

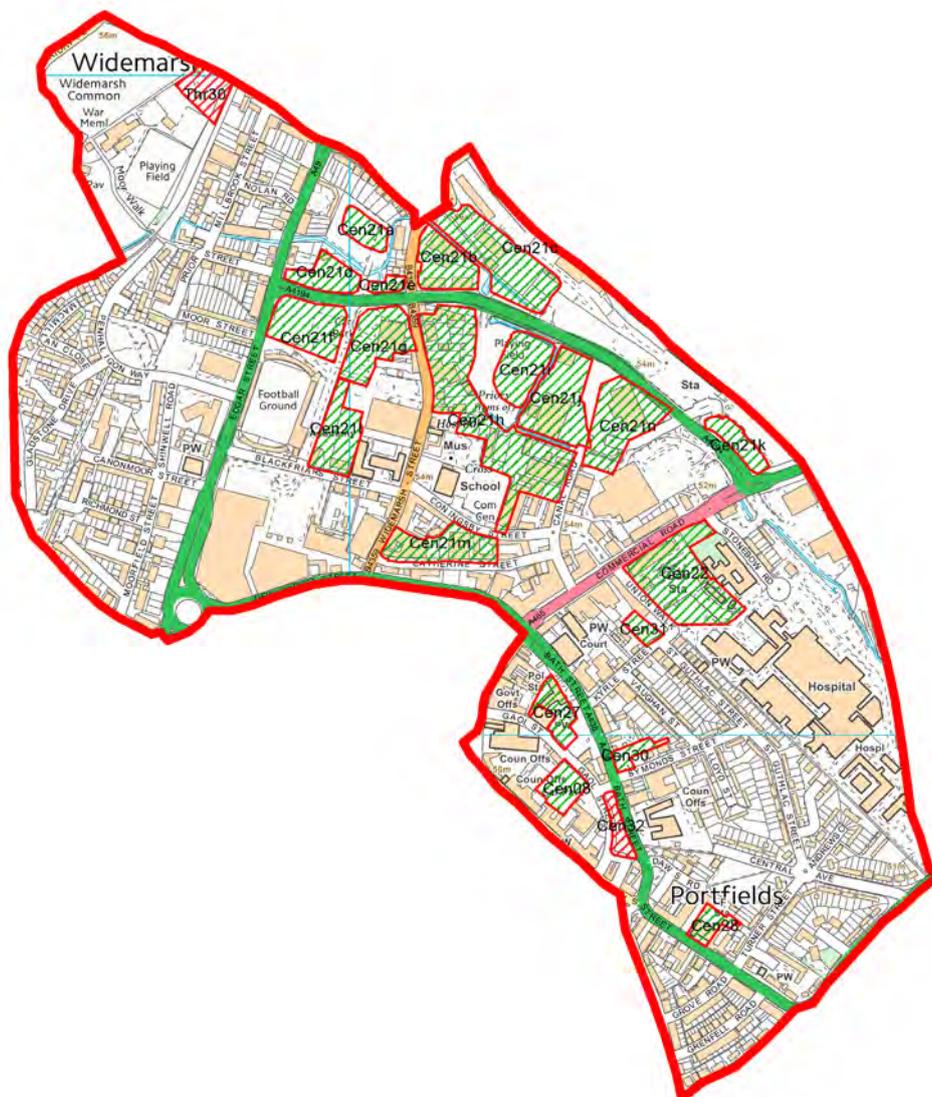
Herefordshire Local Plan

Hereford Area Plan

