

Rotherwas / Bullinghope: Sequence of events indicated by documents released in December 2006 under the Environmental Information Regulations

1998	The Council include the eastern bypass route in the new South Herefordshire District Plan. Bloor Homes propose a major 2-phase housing development at Bullinghope, covering all the land between the railway line and the bypass, with an offer to fund the bypass from the A49 to Hampton Park Rd.
1999	The Council include Bullinghope as one of the UDP Development Options for new housing around Hereford. Bloor Homes refine their proposal: they suggest a new bypass route approx midway between the existing outer route and the railway line and propose 2,200 houses in 3 phases between this midway route and the railway line; they now offer to fund the bypass from the A49 to Ledbury Rd. Council planners obtain figures from Bloor to show the viability of this scheme [documents withheld].
2000	The Council decide to go ahead with the bypass from the A49 as far as the industrial estate as the 'Rotherwas Access Road'. They commission a study by consultants TPI who reject both the existing outer route and a midway route (similar to Bloor's) and recommend a new route next to the railway line on environmental, cost and transport grounds.
2001 (Aug)	After transportation study, sustainability appraisal, and public consultation, Council planners advise that the new housing allocation around Hereford need not be as large as foreseen and recommend a limited development at Holmer rather than Bullinghope because the latter would entail unacceptable extension into open countryside, landscape implications and traffic constraints.
2001 (Dec)	Cabinet rejects the TPI recommendation and decides to go ahead with the Access Road on the existing outer route in the District Plan "in order to achieve the construction of a new road access to Rotherwas as soon as possible.."
2002 (Sep)	The Council publish the Deposit Draft UDP, including 300 houses at Holmer rather than Bullinghope; it also safeguards the eastern bypass route, incl the Access Road, from the A465 to Ledbury Rd.
2003 (Feb)	The Council give themselves planning permission for the Access Road on the District Plan outer route. The Hereford Transport Review rejects an eastern bypass in favour of a western distributor road.
2003 (Dec)	The new Council's UDP Working Group decide to drop Holmer from the UDP in favour of Bullinghope in order to help fund the Access Road, despite officers's advice that it would create "unacceptable road conditions" even if the Access Road were built and that "it would be difficult to limit the final number of dwellings on the site."
2004 (Jan)	Bloor Homes confirm that they are willing to help fund the Access Road in return for planning permission for 300 houses at Bullinghope, provided that they are not required to include any affordable housing and provided that the Council concludes that "the direction of future growth of Hereford should be to

	the south of the City” and intends to bring forward the “development of the remainder of the land” when the UDP is reviewed.
2004 (May)	The Council publish the Revised Deposit Draft UDP, omitting Holmer and substituting Bullinghope, without any requirement for affordable housing and stating that it is “the first phase of a much larger residential development to take place at Bullinghope beyond this Plan period”; it also drops the eastern bypass route, retaining only the Access Road route, extended westward to the A465.
2005 (Feb)	Council planners receive detailed financial information from Bloor Homes [documents withheld] and obtain a public commitment from Blooron helping to fund the Access Road in order to support the case for Bullinghope at the UDP Public Inquiry.
2006	The Public Inquiry Inspector’s Report recommends the deletion of Bullinghope from the UDP and reversion to Holmer. The Council reject this and decide to retain both Holmer and Bullinghope. The Government Office for the West Midlands issues an objection to retaining Bullinghope. Cabinet go out to tender for construction of the Access Road on the basis of funding from Bloor Homes and Advantage West Midlands
7 February 2007	Council signs contract with McAlpine to complete the road by 2008
9 February 2007	Council votes to reinstate 300 houses Bullinghope into the UDP but deletes reference to future phases.

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