

3. COMMUNITY PLANNING WEEKEND

HANDS-ON PLANNING

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NORTH-WEST FOCUS

- 1 Existing neighbourhoods
- 2 Existing focal points
- 3 Barrier to east created by racecourse and industrial sites
- 4 Huntingdon Lane cycle and footpath
- 5 Pedestrian priority where roads cross Huntingdon Lane
- 6 Tree-lined avenues echoing King's Acre Road
- 7 New social facilities constituting focus for combined neighbourhoods
- 8 Employment site with agricultural theme



SETTLEMENT TOUR

NB: This group travelled to four existing settlements by minibuses, discussing the plus points and minus points of each.

- Plus point
- Minus point

SETTLEMENT TOUR (CON'D)

The Furlongs

- Dense
- Lack of cohesiveness; mix of materials
- Generic – didn't feel like Hereford
- "Rabbit warren" – no distinguishing features
- Hedgerows create spaces – future management and maintenance
- Parking dominated
- Conservation protection of newts
- Overlooking countryside

3. COMMUNITY PLANNING WEEKEND

HANDS-ON PLANNING



SETTLEMENT TOUR (CON'D)

The Rose Garden

- For over 55s
- Looks institutional
- Street / atrium
- Landscaped gardens
- Facilities (woodworking, shop, etc)
- Apartments: good layouts



SETTLEMENT TOUR (CON'D)

Braemar Gardens

- Space and trees
- Low density
- Very green
- Consistent materials
- Wider frontages
- Parking



SETTLEMENT TOUR (CON'D)

St James

- Victorian and Edwardian terraced housing
- Streets
- Consistent red bricks
- High density

3. COMMUNITY PLANNING WEEKEND

REPORT BACK PRESENTATION

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Team works in Hereford to prepare for Report Back Presentation, May 2015

When: Tuesday 19 May 2015, 6.30PM-8.00PM

Where: Whitecross Hereford High School, Hereford

Immediately following the Community Planning Weekend, the JTP-led team analysed and summarised the outcomes of the public workshops. With this information, they drew up a Vision for the Land at Three Elms, Hereford.

This Vision was quickly presented back to the local community. The audience of around 100 people heard an overview of the outcomes of the Community Planning Weekend and viewed the emerging proposals for the site, including an illustrative masterplan and artist impressions.

Team members were on hand for individual conversations before and after the presentation, and the exhibition boards and hands-on planning drawings from the Community Planning Weekend were also on display.

Attendees were given a broadsheet to take away (see Appendix B). This handout included:

- A summary of the Community Planning Weekend
- Key themes from the weekend's workshops, which are included on the following pages
- The illustrative masterplan
- Artist impressions of the Vision

3. COMMUNITY PLANNING WEEKEND

KEY THEMES

At the Land at Three Elms, Hereford Community Planning Weekend, the local community shared their ideas and experiences with the design team through workshops and one-to-one discussions. Following the weekend, the team summarised and analysed this feedback and identified a number of key themes, which were presented back to the community at the Report Back event. These key themes are set out here.

All quotes are from participants at the Community Planning Weekend.

PRINCIPLE OF DEVELOPMENT

Land at Three Elms has been identified by Herefordshire Council in its draft Local Plan as appropriate for the development of a sustainable new neighbourhood. There are those who object in principle to the proposed development, whilst others see the site as providing an opportunity for Hereford to grow in a planned way. Many people participated in the workshops and hands-on planning groups on the basis that if the development does go ahead, they wanted to ensure it becomes a positive addition to Hereford, that it is well integrated with neighbouring areas and provides a range of benefits to the existing and new community.

“ We don't want this development but we're trying to get the best we can out of it! ”

TRUST

Some participants cited examples of previous developments that were not seen as making positive contributions to the city. Participants were aware that the Land at Three Elms would be sold on to developers to build out and there was therefore some concern that the positive ideas that came at the Outline Planning stage would not survive to the delivery stage. Participants were keen to understand how the quality of the emerging “Vision” could be locked in to the Outline Planning Application and enforced through the development process.

“ How will we be assured that it will be a 'rounded' development and not just a 'rack 'em and stack 'em' housing development? ”



3. COMMUNITY PLANNING WEEKEND

KEY THEMES

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RESPECTING & BENEFITING THE EXISTING COMMUNITY

The site lies on the western edge of Hereford and development should respond sensitively to Huntington Conservation Area and other neighbouring residential areas. Participants also saw an opportunity to create a “community focus” on the eastern side of the new neighbourhood which could provide a range of community amenities, including a new primary school, community hall and potentially health facilities, to benefit existing residents and new residents alike and bring neighbourhoods together in this part of Hereford.

“ *There's a huge area that's disconnected. Let's create a focus - we need to bring these parts of the city together.* ”

OPEN SPACE & GREEN INFRASTRUCTURE

Key landscape features and views should be retained where possible. In particular, the community valued the rural quality of Huntington Lane and participating students from Whitecross High wanted to retain an oak tree close to their school. The Yazor Brook is a key asset and its flood plain provides an opportunity to create a linear park for the existing and new community, with enhanced meadowland and woodland habitats.

“ *We must make the best of the green open space that runs through the site.* ”

A MIX OF HOUSING FOR A BALANCED, SUPPORTIVE COMMUNITY

Participants wanted to ensure a balanced community in the new neighbourhood through the provision of a mix of housing types, including housing that is affordable to buy or rent. There was a strong desire that the new development, with quality community amenities and green open spaces, should attract and retain young people and families, as well as providing for the elderly. Effort is needed to create a strong supportive community, to ensure long term wellbeing and quality of life. The building of community is as important as the building of a place.

“ *People need somewhere to live, not just exist!* ”



3. COMMUNITY PLANNING WEEKEND

KEY THEMES

PRINCIPLES OF SUSTAINABILITY

Participants saw the opportunity to develop a sustainable new neighbourhood across a range of social, economic and environmental criteria. This will depend on a mix of high quality landscape, community facilities and housing, all built around a strong and legible movement framework, which promotes walking and cycling. The development is likely to take place over ten to twenty years and whilst innovation is welcomed, for viability reasons the housing is most likely to be developed according to the building regulations at the time of construction.