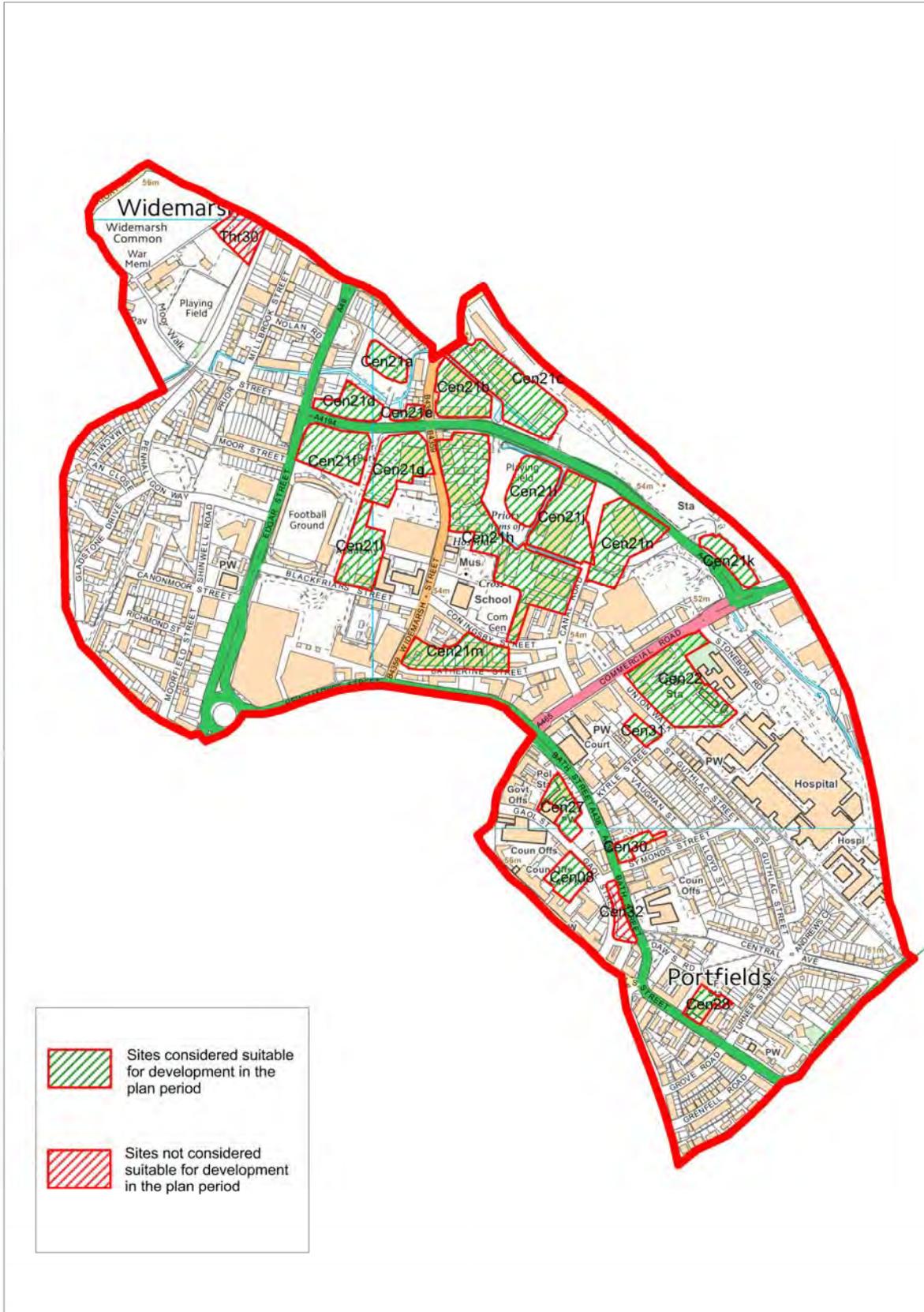
# Housing and Employment Site Options Consultation

