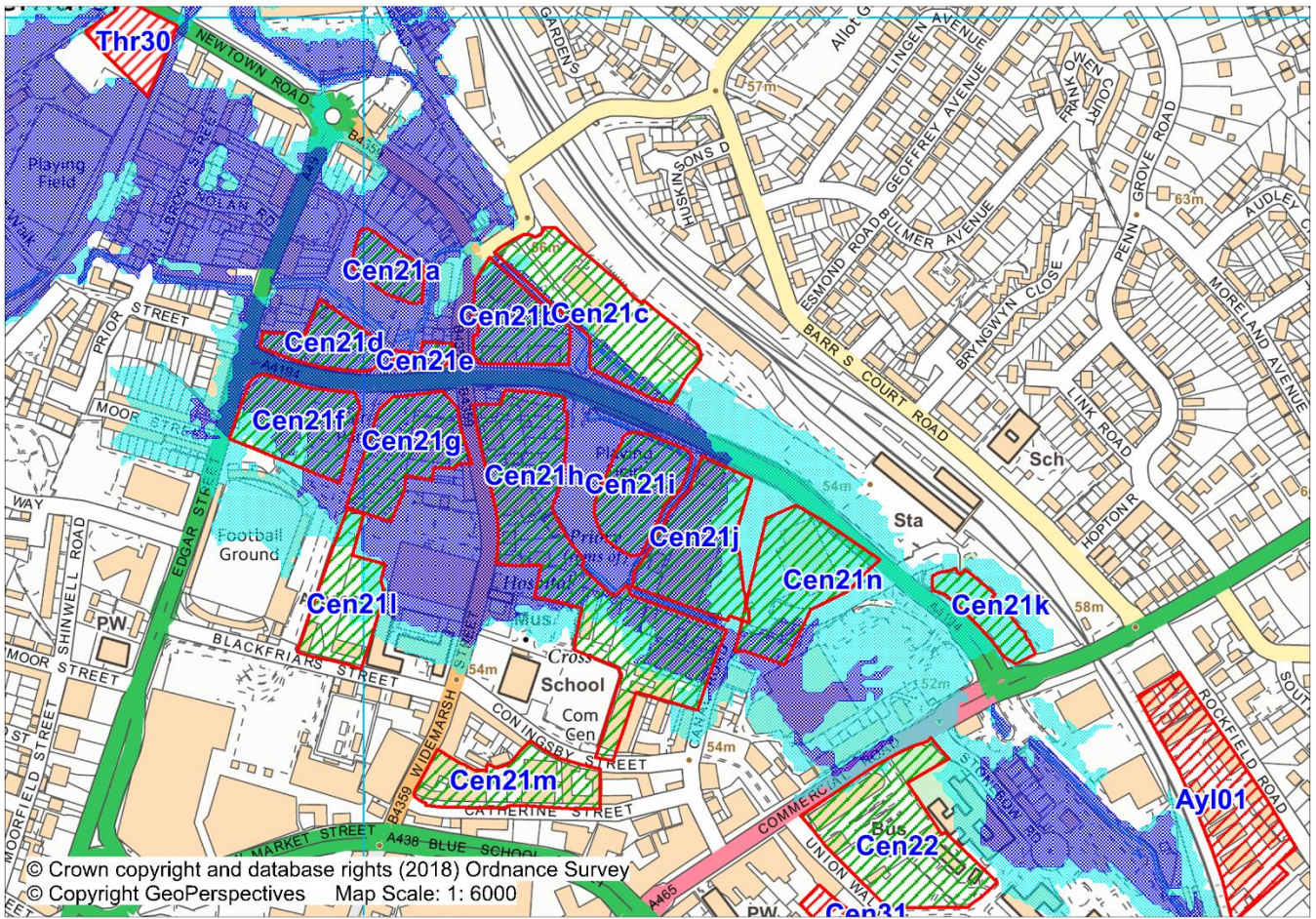


Cen21



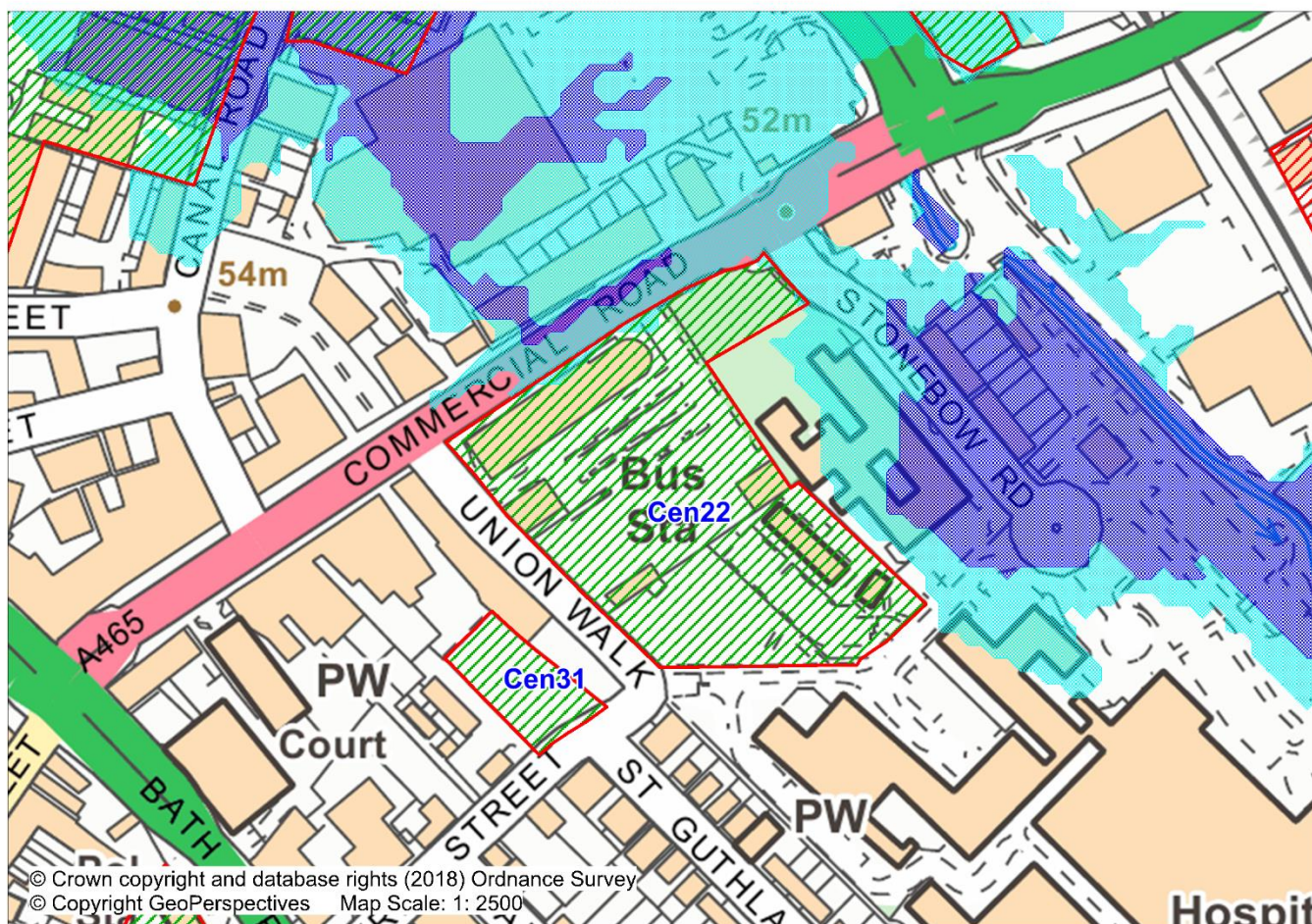
Site ID	Cen21	Site Address	Edgar Street Grid area, Hereford city centre, HR4 9JU		
Ward	Widemarsh	Site Area ha	11.16	Potential Capacity	300