“ *The triple bottom line must be social, environmental as well as economic. There's an opportunity to show what can be done!* ”

LOCAL ENTERPRISE OPPORTUNITIES

Participants stated that Hereford has a low wage economy and needs to attract a more diverse range of better paid jobs. There is an element of employment space within the site, but some participants were sceptical that new jobs will come forward alongside new houses. Participants were keen to see a focus on “local” enterprise, including local food production and showcasing local arts and crafts. It was felt that designing the development as a place to live, learn, play and work would attract creative and enterprising people.

“ *Local companies could provide local jobs and training - we need to create livelihoods and wellbeing for local people.* ”

3. COMMUNITY PLANNING WEEKEND

KEY THEMES

GETTING ABOUT

Hereford has a high car usage for short journeys compared with the national average, and many people in the area are car-dependent due to limited public transport options. Participants were concerned about the capacity of existing roads to cope with more vehicles at peak times and many were sceptical that the proposed Hereford Relief Road will ever be built. However, the new development at Three Elms will bring investment into the city including the delivery of new infrastructure and the potential for improved pedestrian and cycle links, and enhanced bus services, which will benefit existing residents.

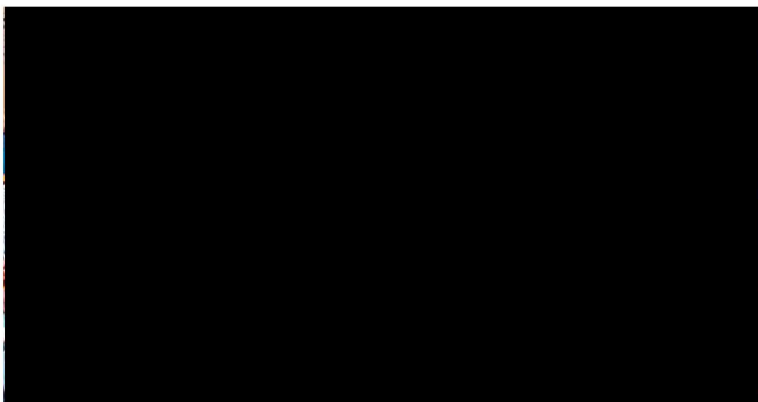
“ *There's already a serious traffic problem - we need to drive less!* ”

COMMUNITY PARTICIPATION

Many participants welcomed the opportunity to take part in the Community Planning Weekend workshops to inform and influence the development of the proposals. Participation was wide-ranging and included local councillors, amenity groups and residents. The involvement of students from Whitecross School was particularly welcomed and many ideas they introduced on the first afternoon inspired much of the subsequent discussion. The design team committed to continuing to seek community input as the proposals developed, including holding an exhibition of the proposals prior to the submission of the Outline Planning Application.

LAND AT THREE ELMS, HEREFORD COMMUNITY UPDATE

Thursday 2nd July 2015, 6.00PM-8.00PM
Whitecross Hereford High School



You are invited to the Land at Three Elms Community Update to review the illustrative masterplan and have a chance to discuss key elements of the emerging proposals with the design team. This meeting will include an exhibition of the developing proposals and a chance to discuss key aspects with members of the design team around topic tables set up for the purpose.

Land at Three Elms, Hereford Community Update

Thursday, 2nd July 2015

6.00PM Exhibition opens
6.30PM Themed topic tables
7.30PM Report Back from Topic Tables
8.00PM Close

Venue: Whitecross Hereford High School, Three Elms Road, Hereford HR4 0RN

EVERYONE IS WELCOME!



jtp.co.uk

The Land at Three Elms Community Update is being organised by John Thompson & Partners on behalf of the Church Commissioners for England. For more information please visit www.jtp.co.uk or contact Jennifer Johnson at jj@jtp.co.uk or on Freephone 0800 0126730.

LAND AT THREE ELMS, HEREFORD COMMUNITY UPDATE

Thursday 2nd July 2015, 6.00PM-8.00PM
Whitecross Hereford High School



THE SITE

Land at Three Elms has been identified in Herefordshire Council's draft Local Plan as a location for a sustainable mixed-use development including new homes, employment land and open space and recreation areas. The development of this new neighbourhood can also help to bring long term investment to the city, including the delivery of new infrastructure.

The Church Commissioners for England have appointed John Thompson & Partners (JTP) as masterplanners, to work with the local community to inform the development proposals.

COMMUNITY PLANNING

In May 2015, around two hundred and fifty people attended the Land at Three Elms Community Planning Weekend at Whitecross Hereford High School to view a background exhibition and participate in workshops. Following the public days the JTP-led team analysed and summarised the outcomes and drew up an illustrative masterplan, which was reported back to the community. If you'd like to view the material presented during the Community Planning Weekend and the report back event, please visit the dedicated page on JTP's website:

www.jtp.co.uk/community-planning-projects/three-elms/

At the Report Back it was mentioned that the design team will continue to consult with Herefordshire Council, local stakeholders and the local community as they move forward to prepare an Outline Planning Application for the site – which it is anticipated will be submitted in early autumn 2015.



jtp.co.uk

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4. FURTHER EVENTS

COMMUNITY UPDATE EXHIBITION

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Attendees discuss proposals around the illustrative plan at the Community Update Exhibition, July 2015

When: Thursday 2 July 2015, 6.00pm-8.00pm

Where: Whitecross Hereford High School, Hereford

Following the Community Planning Weekend, this update event was organised shortly after in order to give the local community an opportunity to review the illustrative masterplan and discuss key elements of the emerging proposals with the design team.

The event was widely advertised in advance, including:

- Solus distribution of over 4000 flyers to homes in the local community,
- Media releases sent to local outlets,
- Direct invitations to the stakeholder database, including those who had attended the Community Planning Weekend

This event focused around an exhibition. Although themed breakout sessions were planned, the majority of attendees instead wanted to view the exhibition in their own time and have one-on-one conversations with team members. Accordingly, everyone did not break into topic tables as planned although there was opportunity for interested attendees to sit down around tables and discuss the proposals over plans.

4. FURTHER EVENTS

COMMUNITY UPDATE EXHIBITION

In addition to boards from the Community Planning Weekend, new exhibition boards were displayed at the event showing the illustrative masterplan and illustrative views, as well as detailing the outcomes of the Community Planning Weekend. Handouts of the illustrative masterplan were available for attendees to take away.