## Site Summary Assessments - Central Hereford

August 2018



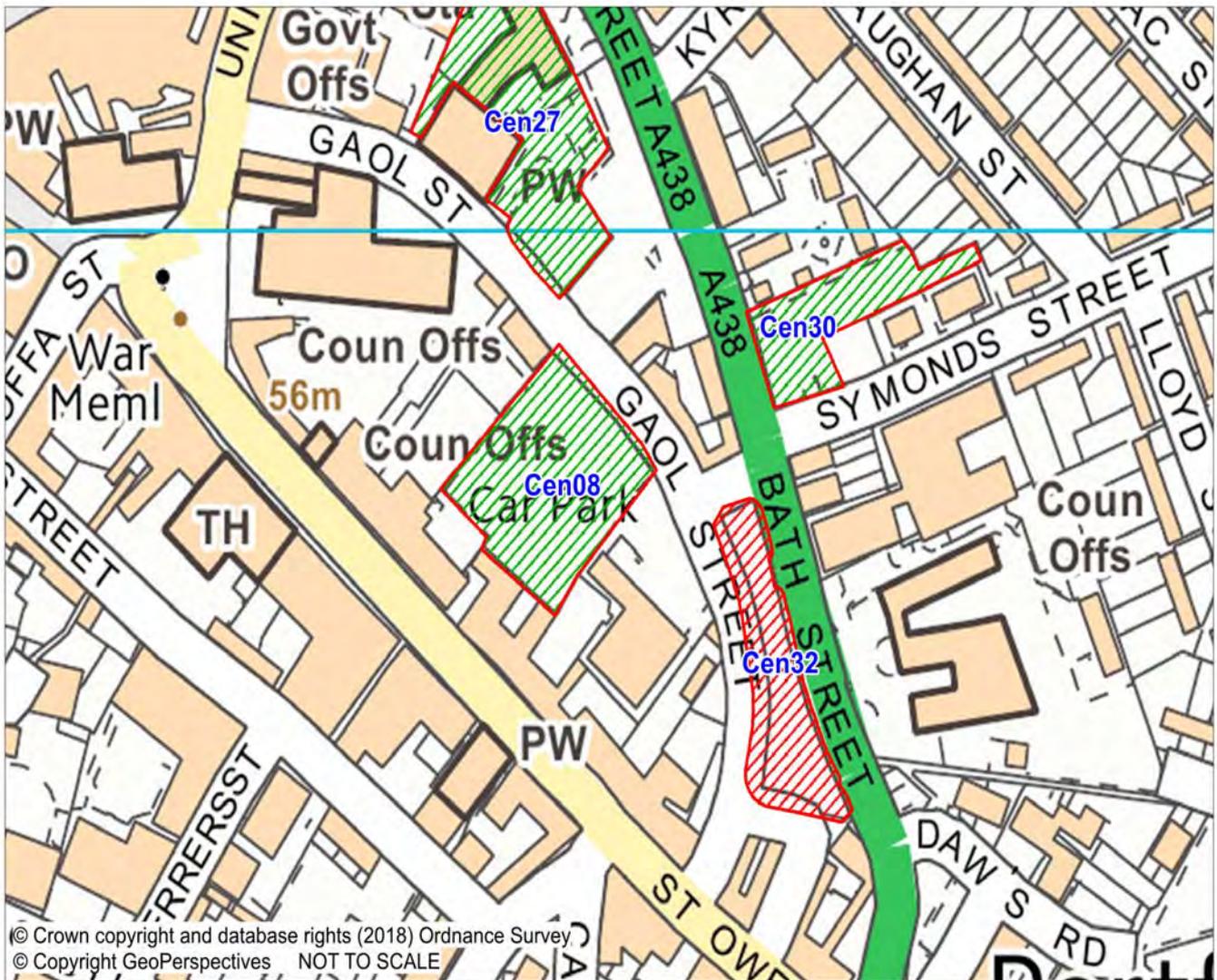
# Town Centre area sites



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Cen08



Site ID	Cen08	Site Address	Gaol Street Car park, Gaol Street, Hereford, HR1 2HU		
Ward	Central	Site Area ha	0.44	Potential Capacity	30