ESG is a large tract of land in the city centre covering approximately 11 hectares. The site is identified in the Core Strategy Policy HD2 as an area for regeneration of mixed use developments capable of accommodating 800 dwellings.

The area is at a high risk of flooding and further work is being carried out to understand what the issues are as well as what mitigation measures could be used. The canal route also needs to be considered in any plans for the area.

There is a Conservation area, Area of Archaeological Importance (AAI), Scheduled Ancient Monument in the Blackfriars/ Coningsby Hospital in the Cen21h and nearby area. There are also some listed buildings in the general area such as the railway station and Coningsby Hospital as well as the wider city centre buildings of All Saints, St Peters and the Cathedral area. Whilst some of these heritage assets are within the area identified for growth, the assets in the wider area which may be impacted upon will also need to be taken into consideration.

The opening of the link road in December 2017, has released opportunities for growth in this area. NIMTE (the University) is considering parts of the area for potential faculty buildings and student accommodation. There is also the application for the blue light services to relocate here, therefore there will be a mixture of uses across the site so it will not solely deliver housing. The sites here have capacity to accommodate some, but not all of the 800 dwellings and estimates for housing capacity are approximate.

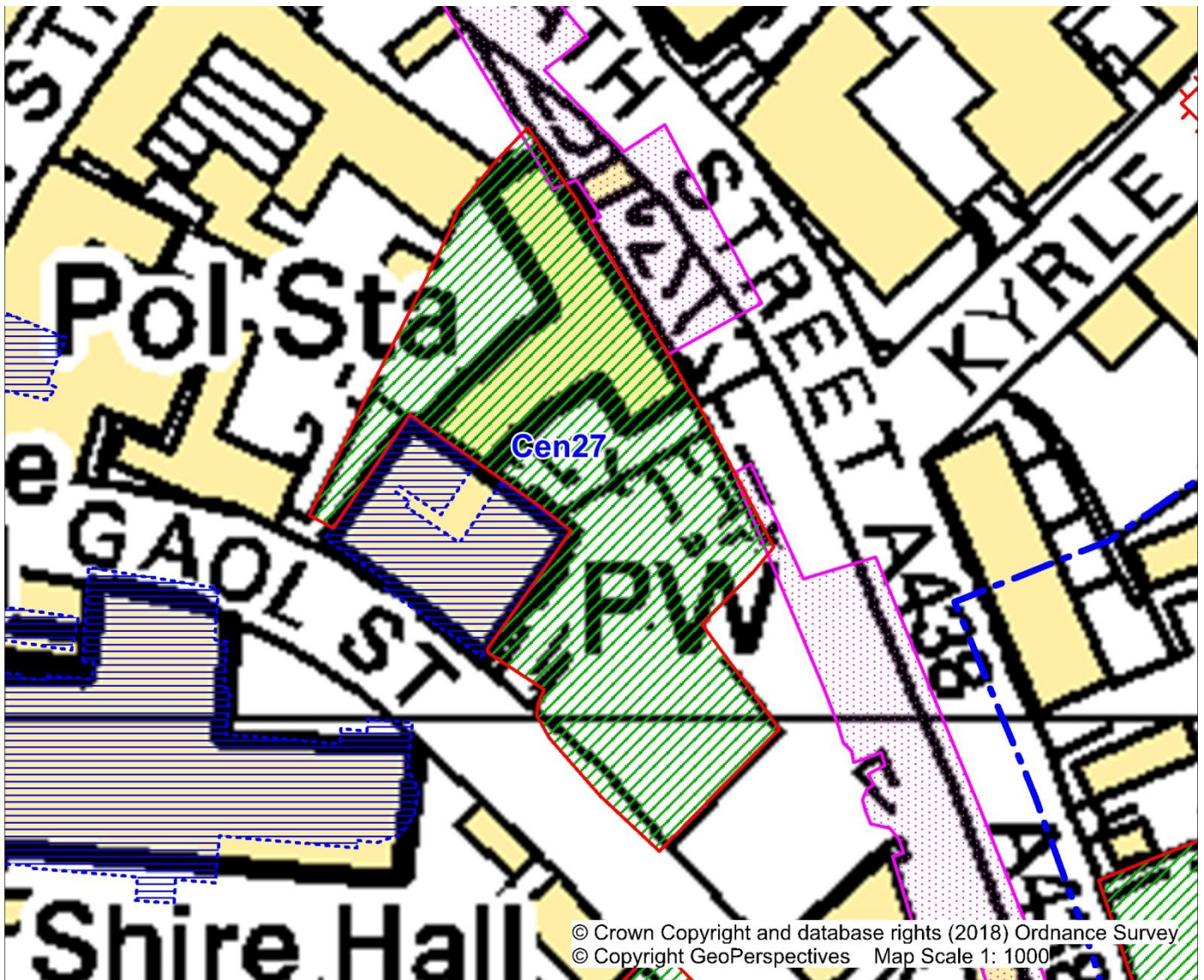


Site ID	Cen22	Site Address	Herefordshire County Bus Station, Commercial Road, Hereford, Herefordshire, HR1 2BL		
Ward	Central	Site Area ha	1.46	Potential Capacity	90

This urban site has a variety of uses including the current bus station, car park, church, restaurant and part garden area of the hospital grounds. There is the former Governor’s House which is a listed building within site. The majority of the site is situated in a conservation area. This site is also within the designated Hereford Area of Archaeological Importance, and has links to a number of buried heritage assets of significance. The surrounding land use is mainly hospital land. Other uses on adjoining roads are mixed including a service station, public house, take-aways, retail and residential.