It was a well-attended event of about 100 people, some of whom had attended the Community Planning Weekend and others who had not. Most attendees joined the event to learn more about the proposals or ask questions. Some people attended in opposition to the proposals.

Key areas of questions or concern included:

- The principle of development
- The proposed Hereford Relief Road
- The work on the Local Plan that was ongoing at that time
- Flooding and drainage
- The impact on existing neighbouring settlements, including views

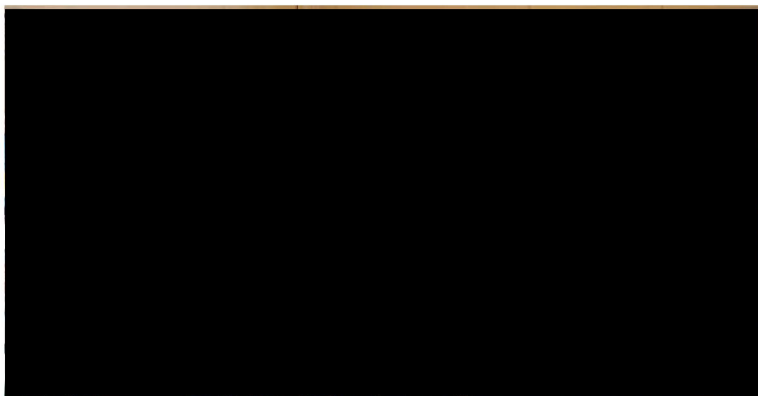
The exhibition boards shown at this event are included in Appendix C.



Entrance to exhibition at Whitecross Hereford High School

LAND AT THREE ELMS, HEREFORD PRE-SUBMISSION EXHIBITION

Wednesday 8 June 2016



You are invited to an exhibition of the proposals prior to the submission of the Outline Planning Application in late July.

Over the past few months the Church Commissioners for England and its team have been working on proposals for a high quality, mixed use development on Land at Three Elms, Hereford, which will help deliver much needed new homes and employment for the area.

LAND AT THREE ELMS, HEREFORD PRE-SUBMISSION EXHIBITION

Join us on Wednesday, 8 June 2016

12.00pm–2.30pm
at St Peter's Church, St Peter's Square,
Hereford HR1 2PG

or
6.45pm–8.45pm
at Whitecross Hereford High School,
Three Elms Rd, Hereford HR4 0RN

EVERYONE IS WELCOME!



jtp.co.uk

The Land at Three Elms Pre-Submission Exhibition is being organised by JTP on behalf of the Church Commissioners for England.
For more information please visit www.jtp.co.uk, email community@jtp.co.uk or call us on Freephone 0800 0126730.

LAND AT THREE ELMS, HEREFORD PRE-SUBMISSION EXHIBITION

Wednesday 8 June 2016

You are invited to an exhibition of the proposals prior to the submission of the Outline Planning Application in late July. Team members will be on hand to answer questions and comment forms will also be available.

The exhibition will be held on **Wednesday, 8 June 2016**, at different times in two separate venues:

12.00pm–2.30pm
at St Peter's Church, St Peter's Square,
Hereford HR1 2PG
and

6.45pm–8.45pm
at Whitecross Hereford High School,
Three Elms Rd, Hereford HR4 0RN

BACKGROUND

Herefordshire Council has identified the Three Elms site for a sustainable urban extension in its Core Strategy, which was adopted in October 2015.

The Church Commissioners for England are preparing an Outline Planning Application for the site, with all matters reserved except access. The application is for an urban extension comprising up to 1,200 homes; employment development; a neighbourhood centre with a mix of retail, health provision and leisure uses; a new single form entry primary school; Park & Choose interchanges; together with open space, play areas, landscaping, highways, infrastructure and associated works.

The application will seek approval for the principle of development on the site and the distribution of uses. The application submission will include detailed technical reports and assessments including an Environmental Impact Assessment and transport proposals. Once submitted, the application will be determined by Herefordshire Council following a formal period of public consultation by the Council.



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4. FURTHER EVENTS

PRE-SUBMISSION EXHIBITION

When: Wednesday 8 June 2016, 12.00pm-2.30pm

Where: St Peter's Church, Hereford

and

When: Wednesday 8 June 2016, 6.45pm-8.45pm

Where: Whitecross Hereford High School, Hereford

Around 250 people attended this exhibition of the proposals prior to the submission of an Outline Planning Application.

The event was widely advertised in advance, including:

- Solus distribution of over 5000 flyers
- Media releases sent to local outlets
- Direct invitations to the stakeholder database, including those who had attended earlier events
- A press advert in the Hereford Times

The updated exhibition showed how feedback and the results of further site studies informed the illustrative masterplan. New exhibition boards included information on:

- Design principles which set a framework for the updated illustrative masterplan
- Parameter plans, which fix key overarching principles for the development including access into the site, the location, and scale of land uses
- More detail on the highway and access strategy
- New artist impressions of the proposals

The exhibition boards are included in Appendix D.



Attendees at the Pre-Submission Exhibition, June 2016

4. FURTHER EVENTS

PRE-SUBMISSION EXHIBITION

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Attendees at the Pre-Submission Exhibition, June 2016

The event took place at two different times and locations so that more people would be able to attend the exhibition. Slightly more than half of the attendees joined the daytime session at St Peter's Church, when a mix of people joined the exhibition from throughout Hereford, including the Three Elms site's local area. This contrasted with the evening session at Whitecross School, when most attendees were from the immediate area.

Most attendees welcomed the opportunity to view the additional detail of the proposals. Discussions varied widely but questions and concerns included the treatment of buffer areas between the proposed development and existing settlements; the inclusion of a corridor for the Hereford Relief Road and the relationship with the Council's ongoing work; detail on the highways and access strategy; the provision of social infrastructure including a GP surgery and schools; and the size, tenure and design of housing. Some attendees continued to express their general opposition to development on the site.

