

Appendix 5- SS3: Necessary Infrastructure for Strategic Sites

Abbreviations used in the table.

HC - Herefordshire Council	IDP - Infrastructure Delivery Plan	CPO – Compulsory Purchase Order	EA – Environment Agency	NE – Natural England	DCWW – Dwr Cymru-Welsh Water
AMP – Asset Management Plan	NMP – Nutrient Management Plan	SAC – Special Area of Conservation	SUDS – Sustainable Urban Drainage	WwTW – Waste water treatment works	H&G Canal – Hereford and Gloucester Canal

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1.	Hereford	Circa 3250 Note: In no order of preference this number includes those provided within	Hereford Relief Road	Southern Link and river crossing anticipated to be required by 2022.	HC	Check that CPO for the southern section is confirmed by 2016/7. Monitor construction of road. Monitoring of housing	If there is no reasonable prospect of securing a CPO by the end of 2017 initially the timetable will be reviewed, therefore a plan review will be

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		Hereford Area Plan Hereford, the 4 SUE's and background growth.				completions through AMR process.	required to consider alternative delivery arrangements.
2.	Hereford	Circa 4800 Note: In no order of preference this number includes those provided within Hereford Area Plan Hereford, the 4 SUE's and background growth.	Hereford Relief Road	Relief road interconnecting with A49 north and south by 2027.	HC	Check that CPO for river crossing is confirmed by 2019/20. Monitor construction of the road. Monitoring of housing completions through AMR process.	If there is no reasonable prospect of securing timely end to end connection with the A49, initially the timetable will be reviewed, therefore a plan review will be required to consider alternative delivery arrangements.

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3.	Hereford	Circa 2400	Nutrient Management Plan (NMP)	2020	DCWW EA NE HC	Ongoing monitoring by the NMP Board. Monitoring of housing completions through AMR process.	The two Hereford Treatment Works have capacity to accept the growth within their current discharge licenses, and will in any event be subject to regular ongoing improvement through AMP's. Other actions to tackle diffuse pollution set out in the NMP are also likely to reduce phosphates.
4.	Hereford	Circa 4550 Note: In no order of preference this number	Upgraded capacity at 2x Wastewater Treatment Works	2025	DCWW (AMP regulatory investment) Requisition	Ongoing engagement with DCWW in the preparation of AMP's. Monitoring of housing	Two (WwTW) serving Hereford Foul flows from the proposed growth can be

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		includes those provided within Hereford Area Plan Hereford, the 4 SUE's and background growth.	(WwTW)		process can provide earlier delivery at developers cost.	completions through AMR process.	accommodated, but further capacity will be needed in the later part of the CS period. Improvements would be subject to DCWW regulatory investment, but it may also be viable for developers to bring forward early upgrades prior to regulatory investment. Upgrading will be scheduled in AMP8 that covers the period (2025-30).
5.	Hereford	Circa 4550 Note: In no order of preference	Water supply Upsizing (2x)	2025	DCWW (AMP regulatory investment)	Ongoing engagement with DCWW in the preparation of AMP's.	Upgrading will be scheduled in AMP8 that covers the period

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		this number includes those provided within Hereford Area Plan Hereford, the 4 SUE's and background growth.	trunk water mains		Requisition process if required earlier.	Monitoring of housing completions through AMR process.	(2025-30).
6.	HD2 Hereford City Centre (urban village)	0	Link Road (Merton Meadow section)	2016	HC	Monitor construction of the road. Explore the earliest opportunity for concurrent activity road/ housing delivery.	Extant outline planning permission for circa 190 houses, on Merton Meadow. Once the link road is completed the Urban Village has capacity for

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			See Serial 1 & 3	2022	HC DCWW	See Serial 1 & 3	320 houses as a proportional share before cumulative impact dealt with in Serial 1 & 3 comes into effect in 2022.
7.	HD4 – Northern Urban Expansion (Holmer West)	Circa 300 As a proportional share before cumulative impact dealt with in Serial 1 and comes into effect in 2022.	See Serial 1 & 3	2022	HC DCWW	See Serial 1 & 3	Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developer, therefore the delivery of housing will be subject only to the completion rate of the

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							development.
8.	HD5 – Western Urban Expansion (Three Elms)	Circa 580 As a proportional share before cumulative impact dealt with in Serial 1 and 3 comes into effect in 2022.	Hereford Relief Road	2022	HC	AMR monitoring of housing completions.	Save for the issues identified there is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer; therefore the delivery of housing will be subject only to the completion rate of the development.

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9.	HD6 – Southern Urban Expansion (Lower Bullingham)	Circa 540 As a proportional share before cumulative impact dealt with in Serial 1 and 3 comes into effect in 2022.	See Serial 1 & 3	2022	HC DCWW	See Serial 1 & 3	
10.	Bromyard	Circa 320	Existing water supply network would require upsizing to accommodate full growth target.	2025	DCWW	Ongoing engagement with DCWW in the preparation of AMP's. Monitoring of housing completions through AMR process.	Water supply upgrading will be scheduled in AMP7 or 8 that covers the period (2020-30) dependant on the actual levels of growth experienced.