This is a sensitive site in terms of archaeology and therefore field evaluation would be necessary. In terms of highways the site is acceptable if current one way access is retained but would be subject to a Transport Assessment. A replacement bus station would need to be identified if this site is lost.

If all of the above can be addressed and in particular the archaeology value, then the site could have potential to accommodate a sensitive development that responds to the historic nature of the area. There may be a restrictive covenant on the site and the same will need to be investigated.

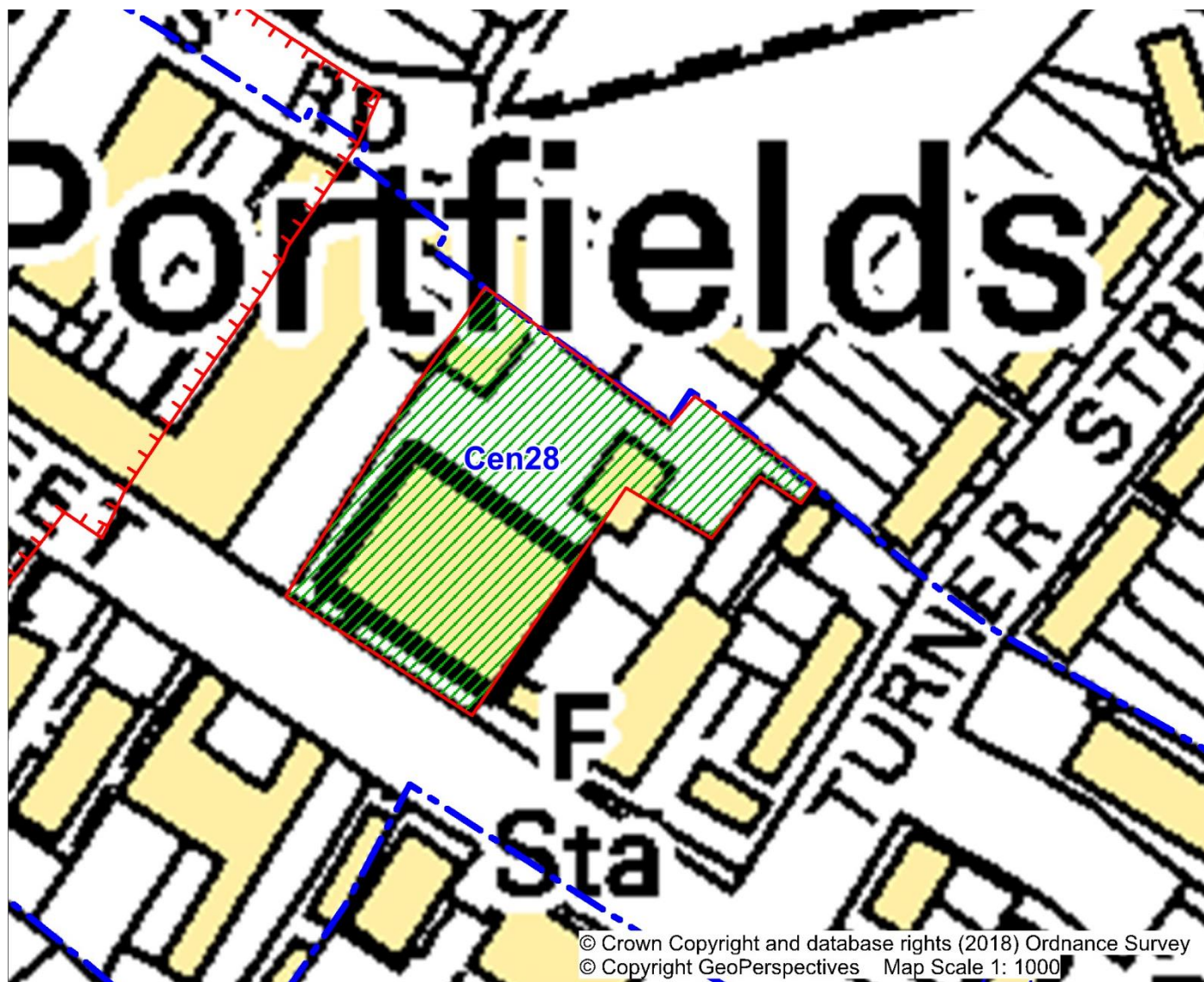


Site ID	Cen27	Site Address	West Mercia Police Station , Bath Street, Hereford, HR1 2HT		
Ward	Central	Site Area ha	0.35	Potential Capacity	25

This is the site of the existing Police Station which is seeking to relocate. The surrounding area is mixed uses, with a restaurant (A3), Listed church, Berrows Business Centre opposite and a private car park adjacent. It is a large building within the Central Conservation Area and immediately adjacent the City Walls SAM. The site is also within the Area of Archaeological Importance. It is an exceptionally sensitive site archaeologically. A very sensitively designed conversion may be more suitable than a redevelopment. No assumptions of acceptability should be made, and it is emphasised that such refurbishment / replacement would need absolutely to

- a) result in a commensurate or preferably lesser impact than the buildings currently there,
- b) provide substantial and demonstrable public benefits /enhancement, and
- c) be informed and mitigated by a full process of assessment, evaluation, design, and recording. This process in itself would be expensive.

Access to the site is recommended via Gaol Street. Subject to overcoming the above stipulations which could have a bearing on site viability then the site could be suitable.