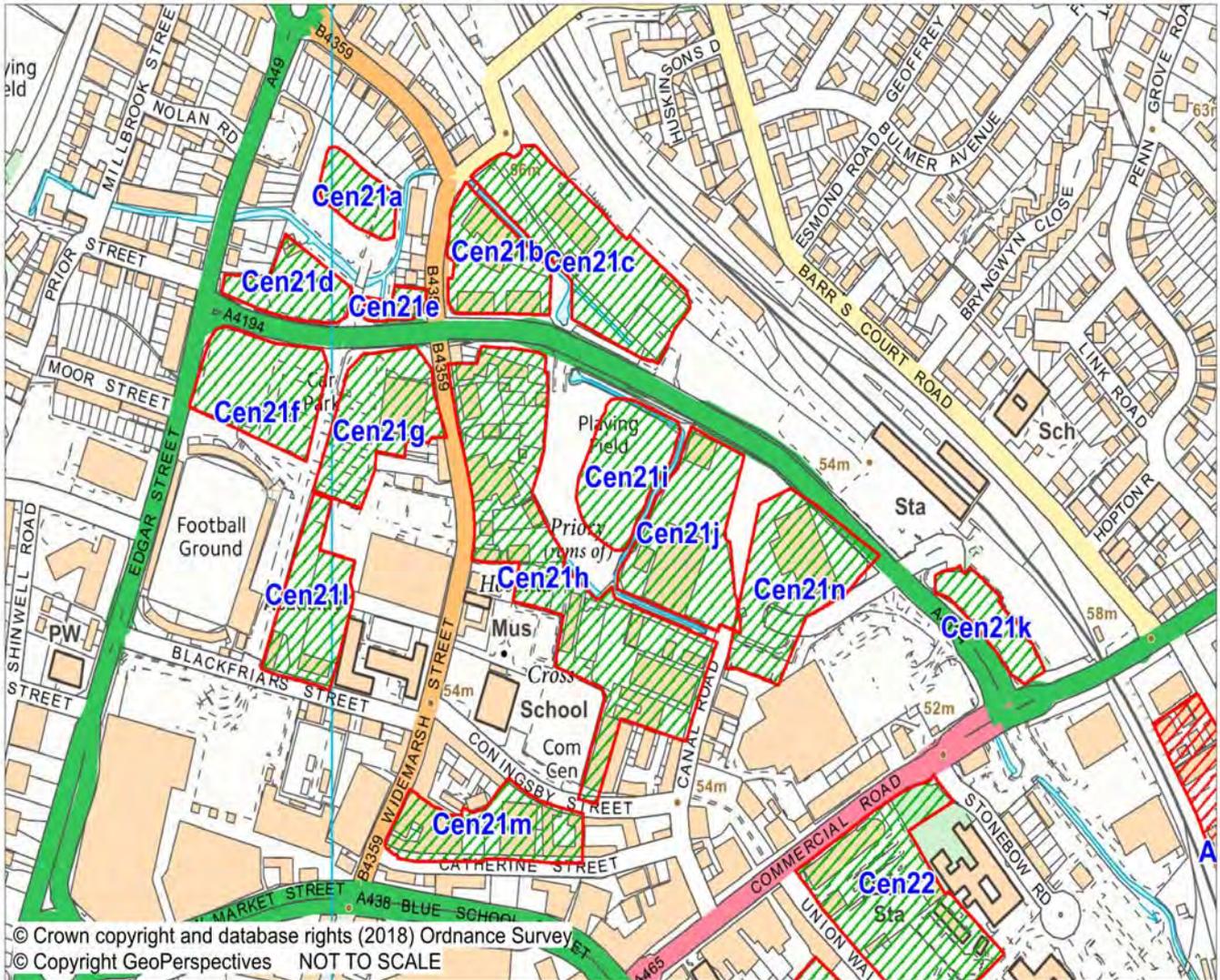
A city centre site with a mix of residential, commercial and health centre next door. Any proposal for the site should respond to the character of Conservation Area and setting of Listed Buildings, including views of Cathedral/All Saints/St Peters. Only high quality design which provides a positive contribution to the area would be possible.

The site has major historic matters which will need addressing if the site should come forward. Nevertheless the technical views do not discourage a scheme from coming forward. A bespoke approach is however necessary to focus on the local historic references. Archaeological assessment and evaluation will be necessary. If the challenges

that come with the site can be overcome the site does have potential to deliver development. At a density rate of 70 dwellings per hectare, this site could deliver 30 units.

However, similar to many city centre sites, there is a keen interest from other parties such as the NMITE (University), a site for a new multi storey car park is also sought after. A non-housing development would help to overcome the matter of developing the site for the public benefit rather than a more private housing use, which may be more fitting for this particular central site. Depending on how progress is made, it is uncertain whether this site will accommodate housing that will form part of the HAP.

