

Appendix E Employment Land Monitoring

Introduction

Policy SS5 of the Herefordshire Local Plan Core Strategy sets out a target for the supply and delivery of Employment Land in the County. In summary, the policy aims to provide 37ha of available land at any time with a 20 year target of 148ha. Section 2 of the AMR sets out the total land developed over the period since 2011.

The following tables provide details of the employment land permissions and delivery for the period since 2018. The tables also include those proposals brought forward as part of the Local Development Order on the Enterprise Zone in Hereford. These tables will be updated on an annual basis.

Table 1: Employment Land Completions 2018-21

PARISH	APPLICATION NO	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	SITE ADDRESS	DESCRIPTION
Allensmore	201685	3.5	0.00035	B1a	02/11/2020	Cobhall Court, Allensmore, Herefordshire	Change of use from stable to B1(a) business - offices;(retrospective).
Ballingham	190315	308	0.0308	B1	12/11/2019	Saycells Lane Cottage, Ballingham, Hereford, Herefordshire, HR2 6NH	Retrospective application for change of use from residential garden to;B1 business use (For DOC 2 & 7 see 200540).
Burghill	192181	625	0.0625	B1	05/09/2019	Grove Farm, Burghill, Hereford, Herefordshire, HR4 8NF	Demolition of part of existing building and proposed offices and car;park spaces (Associated operational development relating to a Prior;approval determination ref 183746) (For DOC 3 see 192181)
Dilwyn	203261	9480	0.948	B2	18/01/2021	Workshop at Lower Field, Stretford, Leominster, Herefordshire, HR6 9DQ	Proposed change of use and alterations to industrial building (B2) to;form lettable workshops units (B2)
Eardisley	183330	160.4	0.01604	B1	22/02/2019	Questmoor Farm, Eardisley, Hereford, Herefordshire, HR3 6LN	This application request planning permission for the material change;of use of the semi-detached property at Questmoor Farm from;residential to business use. (C3 to B1)
Hereford	200950	2000	0.2	B8	15/06/2020	Land at Three Elms Trading Estate, Bakers Lane, Hereford	Proposed use of the land for open storage (B8)
Hereford	201890	1243.76	0.124376	D2 GAIN (B2 LOSS)	21/10/2020	Vision Gelpack Ltd, Westfields Trading Estate, Grandstand Road, Hereford, Herefordshire, HR4 9NT	Change of use from a vacant B2 industrial building to a D2;Sports/Leisure facility. Retrospective.

PARISH	APPLICATION NO	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	SITE ADDRESS	DESCRIPTION
Hereford	203217	235.14	0.023514	E (B8 LOSS)	02/02/2021	Unit 1, 50 Catherine Street, Hereford, Herefordshire, HR1 2DU	Proposed change of use from Class B8 to Class E (Martial arts training;area)
Hereford	183492	686.6	0.06866	D2 GAIN (A1 LOSS)	17/12/2018	Spur Retail Park, Unit 5, Holmer Road, Hereford, HR4 9SB	Change of use from Class A1 (retail) to Class D2 (24-hour gymnasium);with external alterations. (For DOC 3 see 190495)
Hereford	193264	250	0.025	B1	27/11/2019	Watershed, Wye Street, Hereford, Herefordshire, HR2 7RB	Change of use from studio/exhibition space to B1 office
Hereford	193280	105	0.0105	B1 LOSS	15/11/2019	92 Belmont Road, Hereford, HR2 7JS	Change of use of lower floor from B1-offices(Belmont Farm and;Equine offices),reverting back to residential c3
Hereford	192622	103	0.0103	SUI GENERIUS/(B1 LOSS)	16/09/2019	103-104 East Street, Hereford, Herefordshire, HR1 2LW	Change of use from its current status as offices (B1) to Sui Generis;for a new beautician's salon.
Hereford	193057	840	0.084	A2 (B1 LOSS)	22/10/2019	Bath Street Offices, Bath Street, Hereford, Herefordshire, HR1 2GY	Proposed change of use from B1 to A2 (for law firm).
Hereford	202325	200	0.02	B1 GAIN/D1 LOSS	03/09/2020	22a King Street, Hereford, Herefordshire, HR4 9DA	Change of use from doctors surgery, use class D1 to office space, B1.
Hereford	190815	296.06	0.029606	B1 D1	05/04/2019	15 St Owen Street, Hereford, HR1 2JB	Change of use from B1 use to also include D1 use.
Holme Lacy	190895	8000	0.8	B8	30/05/2019	Ufton Grange, Holme Lacy, Hereford, Herefordshire, HR2 6PH	Change of use of agricultural building for B8 storage (garden;furniture) from January to June each year (retrospective).