Three comments were received in hard copy:

- That the site be kept peaceful and green
- A question if Huntington Church could be provided with running water
- A question about occupying space in the community centre

5. INFLUENCE ON PROPOSALS

INTRODUCTION & COMMUNITY PLANNING WEEKEND

INTRODUCTION

The community engagement process began early in the design development process and continued alongside the emerging proposals. The community's views have significantly influenced the proposals.

This chapter sets out how the community has influenced the design in five stages:

- May 2015 – The Community Planning Weekend
- June 2015 to July 2016– Design evolution during a period which included design development, technical work and two subsequent events.

Additionally, this chapter provides detail of the pre-application discussions with Herefordshire Council during the design development. This chapter also includes the submitted illustrative masterplan alongside artist impressions illustrating the proposals.

COMMUNITY PLANNING WEEKEND

The initial masterplan for Land at Three Elms was developed through a collaborative process at the Community Planning Weekend (CPW) held in May 2015. Through a series of discussion workshops, walkabouts and hands-on planning groups issues were discussed and ideas developed. Following two days of workshops, the design team assessed and analysed the outcomes and prepared a Vision masterplan which was reported back to the community four days later.

PRINCIPLE OF DEVELOPMENT

Land at Three Elms has been allocated by Herefordshire Council in its Local Plan Core Strategy (Policy HD5) as appropriate for the development of a sustainable urban expansion.

At the Community Planning Weekend there were those who objected in principle to the proposed development, whilst others saw the site as providing an opportunity for Hereford to grow in a planned way. Many people participated in the workshops and hands-on planning groups on the basis that if the development does go ahead, they wanted to ensure it becomes a positive addition to Hereford.

5. INFLUENCE ON PROPOSALS

COMMUNITY PLANNING WEEKEND

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INFLUENCE ON DESIGN AT THIS STAGE

This table sets out key community aspirations that emerged during the Community Planning Weekend, and how these have influenced the design.

| Community aspiration | Influence on proposals |
|---|---|
| Integrate Three Elms with neighbouring areas and provide a range of benefits to the existing and new community. | The design of Three Elms provides a permeable network of streets, paths and green spaces that integrate with the surrounding neighbourhoods. A new neighbourhood heart with a range of community amenities, located to the centre of the site will encourage integration between the existing and new communities. |
| Retain key landscape features and views, where possible. | The character of the development is strongly defined by the way in which the proposed built form will be set within an established set of existing site features and landscape, including hedgerows. Features retained include: the rural quality of Huntington Lane; the oak tree close to Whitecross Hereford High School; the view from Huntington Lane bridge to the Cathedral spire; and retention of disused railway line for use a pedestrian cycle route through the Site. |
| Respond sensitively to Huntington. | The layout carefully considers Huntington and its Conservation Area. A green buffer around the existing settlement will separate Huntington from the new development whilst facilitating community connections and integration between Huntington and the new neighbourhood. Within the buffer, there is provision for appropriate community uses, including the potential for allotment gardens. During design development, the children's play area was moved outside of the buffer area to facilitate a quieter natural setting. |
| Consider the capacity of existing roads and invest in the delivery of new infrastructure, including improved pedestrian and cycle links, and enhanced bus services. | The scheme is designed to facilitate active travel throughout, e.g. walking and cycling, as well as access to the public transport services. The disused east-west railway corridor will be reused as a pedestrian and cycle route that can connect to the existing provision to the east of the site which links into the Hereford network. The proposal includes investment to junction improvements at Three Elms Road and Grandstand Road. Two areas of Park and Choose have been included in the proposals off Kings Acre Road and Roman Road, in close proximity to bus services. |
| Develop a social, economic and environmental sustainable neighbourhood across a range of criteria. | The proposals provide for a sustainable mix of high quality recreational and natural landscape, community amenities and housing, all built around a strong and legible movement framework, which promotes walking and cycling, and all to support a sustainable community. |

5. INFLUENCE ON PROPOSALS

COMMUNITY PLANNING WEEKEND

| Community aspiration | Influence on proposals |
|---|---|
| Ensure a balanced community through the provision of a mix of housing types, including housing that is affordable to buy or rent. | <p>The disposition of these dwellings on site is based on the principle that greater intensity of use should occur close to the community facilities, opportunities to access public transport, and along the principle route through the development. These principles in turn define the structure and character of the development. Therefore, the layout could position higher density accommodation along Three Elms Road, Kings Acre Road, along the principle route within the development, and around the community heart.</p> <p>To ensure an appropriate and diverse mix of dwelling types for all needs, the proposal could provide for medium and lower density areas suited to larger, family housing. Larger, lower density housing could be positioned where areas of proposed built form face elements of open space, green corridors and on higher slopes to the north of the site, where they form an appropriate transition between built edge and open space.</p> |
| Create a “community focus” on the eastern side of the new neighbourhood, close to existing communities, which could provide a range of community amenities, including a new primary school, community hall and potentially health facilities, to benefit existing residents and new residents alike and bring neighbourhoods together in this part of Hereford. | The proposal reserves land for a community heart, including for a single form entry primary school, a public square and community uses, which could, for example, include a doctor’s surgery and multi-use community hall. An expansion area for Whitecross Hereford High School is also provided along the eastern boundary of the site immediately adjacent to the school site. |
| Prioritise open green space, including integrating the Yazor Brook as a key asset to create a linear park for the existing and new community, with enhanced meadowland and woodland habitats. | A framework of open space is proposed across the site, which will accommodate a variety of uses and activities, including recreational activity, dog-walking, allotments, surface water attenuation meadows, pedestrian and cycle links, formal sports provision, and children’s play. This includes the new Yazor Meadow which provides a substantial area of managed, natural green space for recreation and nature. The existing orchard adjacent to Huntington could be extended. Securing the management of the landscape and public realm spaces will be the responsibility of the eventual developer of the site (yet to be appointed). |



5. INFLUENCE ON PROPOSALS

COMMUNITY PLANNING WEEKEND

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| Community aspiration | Influence on proposals |
|---|--|
| Attract diverse and better paid jobs to the area including a focus on “local” enterprise, including local food production and showcasing local arts and crafts. | An area of land to the west of the site is reserved for employment, potentially providing employment opportunities by way of office (B1), industrial (B2) and/or distribution and storage (B8) uses, subject to market demand. In addition, land is reserved for a neighbourhood centre which could provide a range of employment opportunities in retail and community uses, including the primary school and a public square, on which local markets could take place. |
| Lock the quality of the emerging “Vision” in to the Outline Planning Application to ensure delivery through the development process. | The parameter plans which form part of the planning submission will fix the proportion and location of open space and built development. |