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							<p>Nutrient Management Plan – Assessment indicates that the growth can potentially be accepted. However, the resulting WwTW flow could be within 10% of its permit.</p> <p>Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developers; therefore the delivery of housing will be subject only to the</p>

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							completion rate of the developments.
11.	BY2 – Hardwick Bank	Circa 250	N/A There is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer, therefore the delivery of housing will be subject only to the completion rate of the development.	N/A	Developer	AMR monitoring of housing completions.	The delivery of this strategic site will not be held back by the issues in Serial 10 as the cumulative impact on water supply occurs towards the end of the plan period by which time mitigation through the AMP will be in place.

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12.	Kington	Circa 50	There is not enough capacity at the Kington WwTW to accommodate the level of overall growth (200 units).	2020	DCWW	On adoption of the CS DCWW can make provision for upgrading the WwTW in AMP7/8 which will create capacity for the planned growth.	<p>Nutrient Management Plan – Assessment indicates that notwithstanding the lack of capacity in the WwTW the growth can be accepted within current discharge licence.</p> <p>Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developers, therefore the delivery of housing will be subject only to the</p>

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13.	Ledbury	Circa 800	<p>N/A</p> <p>There is no anticipated significant external impediment to the timely provision of the required infrastructure by the individual developers, therefore the delivery of housing will be subject only to the completion rate of the development.</p>	N/A	Developer	AMR monitoring of housing completions.	

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14.	LB2 – Land north of the Viaduct	Circa 625	<p>N/A</p> <p>There is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer, therefore the delivery of housing will be subject only to the completion rate of the development.</p>	N/A	Developer	AMR monitoring of housing completions.	

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15.	Leominster	Circa 500	Nutrient Management Plan	2025 Note: Nutrient Management Plan suggests phosphate removal schemes could be deployed in AMP7 from 2020.	DCWW EA/NE HC	Ongoing monitoring by the NMP Board. Monitoring of housing completions through AMR process.	EA/NE confirms no significant implications in the first five years (2014-19) based on indicative trajectory. Phosphate modelling suggests that a limit of 0.1mg/l could be required to achieve good status (new phosphate target). Other NMP Actions may also at reduce phosphate levels. Water supply upgrading will be scheduled in AMP7 or 8 that covers the period (2020-30)

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			Existing water supply network would require upsizing to accommodate full growth target.	2025	DCWW	Ongoing engagement with DCWW in the preparation of AMP's.	<p>dependant on the actual levels of growth experienced.</p> <p>Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developers, therefore the delivery of housing will be subject only to the completion rate of the developments.</p>

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16.	LO2 – Leominster urban extension	Subject to ongoing discussions about funding mechanism.	Southern link road	Developer will bring forward the road concurrent with housing development with the full link provided by 2025.	Developer	Continuing work with developers/landowners. AMR monitoring of housing completions.	Continue to explore funding opportunities with LEP, HCA and HC, as accelerated provision of the road infrastructure would be beneficial to rate of housing delivery and addressing issue of congestion and air quality on A44.
17.	Ross-on-Wye	Circa 900	N/A There is no anticipated significant external impediment to the timely provision of the required infrastructure by	N/A	Developers	AMR monitoring of housing completions.	Although within the Wye SAC catchment growth at Ross-on-Wye will not impact upon the Conservation Objectives of the SAC. Growth can be potentially accommodated within

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			the individual developers, therefore the delivery of housing will be subject only to the completion rate of the development.				current flow limit but could be within 10% of permit limit.
18.	RW2 – Land at Hildersley	Circa 200	N/A There is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer, therefore the	N/A	Developer	AMR monitoring of housing completions.	

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			delivery of housing will be subject only to the completion rate of the development.				

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19.	Rural Areas	<p>Circa 5300</p> <p>Given limited number of works with capacity issues the targets over the period 2014-19 can be achieved.</p>	<p>Water quality</p> <p>Sixteen of the rural treatment works are likely to be able to accommodate growth target within existing licenses. Monitoring is likely to be required to ensure this position is confirmed.</p> <p>Four of the works do not have any surplus capacity to accept growth without prior</p>	<p>DCWW are committed to undertaking trials in AMP6 to test a range of possible options in order to determine the most appropriate option for removing phosphate and achieve the required target. Most likely timescale for intervention 2020-2025 (AMP7).</p>	<p>DCWW</p> <p>EA/NE</p> <p>HC</p>	<p>Ongoing monitoring by the NMP Board.</p> <p>On adoption of the CS DCWW can make provision for upgrading the WwTW in AMP7/8 which will create capacity for the planned growth.</p> <p>AMR monitoring of housing completions.</p>	

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			<p>investment.</p> <p>NMP actions will also aim to reduce phosphates in diffuse sources of pollution.</p>				

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			<p>Waste water requirements</p> <p>A number of the smaller WwTW require improvements in order to accommodate the growth proposed.</p>	<p>Improvement required in specific areas in forthcoming AMP periods. To ensure full delivery they should be secured in AMP 7/8 (by 2025).</p>	DCWW	<p>AMR monitoring of housing completions.</p> <p>On adoption of the CS DCWW can make provision for upgrading the WwTW in AMP7/8 which will create capacity for the planned growth.</p>	

