

Record of operational decision

Decision title:	Essex Arms Ground Raising Project Closure
Date of decision:	19 October 2020
Decision maker:	Director for Economy and Place
Authority for delegated decision:	<p>The non-key Officer decision on 29/1/2019:</p> <p>http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=5620</p> <p>Preparation of the land to the south of Station Approach (Essex Arms site) for development</p> <p>Recorded that: Site investigations and design work for a scheme of flood alleviation works that would raise the ground level of part of the Essex Arms site to make it suitable for development be undertaken at a cost of not more than £45,000.</p> <p>So far, £36,587.26 has been spent carrying out investigations and design work for the scheme. However, as the site is not currently being considered as a development site requiring ground raising, the Economic Development Programme Board agreed on 1/7/2020 to close the project.</p>
Ward:	Widemarsh
Consultation:	None Required
Decision made:	To pause the site investigation and design work for a flood alleviation and ground raising works aimed at making part of the Essex Arms site suitable for development and close the project.
Reasons for decision:	<p>The Essex Arms site was acquired as part of the link road compulsory purchase order and associated side roads order (14 March 2013) and the construction of Station Approach city link road (CLR) along the northern boundary of the site. The land underneath the footprint of the road was needed for the scheme – it is the remainder of the land that was subject to this investigation.</p> <p>Cabinet have been in discussion with environmental groups who are keen to maintain the site as green space and are considering this as an option for the site.</p> <p>The investigations carried out so far have demonstrated that the cost and timescales for raising the ground are unlikely to support economic development of the site. These investigations now estimate that the overall cost of raising the ground is unlikely to be recouped from its value as a development site.</p> <p>The site was identified as possible green space during Cabinet’s master planning exercise for Hereford which included a review of the Station Approach sites. There was broad agreement amongst Cabinet to explore</p>

	green space as an option for the site.
Highlight any associated risks/finance/legal/equality considerations:	The Essex Arms site offers the opportunity to offer public open space close to the heart of Hereford
Details of any alternative options considered and rejected:	The land is included in the Station Approach site review and could be developed for a number of potential uses. However, the site is currently subject to flooding and would require significant preparation works before it could be developed. The cost of these works is unlikely to be reflected in the site's ultimate value.
Details of any declarations of interest made:	None

Signed Richard Ball
 Director for Economy & Place

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