PARISH	APPLICATION NO	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	SITE ADDRESS	DESCRIPTION
Ledbury	193767	2458	0.2458	B1	06/12/2019	Hazel Park, Dymock Road, Ledbury, HR8 2JQ	Application for a Lawful Development Certificate for a proposed use;from B2 to B1, installation of windows, doors and first floor.(record as complete)
Ledbury	193582	190000	19	B8 - SUI GENERIUS LOSS	09/01/2020	Unit 7b, Homend Trading Estate, Ledbury, Herefordshire, HR8 1AR	Change of use to Class B8 (Storage or Distribution), together with;associated minor external alterations
Leominster	203604	0.36	0.000036	A2	07/01/2021	Area 11 Light Industrial Building, Leominster Enterprise Park, Enterprise Way, Leominster, Herefordshire	Extensions to existing building
Linton (Bringsty)	181113	754	0.0754	B2	12/09/2018	Unit 1, Linton Trading Estate, Linton Trading Estate, Bromyard, Herefordshire, HR7 4QT	Change of use to class B2, car repairs and vehicle M.O.T.s
Lugwardine	193840	135.82	0.013582	B1 GAIN (A1 LOSS)	17/01/2020	Hagley Showrooms, Bartestree, Hereford, Herefordshire, HR1 4BX	Change of use from A1 to B1. Retrospective.
Much Marcle	192935	550	0.055	B8	07/11/2019	The Hill, Much Marcle, Ledbury, Herefordshire, HR8 2NA	Change of use of an existing barn (agricultural) to storage &;distribution (B8) retrospective.
Ross-on-Wye Town	181309	2844	0.2844	B8	25/03/2019	Ashburton Depot, Ashburton Industrial Estate, Ross-on-Wye, Herefordshire, HR9 7BW	Change of use from 'depot' with vehicle washing facility to warehouse;and car wash (hand wash) with retail access.

PARISH	APPLICATION NO	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	SITE ADDRESS	DESCRIPTION
Ross-on-Wye Town	200297	1506	0.1506	A1	21/04/2020	Aldi Superstore, Brookend Street, Ross-On-Wye, Herefordshire, HR9 7EE	Application for variation of condition 29 of planning permission;131380/F (Construction of a Class A1 retail foodstore (1,506 sqm;gross) with associated parking, landscaping and access). To allow the;store to receive deliveries from 0700 hours Sundays, Bank and Public;Holidays.
Ross-on-Wye Town	193285	112	0.0112	B2 GAIN (B8 LOSS)	28/11/2019	Unit D, The Beaver Centre, Station Approach, Ross-On-Wye, Herefordshire, HR9 7BW	Proposed change of use of unit from Class B8 (storage/distribution) to;class B2 (general industrial).
Ross-on-Wye Town	194205	23572	2.3572	B2 GAIN (B8 LOSS)	19/02/2020	Somerfield Distribution Depot, Netherton Road, Ross-On-Wye, Herefordshire, HR9 7QQ	Proposed change of use of existing building (class use B8) to the use;of the building for the manufacture of insulation (class use B2).
Ross-on-Wye Town	202734	545.5	0.05455	B1 (B2 LOSS 425)	17/12/2020	Units 5a and 5b Alton Business Park, Alton Business Park, Ross on Wye, Herefordshire, HR9 5BP	Change of Use Class from B2 Industrial Unit to B1 Office Space.;Alterations to external fenestration and changes to internal layout.
Ullingswick	181230	149	0.0149	B8	08/05/2018	Building at Broomhill Farm, Felton, Herefordshire, HR1 3PJ	Change of use of agricultural buildings to a flexible commercial use -;Class B8 (storage or distribution)
Wellington	202596	2419	0.2419	B8 (A1 LOSSES)	21/12/2020	Wellington Home And Gardens, Wellington, Hereford, Herefordshire, HR4 8BB	Change of use from part garden centre (A1) to architectural salvage;business (B8) together with the erection of buildings for garden;centre and architectural salvage storage with ancillary retail area.