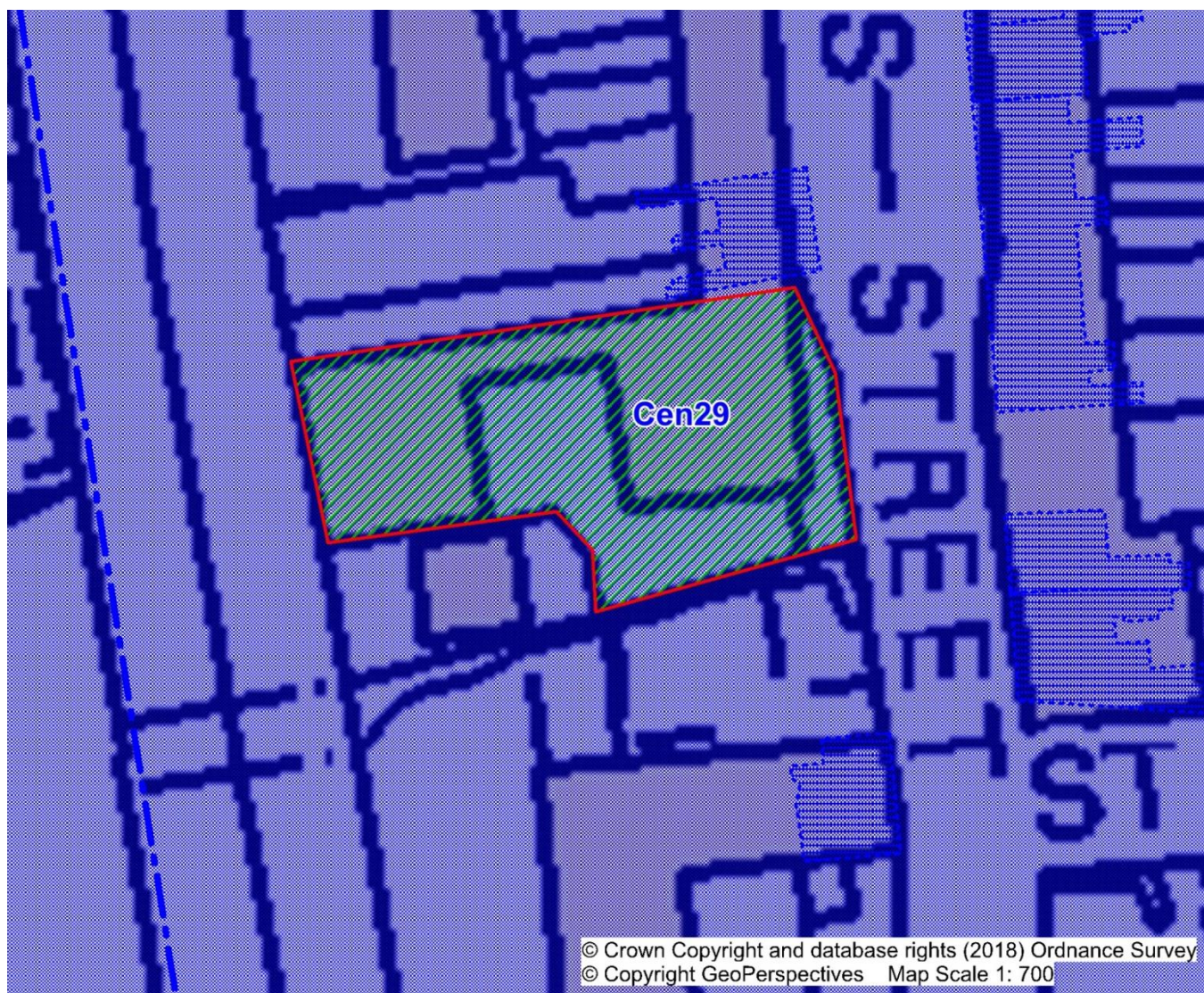


Site ID	Cen28	Site Address	Fire Station, 101-107 St Owen's St, Hereford, HR1 2JW		
Ward	Central	Site Area ha	0.22	Potential Capacity	15

This site is the current fire station for Hereford but the service is looking to relocate making the site available for other uses. The site mainly comprises of buildings and its environs are primarily residential including an adjacent garage and a public house opposite. Access to the site is possible via St Owen’s Street for vehicles and the rear of the site for non vehicle use.

Although the site is located within the designated Area of Archaeological Importance, current information suggests that it has only moderate potential for archaeological finds. There may be a need for some limited archaeological recording as mitigation, but this should not prevent the site coming forward. The conservation area is nearby and any proposed development should consider the impact upon the setting of the conservation area and respond to the immediate context in a positive way.

If a suitable site for a new fire station can be found then this site could be suitable for redevelopment.