5. INFLUENCE ON PROPOSALS

FURTHER DESIGN DEVELOPMENT

Since the Illustrative Masterplan for the Land at Three Elms was presented in May 2015 at the Report Back Presentation, the masterplan has evolved in light of on-going technical analysis and dialogue with the local authority, stakeholders and community. This notably included two further events:

- Community Update Exhibition, 2 July 2015
- Pre-Submission Exhibition, 8 June 2016

In addition to further design development on the community aspirations stated on the previous pages, additional comments received during this design development stage also influenced the emerging proposals. These are summarised in the table to the right.

| Community aspiration | Influence on proposals |
|---|---|
| Carefully consider the implications of the proposed Hereford Relief Road. | A potential corridor for the Hereford Relief Road located within the identified western corridor in the Core Strategy is included as part of the proposals. The proposed location of the Relief Road along the site's western edge ensures that there is no barrier between the existing and new neighbourhoods, and the development clusters themselves. |
| Respond more sensitively to existing community at Bovingdon Park. | A 10m buffer area around Bovingdon Park is included to provide an adequate level of privacy between the homes in Bovingdon Park and the proposed development. |



5. INFLUENCE ON PROPOSALS

HEREFORDSHIRE COUNCIL

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HEREFORDSHIRE COUNCIL

The Commissioners have engaged in dialogue with Herefordshire Council in relation to the Site over many years, firstly through the now adopted development plan process and then subsequently through the pre-application process.

This has included extensive consultation with the Council with respect to the scope of the Environmental Impact Assessment (with the Commissioners obtaining three EIA Scoping Options). A number of other meetings with the Council have also informed the content of the planning application. The list below details meeting dates since September 2014:

- 11th September 2014
- 6th February 2015
- 10th March 2015
- 10th June 2015
- 27th August 2015
- 28th September 2015
- 22nd October 2015
- 6th January 2016
- 3rd March 2016
- 8th June 2016

These meetings, along with the outcomes of the community engagement exercise and engagement with other stakeholders as part of the environmental baseline assessments (detailed within the submitted ES), resulted in a number of amendments to the emerging design of the Development. These included:

- Inclusion of two Park & Choose sites provided in the north and south of the Development, rather than the single one originally proposed, following discussions with HC's Transport Strategy Team;
- Reposition of the Primary School to the south-east of the Neighbourhood Centre to sit closer to the existing Whitecross School;
- Addition of an expansion area of 0.84ha for Whitecross School following discussions with HC;
- Addition of a 3G football pitch following discussions with HC;
- Introduction of an increased set-back to the south-east of Huntington and a reduced set-back to the south-west, following discussions with the HC Conservation Officer regarding the relationship between the existing and proposed development;
- Increased public open space along the south-eastern boundary of the Site forming an integrated space between both the existing and proposed urban development;
- Addition of a 10m buffer around Bovingdon Park to provide privacy between the homes in Bovingdon Park and the proposed Development;
- Introduction of an additional access to the employment area from the existing Livestock Market, as suggested by HC's Transport Strategy Team, in order to remove reliance on the HRR as the single access point to the employment land;
- Amendment to the Site boundary to include the non-listed barns to the north of Huntington Court Farm to the area to be developed for residential dwellings following discussions with HC's Conservation Officer;
- Introduction of an increased setback of Development from Huntington Lane; and
- Changes to the setback between the Reserved HRR Corridor and the boundary of the adjacent residential land parcels to ensure a sufficient buffer having regard to potential traffic noise effects.

5. INFLUENCE ON PROPOSALS

ILLUSTRATIVE MASTERPLAN



Submitted Illustrative Masterplan

For more detail on the submitted design, please refer to the Design and Access Statement, Chapter 5 'Masterplan'.

5. INFLUENCE ON PROPOSALS

ARTIST IMPRESSIONS

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Artist's impression of the
community square



5. INFLUENCE ON PROPOSALS

ARTIST IMPRESSIONS



Artist's impression looking west across residential neighbourhood from Huntington Lane bridge over disused railway



5. INFLUENCE ON PROPOSALS

ARTIST IMPRESSIONS

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Artist's impression of proposed development along Yazor Meadow





Appendices

APPENDIX A

COMMUNITY PLANNING WEEKEND BACKGROUND EXHIBITION, MAY 2015

LAND AT THREE ELMS, HERFORD COMMUNITY PLANNING WEEKEND Friday 15 & Saturday 16 May 2015



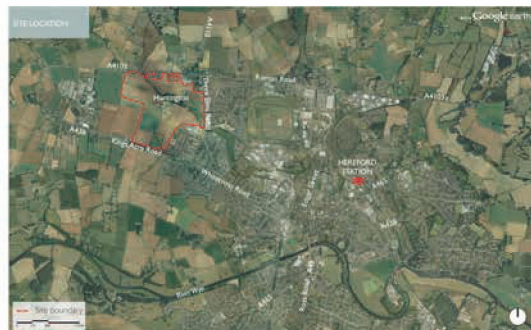
Introduction

BACKGROUND

Herefordshire Council has proposed to allocate land at Three Elms for a sustainable urban extension of Hereford since the initial stages of its Local Plan Core Strategy in 2008. The proposed urban extension is included in the most recent draft of the Local Plan (see Herefordshire key diagram below). The site identified is broadly located between the A103 Roman Road to the north and the A438 Kings Acre Road to the south. The land is currently being used for agriculture, with the settlement of Huntington lying at the centre of the site allocation. The Tazor Brook runs through the land and the brook corridor is designated a flood zone.

The Church Commissioners for England (The Commissioners) are currently looking to bring the identified land at Three Elms forward for development in line with the Council's vision. The proposed development site is circa 93 hectares which extends to Roman Road in the north, Three Elms Road in the east and Kings Acre Road in the south (see adjacent plan).

The Commissioners have appointed a team of consultants to look at various technical aspects of the site. John Thompson & Partners (JTP) have been appointed as masterplanners, to work with the local community to inform and influence the development of an illustrative masterplan for the site.