PARISH	APPLICATION NO	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	SITE ADDRESS	DESCRIPTION
Whitchurch	200058	480	0.048	B2	17/02/2020	Units 3 And 4, Stoney Hill Industrial Estate, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6BX	Change of use from B8 use to B2 use.
TOTALS		...250062	25				

TABLE 2: EMPLOYMENT LAND COMMITMENTS APRIL 2021

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	EXPIRY DATE	SITE ADDRESS	DESCRIPTION
Brampton Abbotts	202694	NOT STARTED	104	0.0104	A2	16/12/2020	16/12/2023	Outbuilding at Gatsford House, Gatsford Nr, Ross-on-Wye, Herefordshire, HR9 7QL	Demolition of existing residential outbuilding and erection of replacement building to be used for business purposes (Recruitment company - E(c) use class).
Bromyard and Winslow	184048	NOT STARTED	675	0.0675	B1 GAIN (A1 LOSS)	25/02/2019	25/02/2022	34 Broad Street, Bromyard, Herefordshire, HR7 4BS	Change of use of shop unit and basement from A1 (retail) to B1;(office).
Clifford	203156	UNDER CONSTRUCTION	150	0.015	B1c	18/12/2020	18/12/2023	Glanwe Business Park, Hay-On-Wye, Hereford, Herefordshire, HR3 5EW	Proposed additional unit attached to existing building for use in;industry and associated storage.
Dinedor	203428	NOT STARTED	89	0.0089	E GAIN/ B8 LOSES	03/12/2020	03/12/2023	Unit 5E, Sigeric Business Park, Holme Lacy Road, Hereford, HR2 6BQ	Proposed change of use from B8 to Use class E
Hampton Bishop	201347	NOT STARTED	1560	0.156	B8	21/07/2020	21/07/2023	Court Farm, Rectory Road, Hampton Bishop, Hereford, Herefordshire, HR1 4JU	Change of use of building from agricultural to B8 Storage

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	EXPIRY DATE	SITE ADDRESS	DESCRIPTION
Hampton Charles	194224	NOT STARTED	2347	0.2347	SUI GENERIUS	13/07/2020	13/07/2023	The Barn, Hampton Charles, Tenbury Wells, Herefordshire, WR15 8PZ	Change of use with building works for the conversion of an existing barn into office, staff mess room with WC, WHB and shower facilities ;Installation of a Bio-Disc type sewage package and grey water recycling/recovery system (For DOC 4 see 202936).
Haywood	194267	NOT STARTED	6600	0.66	D2	02/04/2020	02/04/2023	Old Mushroom Farm, Haywood Ind Est, Callow, HR2 8BY	Use of Land for the storage of 8 storage units each within their own compound and security fencing.
Hereford	184181	NOT STARTED	266.22	0.026622	D2	05/03/2019	05/03/2022	Unit 3, 16 Coningsby Street, Hereford, HR1 2DY	Change of use from B2 to D2 full time martial Arts centre.
Hereford	184075	UNDER CONSTRUCTION	1200	0.12	MIXED	20/09/2019	20/09/2022	5 Harrow Road, Hereford, Herefordshire	Proposed change of use of new industrial building from B1 planning use to a mix of B1, B2, B8, D1 and D2.
Hereford	192410	UNDER CONSTRUCTION	380	0.038	D2 (B1 LOSS)	07/05/2020	07/05/2023	New Court Farm, Huntington Lane, Huntington, Hereford, HR4 7RA	Proposed change of use of buildings (B1) to wedding venue (D2)

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	EXPIRY DATE	SITE ADDRESS	DESCRIPTION
Hereford	192461	UNDER CONSTRUCTION	418	0.0418	D2	21/10/2019	21/10/2022	22-23 & 25, Berrington Street, Hereford, Herefordshire	Proposed change of use from a former motorcycle showroom and warehouse building into an operations and office building for a charity. Works include a first floor extension to increase existing floor space (For DOC 3 4 5 6 7 8;9 10 & 11 see 202847).
Hereford	203578	UNDER CONSTRUCTION	8500	0.85	E	12/03/2021	12/03/2024	Units A & B Holmer Retail Park, Holmer Trading Estate, Holmer Road, Hereford, HR4 9SA	Proposed refurbishment and amalgamation of existing building and site layout to create a single retail unit (Class E); creation of a new shop front and entrance extension with associated cladding;;reconfigured car parking including parent and child spaces; trolley corral; bollards; and associated works.
Kimbolton	183449	NOT STARTED	90	0.009	B1	22/11/2018	22/11/2021	Perry Wood, Kimbolton, Leominster, Herefordshire, HR6 0HJ	Proposed building within an existing agricultural fodder store for a butchery and coldstore with change of use of agricultural building to;B1 business use.
Ledbury	194396	NOT STARTED	4135	0.4135	D	16/03/2020	16/03/2023	Sequani, Ledbury, Herefordshire, HR8 1LH	Demolition of existing buildings and the erection of a new employment building (For DOC 3 4 & 5 see 202099).

