

Hereford Area Plan Site Options Consultation August 2018

Frequently Asked Questions...

- *Why does Hereford need an area plan?*

Herefordshire Local Plan Core Strategy 2011-2031 was adopted in October 2015 following an examination in public. The Core Strategy provides the framework of planning policies and targets for the county.

At the examination the Inspector confirmed that a series of more detailed plans, including a Hereford Area Plan are required to provide specific topic or locational detail. These will be adopted by Herefordshire Council and will be part of the local plan.

- *What will the adopted Hereford Area Plan include?*

The Hereford Area Plan (HAP) will set out detailed proposals to deliver the objectives for Hereford in the adopted Core Strategy. It will include policies for new housing, employment and urban regeneration in the historic city of Hereford. It will identify where some of this development will take place. The plan must also protect and enhance its attractive built and natural environment, whilst providing for its current and future community needs.

- *How long will the plan last for?*

Once adopted by the council, it will provide planning guidance for Hereford up to 2031.

- *How many new homes does the HAP need to find locations for?*

The council is required by government to deliver sufficient housing to accommodate the growing population of the county. Hereford has an allocated minimum 6,500 new homes to deliver. The location of 3,300 homes is set out in the Core Strategy on three large strategic sites. However, the location of the remaining 3,200 homes (minus existing planning commitments/completions since April 2011) is to be delivered by the Hereford Area Plan.

- *How do new housing sites get identified?*

The sites presented as options in this consultation are sourced from:

- Hereford Economic and Housing Land Availability Assessment (HELAA) 2015*;
- Employment Land Study (ELS) 2012;
- Former development plan allocations;
- Redevelopment areas, such as the Edgar Street Grid Area;
- Council asset review – land or buildings which the Council considers are surplus to requirements;
- Property Gazetteer;
- Other sites that appear to have potential for development but their availability is yet to be determined.

‘Call for Sites’ are made frequently, which are an opportunity for potential development sites to be suggested by landowners and/or agents. Herefordshire Council is currently running one alongside this consultation to seek possible further sites. More information on this can be found at:

www.herefordshire.gov.uk/herefordareaplan

- **What is the HELAA?*

The Hereford HELAA is one of several evidence base documents that underpin the Hereford Area Plan. The HELAA is a technical and theoretical assessment of sites which have the potential to contribute towards the supply of land for housing and economic development. The area of search for the HELAA is confined to the main city of Hereford and land immediately adjoining its boundary.

Sites are assessed using a number of criteria including:

- Availability;
- Accessibility;
- Previous use and whether this could have caused the ground to become contaminated;
- Existing features on the site;
- Conservation issues; and
- Access to utilities.

The total number of sites assessed through the HELAA was 126. Over half the sites were found to be suitable. These make up a large proportion of the sites taken for further more detailed assessment, and included as options in this consultation.

- *Are more sites suitable for housing required?*

Whilst much of the land around the city has been included in the HELAA for **potential** housing, this land is greenfield. More previously developed land is particularly required. Therefore the Council is carrying out a '**call for sites**' to help identify further housing land that could be considered for allocation in the Hereford Area Plan. All sites would be subject to a technical assessment. A call for sites form can be downloaded from the Council's website:

www.herefordshire.gov/HAPcallforsites

- *What size sites are considered a suitable minimum size to identify for housing?*

The council is suggesting that a site size of 0.4 hectares is a suitable minimum size to allocate housing sites. The expectation is that an area of land this size could accommodate 10 dwellings. It will be dependent on housing requirements and market conditions as to the type of housing that could be accommodated; therefore apartments or flats would yield a greater number of dwellings.

- *Have the needs of the new university been considered for student accommodation?*

Yes, the Council recognises that there are a number of option sites in the city centre that could potentially be suitable to deliver student accommodation. The views of the public are being sought on this in the consultation, with a specific question relating to alternative uses in the questionnaire.

- *How is employment land identified?*

Employment land has been identified through:

- Hereford Economic and Housing Land Availability Assessment (HELAA);
- Employment Land Study;
- Former development plan allocations;
- Strategic site allocations in the existing Local Plan (eg. Hereford Enterprise Zone.)

- *Does the HAP cover any areas undertaking a neighbourhood plan?*

Yes, Belmont Rural and Lower Bullingham Parish Councils have adopted neighbourhood development plans. Holmer and Shelwick Parish and Dinedor Parish are in the process of producing neighbourhood plans. All or parts of these parishes falls within the HAP boundary. However the intention is that the neighbourhood plans and the HAP will complement each other and together will form part of the statutory development plan. Representatives from these parishes have been invited to assist in the drawing up of policies within their area as part of the HAP reference group. Two of these Parishes have taken this up and sat on the HAP reference group on a number of occasions. There is not a Neighbourhood Development Plan being produced by Hereford City Council, but they are involved in the HAP reference group.

- *Will those adjacent parish areas with adopted neighbourhood plans be affected by the HAP?*

No, with the exception of the parish areas which are within the HAP boundary, all adopted neighbourhood plans on the edge of Hereford city will remain the primary plan for local policies.

- *Does this consultation relate to the Hereford bypass in any way?*

The Hereford Relief Road is being delivered as part of the Hereford Transport Package (HTP). This is a separate process from the HAP and focusses on matters relating to:

- Measures to allow more active travelling- such as walking, cycling and public transport use.
- The aforementioned delivery of the Hereford bypass.

The HAP focusses on a broader range of issues including employment, housing open space, retail, heritage and environmental protection. This consultation in particular is focussed on the site options for housing and employment only. However, where individual sites are impacted on by the Core Strategy relief road corridor, the short-listed routes corridors which were consulted on during February and March 2018 or the preferred route approved by the Council's Cabinet in July, this is recorded in the technical information.

- *What happens once this consultation has finished?*

This is the second consultation being undertaken in the early stages of the preparation of the HAP, following the Issues and Options consultation last year. This is different in that this is focussed purely on the site options for potential allocations in the HAP.

Comments received during the 7 week consultation period will be considered and further evidence gathered to help inform the preparation of the draft plan/preferred options stage.

- *How will I know if my opinions have been considered?*

We will prepare a report which will include a summary of all the comments received and will sets out how consultation responses have been taken into account in moving to the next stage of plan preparation.