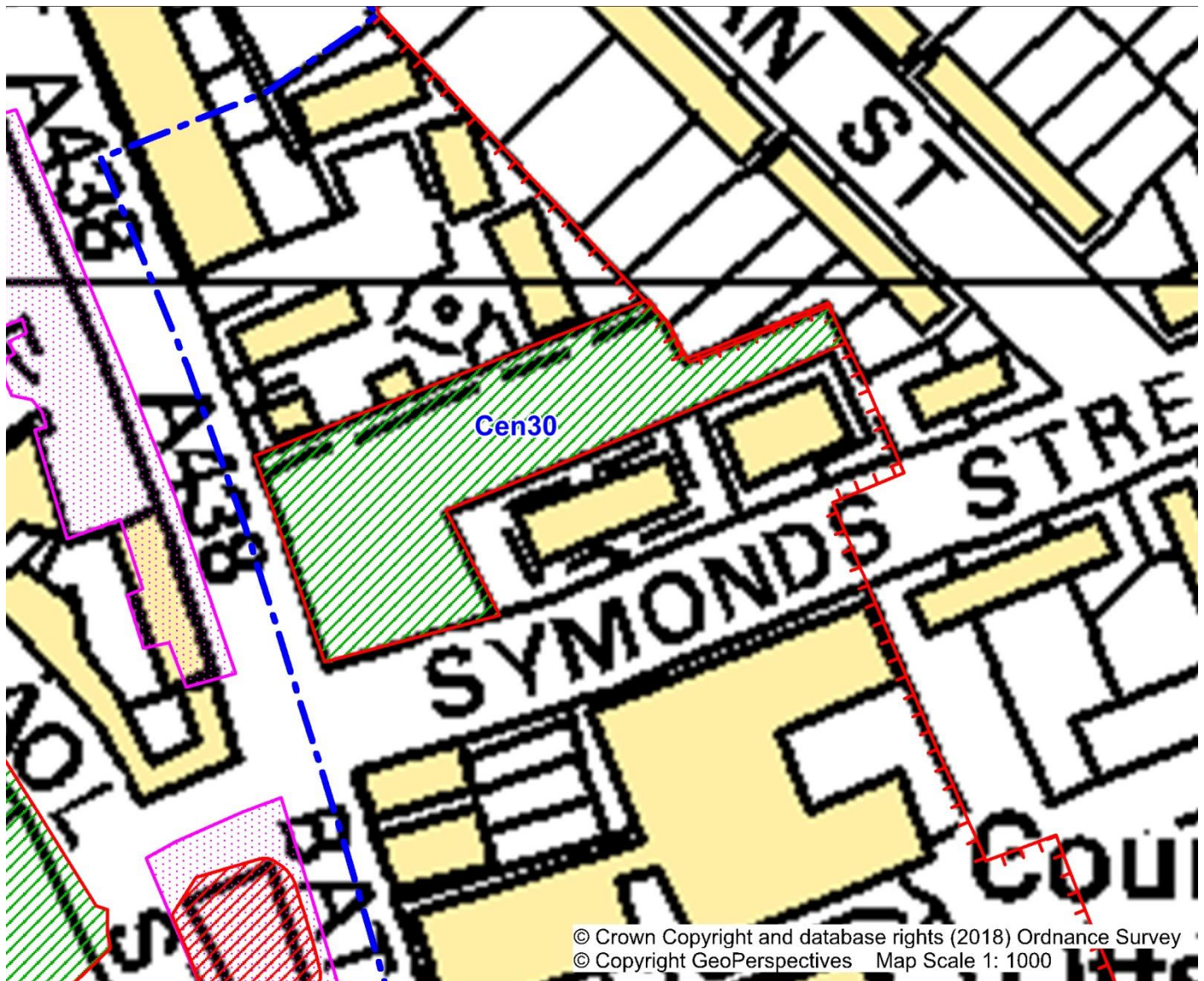
Site ID	Cen29	Site Address	Wye Bridge Motors, 36-38 St Martins Street, Hereford, HR2 7RE		
Ward	Hinton & Hunderton	Site Area ha	0.14	Potential Capacity	10

This is the site of a garage currently in use within a mainly residential street. At a rate of 70dph the site could accommodate approximately 10 dwellings. The A49 dual carriageway runs along the rear of the site. Access to the site is achievable. The site lies in an area at severe risk of flooding (flood zone 3). A detailed Flood study is being carried out to assess the flood risk for all sites within Hereford and this will assist in guiding the location of new development.

The location of the site in the Conservation Area means that any development should preserve or enhance the character of the Conservation area. The site is situated close to listed buildings and therefore a scheme which does not have an impact on these buildings would be sought after.

This site is within the designated Area of Archaeological Importance and it might have potential for below ground remains of interest. It is noted that the former defensive line of early medieval Hereford passes through the western part of the site, and this may add to the challenge of mitigation here.

If issues of flooding and archaeological sensitivities can be overcome then this could be a suitable site to take forward. Nevertheless these are considered to be major constraints for the site.