HEREFORDSHIRE LOCAL PLAN

The Local Plan is in an advanced stage of preparation. The Core Strategy forms the first and most important of the Local Plan documents and has been in preparation for the past 7 years. It has recently been examined by an Inspector and all of its policies, including the proposed allocation of land at Three Elms for a sustainable urban extension, have been subject of scrutiny to ensure they are sound. The Inspector's Report is due later in summer 2015, and it is anticipated that the Council will be in a position to adopt the Core Strategy in autumn 2015.

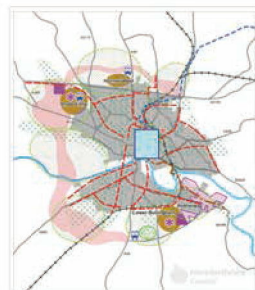
Policy HD5 - Western Urban Expansion

Policy HD5 in the Herefordshire Local Plan identifies land at Three Elms for a mixed urban expansion with:

- a minimum of 1000 homes at a density of up to 35 dwellings per hectare with 35% of the total number as affordable housing;
- at least 10 hectares of employment land;
- new green infrastructure with pedestrian and cycle links and use of the disused railway;
- a 210 place primary school;
- a community hub;

- a transport interchange;
- appropriate sports facilities and recreational areas; and
- sustainable urban drainage and flood mitigation arising from the Tazor Brook.

The policy also suggests that the development could help to bring long term investment into the city, including a contribution to the delivery of new infrastructure to facilitate the construction of the adjoining phase of the Hereford Relief Road. It suggests that the expansion area will be planned on a comprehensive basis, informed by a development brief and masterplan. This includes variations in layout, density and design to achieve a form and character to the development that respects the landscape sensitivity and existing natural features of the area and the setting of Huntington Conservation Area.



Herefordshire key diagram (Herefordshire Local Plan - Core strategy 2011-2021)
The submission Publication version (Spring 2014)

This exhibition has been prepared to support the Three Elms community planning event. This is a public event, open to all, at which attendees are invited to help create a concept for a sustainable new neighbourhood to the north-west of Hereford. Today is an opportunity to share local knowledge and contribute to planning the new neighbourhood. We want to know about the issues that are important to you and welcome your comments.

Our ideas will be developed further over the next few days incorporating the comments we have received from you and will be presented to the community on Tuesday the 19th of May at 6:00 pm at this venue.

PROPOSED PROJECT TIMELINE



THE CHURCH COMMISSIONERS FOR ENGLAND
Land Owner



JOHN THOMPSON & PARTNERS
Masterplanners and Community Engagement



WYG ENGINEERING CONSULTANTS
Highways and Drainage

Carter Jonas
Planning Consultants

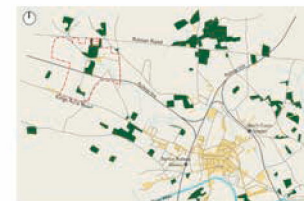
waterman
Environmental Consultants

COTSWOLD ARCHAEOLOGY
Heritage Consultant

LAND AT THREE ELMS, HERFORD COMMUNITY PLANNING WEEKEND Friday 15 & Saturday 16 May 2015

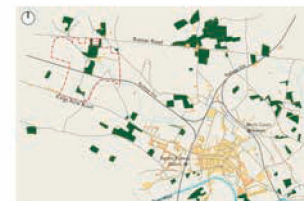


Historic Growth of Hereford



Until 1888:
Historic maps show that the settlement of Hereford was initially on the northern side of the River Wye, between the original railway network's opening in 1864. This area is now the location of the city centre, surrounded by the remains of its medieval walls.

Until 1888, beyond the settlement core, small pockets of development can be seen outside of the railway network, particularly along White Cross Road, Ridge Road, and Commercial Road Huntington and a strip of development to the north of Kings Acre Road can be seen.



1905:
Hereford did not expand significantly in the first decade of the 20th century. Development instead took place within the boundaries of the existing settlements, with a small amount in the north, along Roman Road. In 1893, following the

closure of Barton railway station to passenger traffic and restricting the station to freight use, Barton Court Station (now Hereford railway station) located on the eastern rail line, became the heart of Hereford's rail transport system.



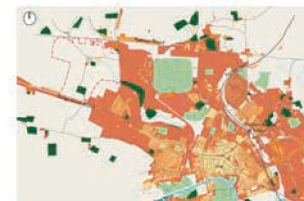
1936:
The 1930s saw a growth spurt in Hereford with Barton Court Station serving as the main passenger station, new settlements appear along the railway line, especially to the east. This is why more development is seen to the west of the city centre and extending along Kings Acre

Road and the very first settlement along Three Elms Road. More development is also seen along Roman Road and to the south of Kings Acre Road. In addition, several open spaces within the city were transformed into recreational areas and sports fields.



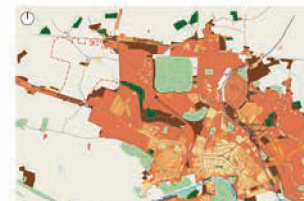
1964:
Over the next three decades, development slowed down. Only small pockets of development are seen to the north of Roman Road, to the east of the railway, and generally filling gaps within existing built form of the city. The tracks of the now dismantled railway lines are visible.

Hereford lost a significant proportion of its historic buildings in the 30s and 60s when planning regulations allowed their demolition. Despite the River Wye presenting a major constraint to Hereford's growth, the city's expansion to the south of the valley with access via St. Martin's Bridge, is seen.



1993:
In the last two decades, Herefordshire's growth rate has been higher than the national average. In this time, Hereford saw considerable urban growth which doubled the extent of the city. Expansion occurred in the west, north and the east, with the majority of the development along the roads adjacent to existing settlements

and then expanding to the inner areas. Together with new housing, expansion also consisted of employment and retail development predominantly along Three Elms Road, Tington Road and Tazor Road in the west, Malvern Road in the north and along Commercial Road and Ludbury Road in the east.



Present day:
In the 21st century the expansion of the city gave Hereford the form that it displays today. In recent decades there has been an increase in the existing urban density and the development of vacant sites both north and south of the River Wye.