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	EXPIRY DATE	SITE ADDRESS	DESCRIPTION
Ledbury	200066	NOT STARTED	16500	1.65	B2 GAIN (A1 LOSS)	14/05/2020	14/05/2023	Land at former Countrywide Stores, Dymock Road, Ledbury, Herefordshire, HR8 2JQ	Demolition of retail building (A1) and erection of production building (B2)
Ledbury	201108	NOT STARTED	1325	0.1325	B1c	16/09/2020	16/09/2023	Former Poultry House at Fair Tree Farm, Little Marcle Road, Ledbury, Herefordshire, HR8 2JL	Proposed change of use and conversion of former redundant poultry unit into 10 rural / craft workshops complete with onsite parking and cycle store provisions (For DOC 4 5 6 7 9 10 11 12 16 & 19 see 211182).
Ledbury	202635	UNDER CONSTRUCTION	4638.9	0.46389	B2	06/11/2020	06/11/2023	Bevisol Ltd, Orchard Business Park, Ledbury, Herefordshire, HR8 1LG	Demolition of part existing building, erection of replacement building and new tank cluster, improvements to car parking. (712.1 LOST)
Leominster	190337	NOT STARTED	130	0.013	B1	31/05/2019	31/05/2022	Unit 4, Southern Avenue, Leominster, Herefordshire, HR6 0QF	Proposed steel portal framed extension to the existing building
Leominster	202647	NOT STARTED	5189	0.5189	B1	23/10/2020	23/10/2023	Shires Equestrian Products, M J Ainge & Co Ltd, Unit 15 Agricon	Proposed canopy extension of existing covered yard area, canopy to covered yard area and extension to existing building.

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	EXPIRY DATE	SITE ADDRESS	DESCRIPTION
								House, Southern Avenue, Leominster, Herefordshire, HR6 0QF	
Lower Bullingham	183148	NOT STARTED	240	0.024	MIXED	22/11/2018	22/11/2021	Unit 12a, Thorn Business Park, Rotherwas, Hereford, Herefordshire, HR2 6JT	Proposed change of use to mixed use development for storage distribution and veteran rehabilitation centre.
Marden	181296	NOT STARTED	61.2	0.00612	B1 (A1 68 LOSS)	07/01/2019	07/01/2022	Unit 10, Walkers Green, Marden, Hereford, Herefordshire, HR1 3DN	Change of use of Unit 10 from A1 to B1 (retrospective).
Marstow	184464	NOT STARTED	0.69	0.000069	B1, B8	11/02/2019	11/02/2022	Thorne House Farm, Glewstone, Ross-On-Wye, Herefordshire, HR9 6AR	Change of use of redundant agricultural buildings to classes B1 & B8;(For DOC 4,5,6,7 & 8 see 191629)
Ross-on-Wye Town	174513	NOT STARTED	398	0.0398	A4 (A1 398 LOSS)	25/05/2018	25/05/2021	The Barrell Inn, 2 Brookend Street, Ross-on-Wye, Herefordshire	Proposed change of use from a public house to retail outlet.
Ross-on-Wye Town	202725	UNDER CONSTRUCTION	50	0.005	B1 LOSS	19/11/2020	19/11/2023	Montague House, 4 St Marys Street,	Application for change of use from offices to residential.(note:;permission

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	DECISION DATE	EXPIRY DATE	SITE ADDRESS	DESCRIPTION
								Ross-on-Wye, Herefordshire	was granted for change of use from residential to offices;in 2003)