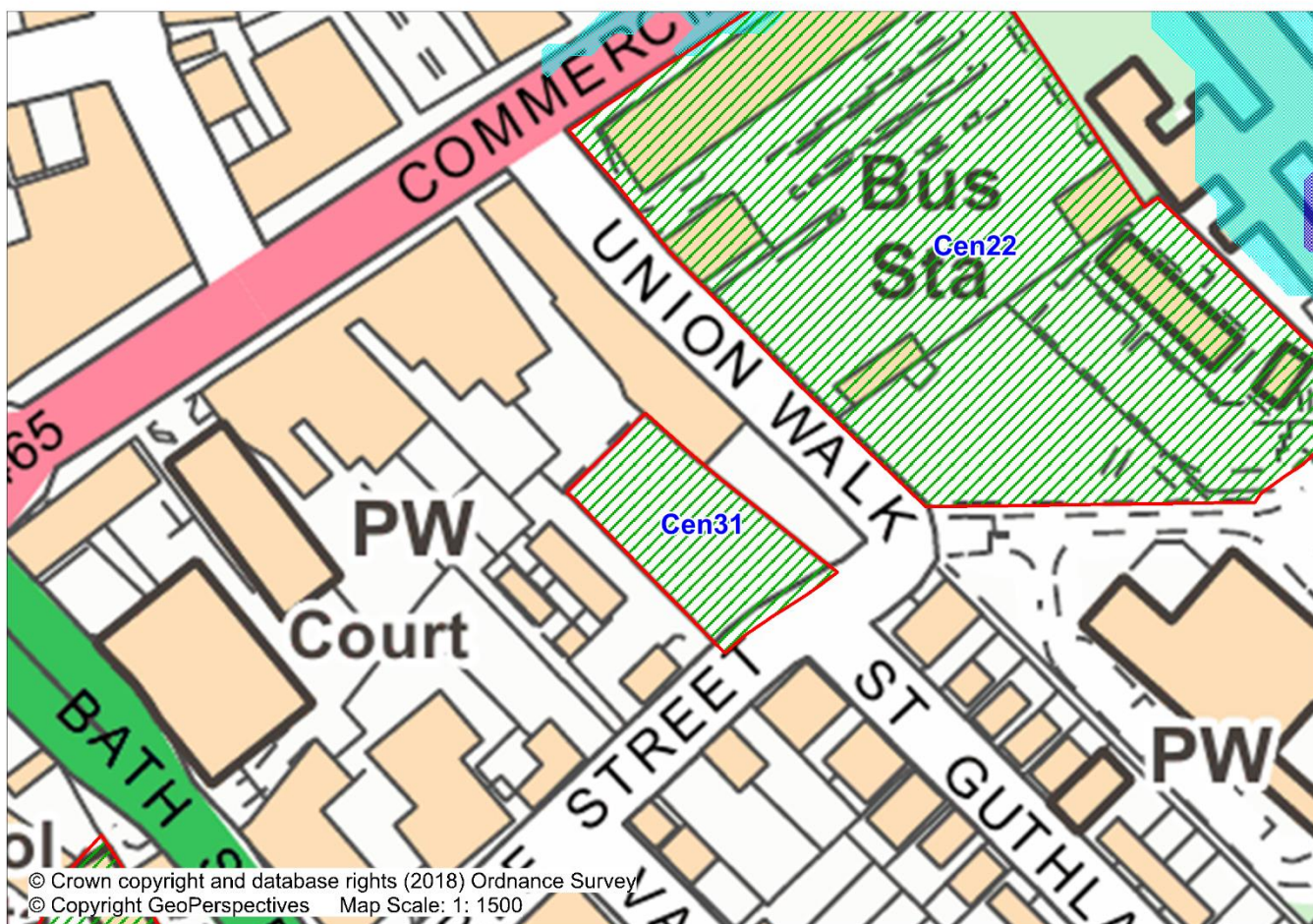


Site ID	Cen30	Site Address	Venns Close Car Park, Symonds Street, Hereford, HR1 2HA		
Ward	Central	Site Area ha	0.17	Potential Capacity	12

The site is a flat public car park. It is situated within the Conservation area. The City Walls Scheduled Ancient Monument (SAM) lies opposite to the west. There are two educational related buildings in use close to the site fronting on to Symonds Street. Venns Close mews is situated to north which has particular architectural interest (chimney pots) from the Arts & Craft era, St Owens Centre to south, suburban interwar housing to north east and east. To the west, on the opposite side of Bath Street, is the apartment development attached to the John Haider (Venn) building.

Although just outside the designated AAI and City Walls SAM, this is still a sensitive site, and there may be some appreciable challenges as regards any development. It would be particularly important here to avoid undue harm to the setting of the SAM, and to avoid the creation of a new, visually damaging Bath Street ‘canyon’ between this site and the existing flats off Gaol Street.

The site has potential for significant archaeological remains and would only be acceptable if evaluation work was undertaken to assess this possibility. A sensitive development of the site could be acceptable if all investigations are carried out to ascertain the site’s historical value. Loss of the car park would also need to be acceptable to the car parking strategy for the city.

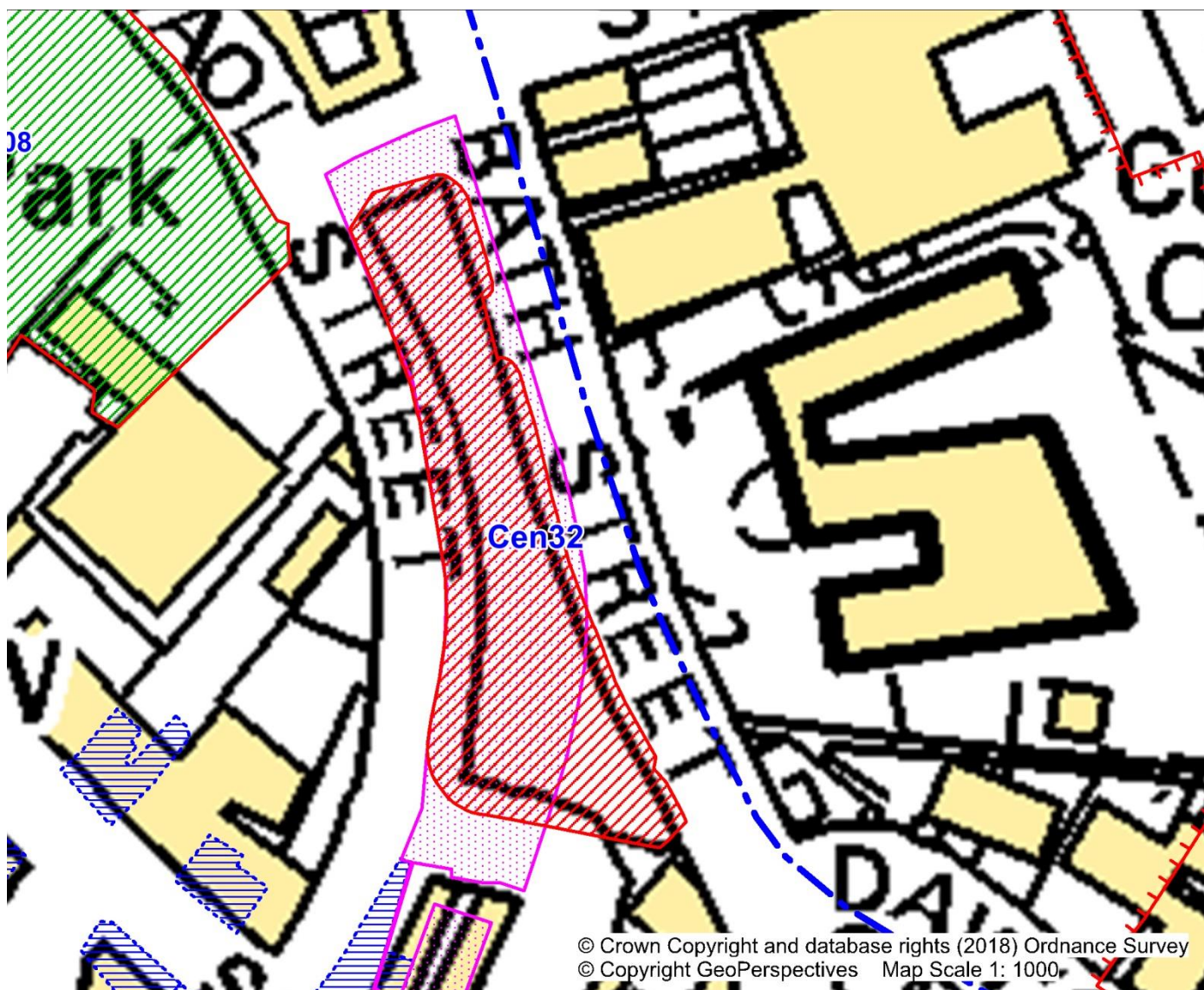


Site ID	Cen31	Site Address	Union Walk car park		
Ward	Central	Site Area ha	0.15	Potential Capacity	10

This site is a small privately owned car park with a very small council owned car park next door. The surrounding land uses are mainly residential with the hospital land close by.