A part of the disused railway line to the west now functions as a route for pedestrians and cyclists. The Roman Road and St. Martin's Bridge across the Wye have been preserved and are well used.

COMMUNITY PLANNING WEEKEND BACKGROUND EXHIBITION, MAY 2015

LAND AT THREE ELMS, HERFORD COMMUNITY PLANNING WEEKEND Friday 15 & Saturday 16 May 2015



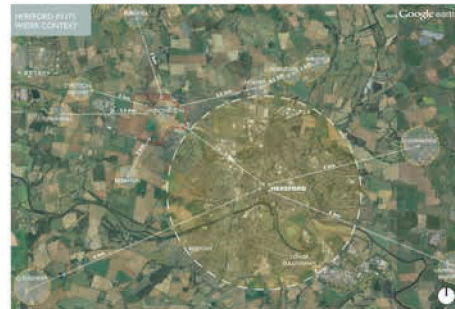
Wider Context

HERFORD AND THE SURROUNDING AREAS

Herford extends up to the A4103 towards the village of Holmer to the north. The railway to the south of the River Wye provides, broadly, the southern limit of the city including Lower Buntingham and Belmont. It spans about 3.4 miles (5.5 km) in the east-west direction. The historic core of the city lies to the north of the river and includes the Cathedral, the Castle and Commercial Road.

The small villages of Breinton, Huntington, Holmer, Munstone and Shellock lie approximately 2 miles (3 km) north and north-west of the city centre. Further out between 2.5 and 3.7 miles (4-6 km) from the city centre looking west to east is a horseshoe formation of small villages, namely Oakengates, Swanshill, Snettison Sugwas, Burghill, Lugwardine and Hampton Bishop.

Land at Three Elms lies at the western extent of the city limits of Herford along Three Elms Road and approximately 1.8 miles (3 km) from the city centre. Huntington is the closest settlement with Breinton, Swanshill, Snettison Sugwas, Newport, Burghill and Holmer all approximately 1.2 miles (2 km) away.



Proposed Relief Road General Corridor Plan - Western Corridor (Area LR P1 - 2015)

WIDER CONNECTIONS

Herford Train Station is located to the north east of the city centre. The station provides connections to Manchester, Cardiff, Birmingham, and further to London.

A network of primary and secondary roads radiate out of Herford city centre. Of these, only two – the A49 and St Martin's Street – cross the River Wye. This, combined with the level of local through traffic, result in increasingly prolonged periods of congestion. As a result, the A49 between Aida and Newtown roundabouts, the inner ring road and much of Whitestown Road have been declared an Air Quality Management Area (AQMA).

Herford Relief Road

The Herford Relief Road – Study of Options (Aug. 2010) produced by Amey reviewed all route options and assessed the impacts of the routes in relation to environmental, engineering and traffic impacts. The inner western corridor is the preferred corridor for the relief road based on the study's overall assessment (see adjacent diagram).

According to the Core Strategy, the first section of the relief road to be constructed is likely to be the section between the A49 and A465 (southern corridor).

The second and lengthy western inner corridor, which includes a bridge crossing (A465 – A4103) would need to be co-ordinated with the development of the western urban expansion proposals at Three Elms. The final section would link the A4103 to the western and eastern sides of the A49 in the north of Herford.

The A4103 (Roman Road) serves as the main east-west connection along the northern edge of the city, meeting the A465 and Edgar Street to connect to the city centre. The A438 (King's Lane Road) runs parallel to Roman Road and provides direct connections to the city centre.



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Connections

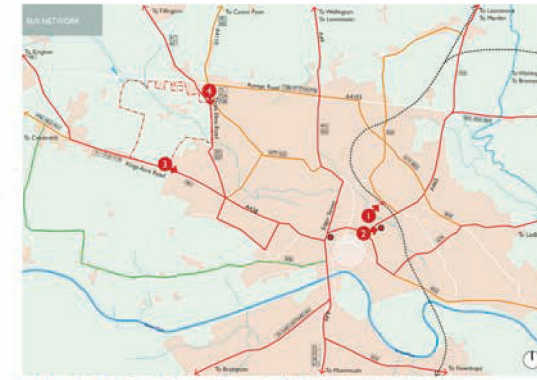
BUS NETWORK

The adjacent map shows bus services operating in Herford, many of which provide links from Herford to the surrounding villages. The heart of the bus network is located in Herford city centre, where hourly services provide connections to Leominster, Bromyard, Ledbury, Monmouth and other locations.

The site is served by hourly and more frequent bus services from King's Lane Road and Three Elms Road providing connections to Herford city centre and other villages including Tilingham, Kington, and villages south of the River Wye.

TRAIN SERVICES

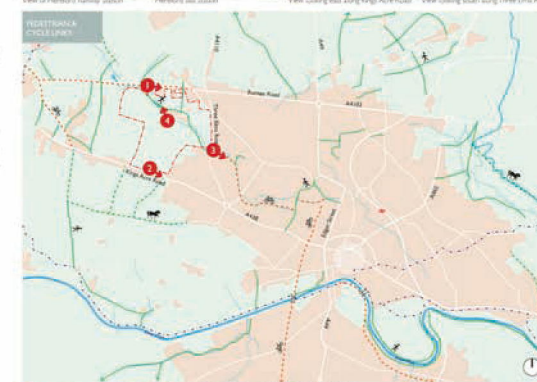
Herford railway station is to the north east of the city centre and about 2 miles (3.2km) from the centre of the site. It can be accessed via public transport and offers hourly services to Worcester, Birmingham, London, Manchester, Cardiff and Newport.



PEDESTRIAN & CYCLE LINKS

The adjacent plan shows the pedestrian footpaths, bridleways and cycle routes within Herford city and the surroundings. In places, the disconnection between existing paths and the lack of sufficient pedestrian and cycle networks is apparent.

Better connections can be found to the west of the city where a footpath crosses the Three Elms site along the Yazor Brook linking Huntington to Three Elms Road to the east and Roman Road to the north. The footpath also connects to the Yazor Brook Park which consists of pedestrian and cycle links south-east towards the city centre. The cycle link continues south across the River Wye and eastwards along Roman Road.