TOTAL

55047

5.5

TABLE 3: ENTERPRISE ZONE COMPLETIONS

PARISH	APPLICATION STATUS/COMMENTS	APPLICATION NUMBER	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	ADDRESS	DESCRIPTION OF PROPOSAL	DECISION DATE
Dinedor	COMPLETE	183888	2498	0.25		Land adjacent to HMS Engineering (Hereford) Ltd, Rotherwas Industrial Estate, Rotherwas, Herefordshire, HR2 6FG	Proposed steelwork fabrication workshop and associated works.	05/11/2018
Dinedor	COMPLETE	184019	2060	0.2		Woodstock Trading Company, Skylon View, Rotherwas, Hereford, Herefordshire, HR2 6LB	Proposed extension of warehouse and amendments to SUDS drainage.	21/11/2018
Lower Bullingham	COMPLETE	184050	2500	0.25		Shell Store, North Magazine, Hereford Enterprise Zone, Rotherwas, Hereford, HR2	Proposed Innovation/Incubation Centre and Development and Access; Centre comprising business offices, premises for research and;development of product processes to include car parking, landscaping;and sustainable drainage.	29/11/2018
Dinedor	COMPLETE	184284	10600	1.1	B1 & B8	Beyond Storage, Hereford Enterprise Zone, Hereford, Herefordshire, HR2 6SQ	Erection of B1 and B8 small industrial units.	29/11/2018

PARISH	APPLICATION STATUS/COMMENTS	APPLICATION NUMBER	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	ADDRESS	DESCRIPTION OF PROPOSAL	DECISION DATE
Dinedor	COMPLETE	193880	144	0.01	B2	Plot N17 Hereford Enterprise Zone, Vincent Carey Road, Rotherwas, Herefordshire, HR2 6FE	Extension to existing B2 workshop	25/11/2019
		TOTAL	17802	1.8				

TABLE 4: ENTERPRISE ZONE COMMITMENTS APRIL 2021

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	ADDRESS	DESCRIPTION OF PROPOSAL	DECISION DATE	EXPIRY DATE
Dinedor	200447	UNDER CONSTRUCTION	3959	0.4	B1, B2 & B8	Land North of Woodstock Trading Co, Poplar Way, Hereford Enterprise Zone, Hereford	Proposed mixed B1, B2, B8 development and associated estate road, SUDS;drainage and landscaping.	06/03/2020	06/03/2023
Dinedor	200718	NOT STARTED	1300	0.1	B2	Chapel Road Site 1 units E and F, Rotherwas, Hereford	Hereford Enterprise Zone - Part B of the Hereford Enterprise Zone;Local Development Order for the Council's determination as to whether;the proposal complies with the Order.	24/03/2020	24/03/2023
Lower Bullingham	200788	NOT STARTED	330	0.03	B1	Plot C19, Netherwood Road, Rotherwas, Hereford, HR2 6JU	Proposed office development	26/03/2020	26/03/2023
Dinedor	201884	NOT STARTED	1300	0.13	B2 & B8	Site 2 - Unit 4, Chapel Road, Hereford Enterprise Zone, Herefordshire	Erection of a building (Unit 4) for B2/8 general industrial and;storage use, extending to 1300 square metres.	13/07/2020	13/07/2023
Dinedor	203180	UNDER CONSTRUCTION	2800	0.28	B1 B2 & B8	Unit 10, Beech Lane, Hereford, Herefordshire, HR2 6FG	Proposed steel portal framed building for storage and additional steel;fabrication workshop space and further submission of DOC 7, 8, 9, 12,;14 (partially);and 15)	13/10/2020	13/10/2023
Lower Bullingham	203996	UNDER CONSTRUCTION	1166	0.12	B1 & B2	Land West of Clean My Ltd - Part of Plot N4, Festival Way, Sklylon North Magazine - Sklylon Par, Hereford, HR2 6ST	Proposed new high tech manufacturing building with ancillary offices;and associated development including car parking,	11/01/2021	11/01/2024

PARISH	APPLICATION NO	APPLICATION STATUS	SITE AREA (m2)	SITE AREA (HA)	USE CLASS	ADDRESS	DESCRIPTION OF PROPOSAL	DECISION DATE	EXPIRY DATE
							landscaping and;drainage for Central Engineering Ltd		
Dinedor	204590	UNDER CONSTRUCTION	2307	0.23	B8	Site of Former Building 704 Chapel Road, Rotherwas Industrial Estate, Hereford	Proposed replacement commercial building.	08/02/2021	08/02/2024
Dinedor	210548	UNDER CONSTRUCTION	10000	1	D1	Plot N24 at Skylon Park Rotherwas Hereford	Application for landscaping and revised development for a proposed D1 development and associated estate road, car parking and landscaping.	15/03/2021	15/03/2024
		TOTAL	23162	2.3					