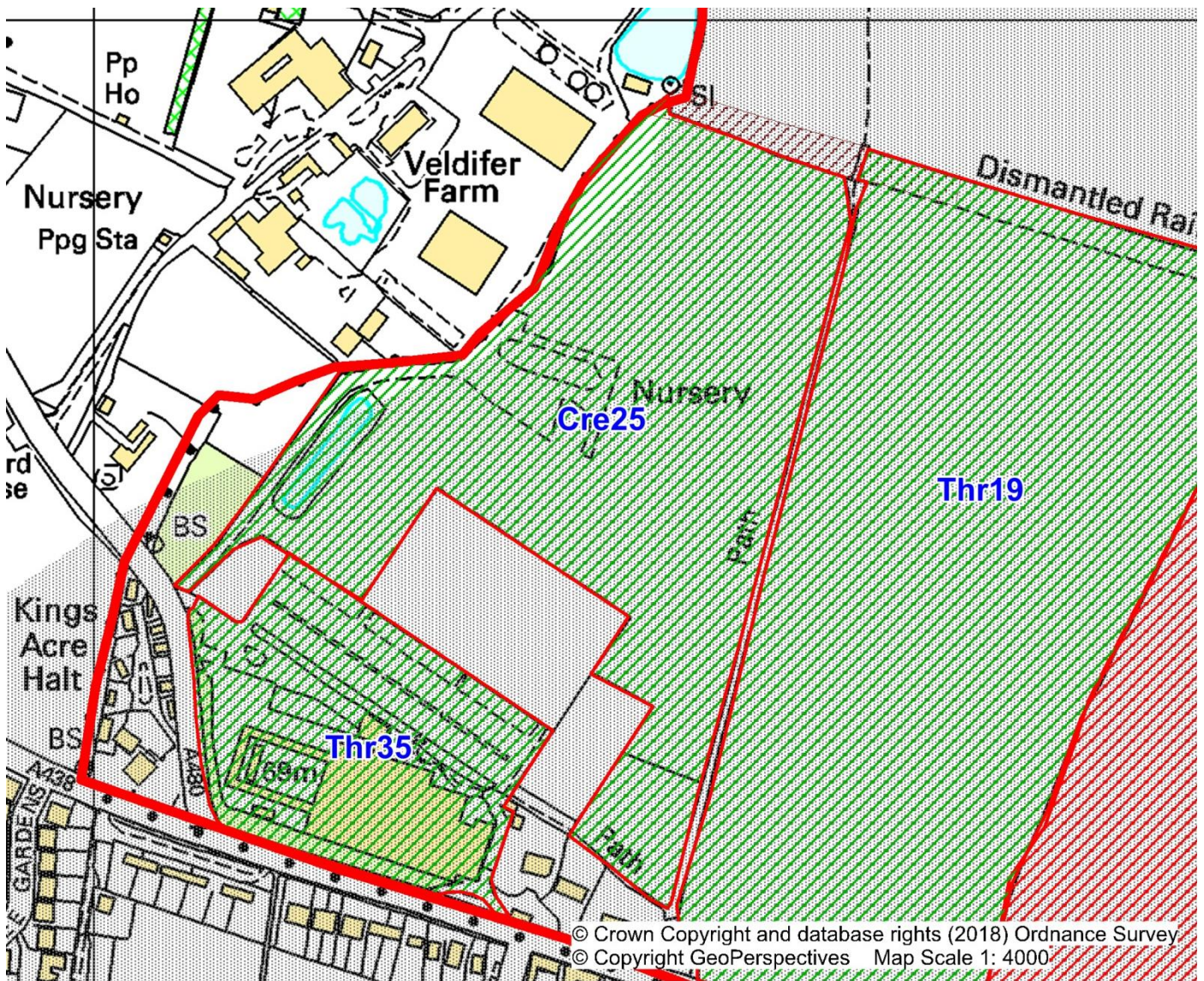
This site is within the designated AAI, and may potentially have a link with the lost medieval monastic site of St Guthlac's (generally thought however to be located further to the east). There would appear to be no real above ground issues of substance, but there are some risks of below ground remains of interest being present in parts of the site. The site could be acceptable once an assessment and field evaluation is carried out. The site is on the edge of the Hereford Conservation Area therefore any proposed development should preserve or enhance the character and appearance of the Conservation Area. Access to the site could be achieved.

If the site is available then it could be identified in combination with the council owned car park to be developed as one site. The parking strategy for council owned car parks must be established as to whether the loss of the car park next door is acceptable. The site will need to be discounted if not available.



Site ID	Cen32	Site Address	Bath St Car Park, Bath Street, Hereford, HR1 2HT		
Ward	Central	Site Area ha	0.22	Potential Capacity	0

This site is currently a well used city centre car park. This is an exceptionally sensitive site and would be extremely challenging to develop from a historic environment point of view. Fully within the Hereford AAI, and almost entirely scheduled under the 1979 Ancient Monuments and Archaeological Areas Act, there would normally be a strong presumption against development here, it being very difficult to develop the site without causing harm of substance. Therefore, due to the exceptional archaeological sensitivities, this site is considered unsuitable for further assessment.



Site ID	Cre25	Site Address	Wyevale Nurseries, Wyevale Garden Centre Offices, Wyevale Way, Stretton Sugwas, Hereford, Herefordshire, HR4 7AY		
Ward	Kings Acre	Site Area ha	7.61	Potential Capacity	200

This site comprises Wyevale Nursery land, which is an extensive nursery business in operation and this land is mainly used as growing areas. Site Thr35 below southern boundary is the retail premises for Wyevale. There is open countryside to the east, the livestock market to the north, Wyevale Business Park lies opposite on the western boundary and the remaining land is generally open countryside .

Mineral reserves are identified on site by the BGS GeoIndex Onshore mapping system. However due to its location close to the Hereford City, extraction would not be sought here. The land is classed as grade 2 agricultural land which is very good quality. There are no significant constraints from a landscape perspective . Retention of the existing perimeter vegetation is the key for this site.