APPENDIX A

COMMUNITY PLANNING WEEKEND BACKGROUND EXHIBITION, MAY 2015

LAND AT THREE ELMS, HERFORD COMMUNITY PLANNING WEEKEND Friday 15 & Saturday 16 May 2015



Landscape Context

EXISTING GREEN INFRASTRUCTURE

The diagram opposite illustrates the existing framework of green infrastructure in Hereford, highlighting relevant and valuable open spaces in the city.

A network of open spaces along the Tabor Brook enhances the connection between the west and the centre of the city. The course of the Tabor Brook runs along Widenmarsh Common and the grounds of Manor House, both recognised for their historical and recreational value.

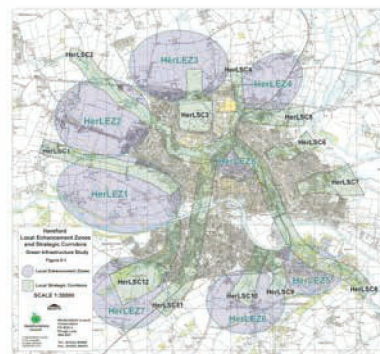
Another asset to the Hereford green infrastructure is the Hereford Racecourse and Hereford City Sports Club, which represents a large area to the north along Roman Road.

In addition, Hereford schools and colleges grounds and playing fields offer further leisure and recreation opportunities for students. The River Wye represents a recognised natural resource providing a linear network of woodlands and open spaces along its course both to the north and south of the river.

- Site boundary
- Agricultural land
- Leisure/sports fields
- Open space
- Woodland
- Existing development
- Watercourse



View looking south-east at the Tabor Brook in Tabor Brook Park. View looking south across Tabor Brook Park. View looking at the southern bank of the River Wye. View looking east towards Bishops Meadow Park.



Hereford Local Environment Zones and Strategic Corridors (Green Infrastructure Strategy Herefordshire - Feb 2015)

HEREFORDSHIRE COUNCIL GREEN INFRASTRUCTURE STRATEGY

Hereford is included in the Green Infrastructure Strategy conducted by Herefordshire Council in 2010, which identifies Local Enhancement Zones and Local Strategic Corridors within the city and the surrounding area. These include areas identified in its developing Core Strategy as options for potential urban expansion.

Seven enhancement zones have been identified that connect to the city centre through local strategic corridors. These green corridors principally run along the brooks, linking parks and other recreational or open spaces with the aim to create a valuable and cycle environment along these routes.

The limited visual sensitivity and ecological constraints and level topography have led HerLEZ 2 to be considered for future development in the Herefordshire Local Plan. Land at Three Elms (the application site) lies in this zone, between two local strategic corridors HerLEZ 1 and HerLEZ 3, and directly connects the zone to the heart of Hereford.

A number of significant opportunities for green infrastructure enhancement at HerLEZ 2 have also been highlighted in the Green Infrastructure Strategy:

- Establish substantial and robust linear habitats along the course of the Tabor Brook extending the corridor into open countryside and incorporating non-motorised vehicular and pedestrian routes to the heart of the city.
- Emphasise the course of the former railway passing through the centre of the zone by establishing linear habitats including woodland, hedgerow and adjacent grasslands, and incorporate and reinforce access opportunities both to and along the course.
- Reinstate the pattern and network of historic field enclosure by planting new species-rich hedgerows.
- Establish linear buffer areas of grassland, woodland and hedgerows alongside Roman Road and other transport routes and to the rear of existing dwellings to preserve the rural character of the area, to minimise any negative visual impact and to soften the transition between the settlement and open countryside.

LAND AT THREE ELMS, HERFORD COMMUNITY PLANNING WEEKEND Friday 15 & Saturday 16 May 2015



Local Amenities

Convenient access to city-wide and local facilities is a key consideration when assessing the suitability of the location of new development and whether it will be sustainable. The two plans on this board highlight amenities in Hereford and those local to the site.

Public transport
Bus stops on Kings Acre Road, Three Elms Road, and Roman Road provide immediate connections to the city centre and further out into surrounding villages. Hereford railway station provides connections to Birmingham, Shrewsbury, Cardiff, Bristol, Newport, and further connections to London. It is about 2 miles (3.2km) from the centre of the site and can be accessed via public transport.

Retail/employment
There is a range of retail facilities in the city centre especially along Commercial Road that can be accessed by public transport. Employment areas to the south of Hereford Racecourse field can be accessed by foot in 15-20 minutes. Other employment areas further east can be accessed by public transport.

Immediately north-east of the site along Tillington Road is an employment area, including Beech Business Park. This can be accessed within 5-10 minutes walk from the centre of the site. To the east of the site on Three Elms Road is the Co-Operative food store conveniently located within 5-10 minutes walk from the centre of the site.

Health
Hereford County Hospital is approximately 2 miles (3.2km) east of the site and can be accessed by public transport. There are numerous surgeries within the city centre, and the closest surgery to the site is the Bubbleshock Surgery located along Three Elms Road.

Education
Within the city centre and to the east of the site are numerous primary schools and colleges, including Hereford Cathedral Junior School, Hereford College of Arts, Hereford Sixth Form College, Holmer Primary School, St Thomas Cantilupe CofE Primary School, and St James CofE Primary School. These can be accessed by local bus services from Kings Acre Road, Roman Road, and Three Elms Road.

Immediately to the east of the site is Whiteworth High School and further east within 5-10 minutes walk is Trinity Primary School.

Leisure and recreation
The city has a wide offering of leisure and sports facilities, including Hereford City Sports Club, Hereford Rugby and Football Clubs, Banquet Meadow Victoria Park, Tabor Brook Park, and numerous smaller parks dotted around the city.

The closest sports provision to the site is the sports pitches at Whiteworth High School, Herefordshire Cricket Centre, and Bakers Bowling Club adjacent to the site. Tabor Brook Park is immediately east beyond the site boundary and provides pedestrian and cycle connections towards the city centre.

In addition to the above amenities, the site is in close proximity to Brethren's Meeting Room (place of worship) along Tillington Road, the post office on Kings Acre Road, and the Three Elms Inn.



St Mary and Stephen's Cathedral. St James' Park. The County Hospital. Public Library.



Whiteworth High School. Bubbleshock Surgery. The Co-operative food store. Three Elms Inn.