water is necessary. No direct discharge of any foul water outfall from any onsite treatment system in to any watercourse or culvert will be considered acceptable. All surface water will need to be managed on site through a Sustainable Drainage system (SuDS). Protected Species (in line with NPPF, NERC Act, Core Strategy LD1-3) ANY demolition of existing building or structure or significant site clearance of vegetation will trigger a requirement for an Ecological Survey.

Open Space requirements
No assessment necessary at present
Development Management
See conclusion

Conclusion			
<p>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 quality.</p> <p>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.</p>			
Evidence of site availability	Yes	Information source	Call for sites 2017
Suitable for employment land	No the site is wholly unsuitable for development		