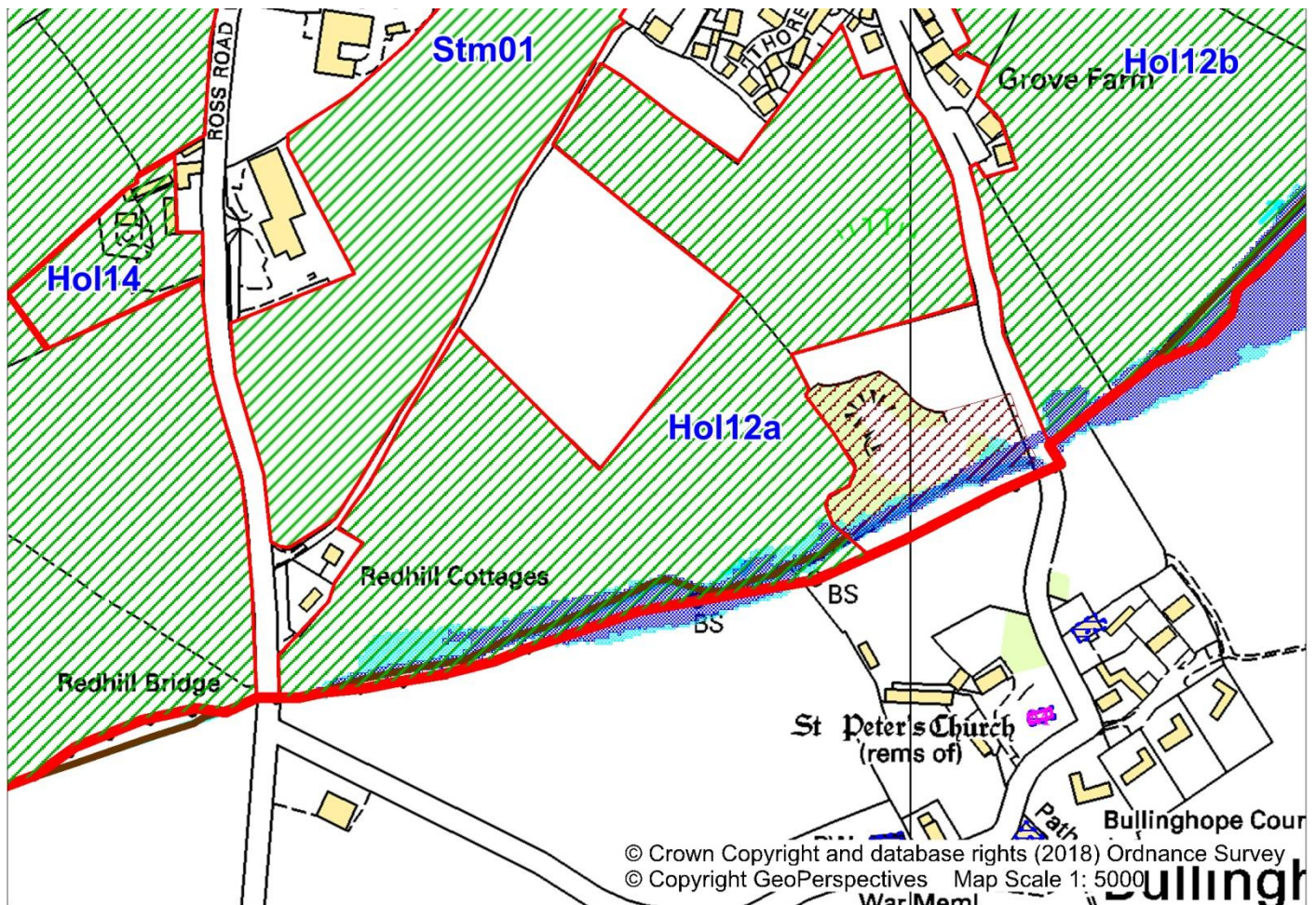
The site does not abut the highway so it is unclear where access would be gained. Access could potentially be gained though adjacent site Thr19, subject to delivery of that site. A further possibility is to combine with a modified business park access from A480 and provide a suitable junction at A480 to serve both existing and proposed

developments, which would be in the same ownership. Improvement of A480/A438 junction should also be considered.

The site is within the road corridor but it is **not directly affected by a preferred route alignment**. Capacity issues on the network have been identified during the transport assessment work for the Three Elms strategic site, and have resulted in a proposed cap on that development until such time as the river crossing section of the relief road is in place. It is therefore considered that strategic sites should take preference and no further sites be considered which, with the strategic site, would breach this cap. The network impact would need to be covered in a Transport Assessment and as with all HAP sites the scope and developments to be considered will need to be confirmed.

Although the site is situated to the outer west side of the preferred road alignment, there is already an urban form to this area of the city and the site should be considered as a suitable option site.

Hol12a



Site ID	Hol12a	Site Address	Land East of Ross Road, Redhill, Hereford, HR2 8EA		
Ward	Saxon Gate/Red Hill	Site Area ha	9.47	Potential Capacity	70

This is very large site comprising of one large field. Surrounding land use is residential to the north at Bullingham Lane and Thoresby Drive. There are open fields to the remaining boundaries. Significant wildlife/ ecological value. (SINC) nearby along railway line to the north and Withy Brook to the south. The northern area is flat but middle and southern section sloping significantly to the south with increasing visibility and openness. The site is grade 2 agricultural land which is very good. The recommended access is via the A49 but this is dependant on Highways England and the remaining access options in the area are more limited.

The site is identified as having mineral reserves of sand and gravel therefore the current saved UDP policy M5 applies. However, the British Geological Suvery GeoIndex (onshore) mapping is considered to be a more up to date record of reserve locations. This mapping system does not identify any reserves in this location.

The southern part of the plot in particular is very close to the historic village of Bullinghope, which contains a number of important (and designated) heritage assets. The setting of St Peters Church and ruins should be considered in the design of any development proposals. There is a particular risk here of compromising the ‘settings’ of these assets. To succeed, proposals would need to demonstrate that any harm so caused was justified and within acceptable limits. Also, it is known from studies undertaken on nearby sites that there is high potential for buried prehistoric remains in this broad location. Although not likely to represent an over-riding constraint in respect of the whole, this could have some timetabling and resourcing implications. Assessment and evaluation will be required and mitigation will very likely be needed.

The site is also restricted in terms of landscape capacity. Visibility and ecological value of the southern edge of the site are key issues. There is some scope for housing, but must be located towards the north of the site. Significant screen planting at southern edge of any development important to create effective buffer.

Altogether the site does have potential but is constrained and the whole site will not be developable. The site could be brought forward in combination with adjacent site Stm01.