## 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.

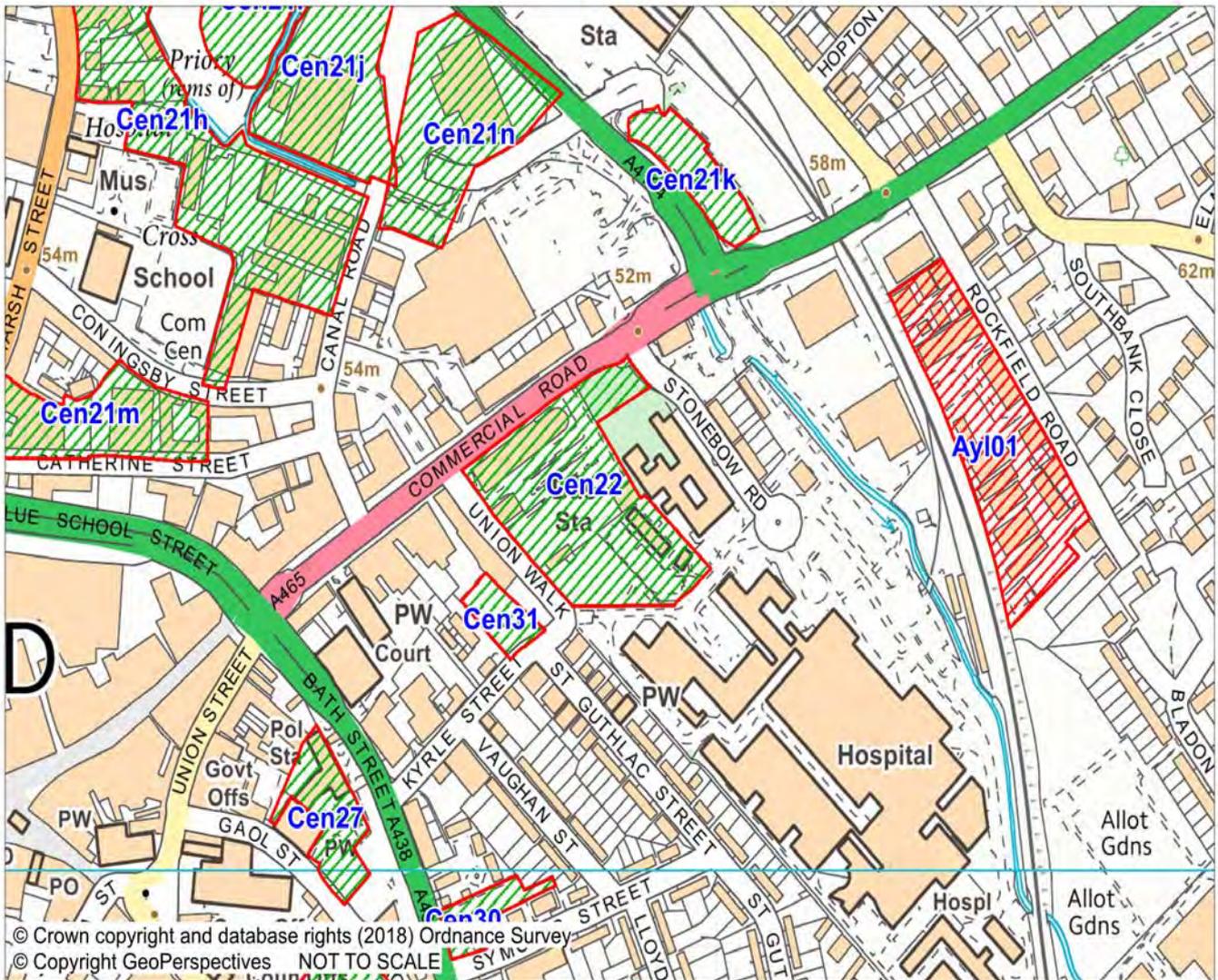
The area is at a high risk of flooding and further work is being carried out to understand what the issues are as well as what mitigation measures could be used. The canal route also needs to be considered in any plans for the area.

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.

Cen22



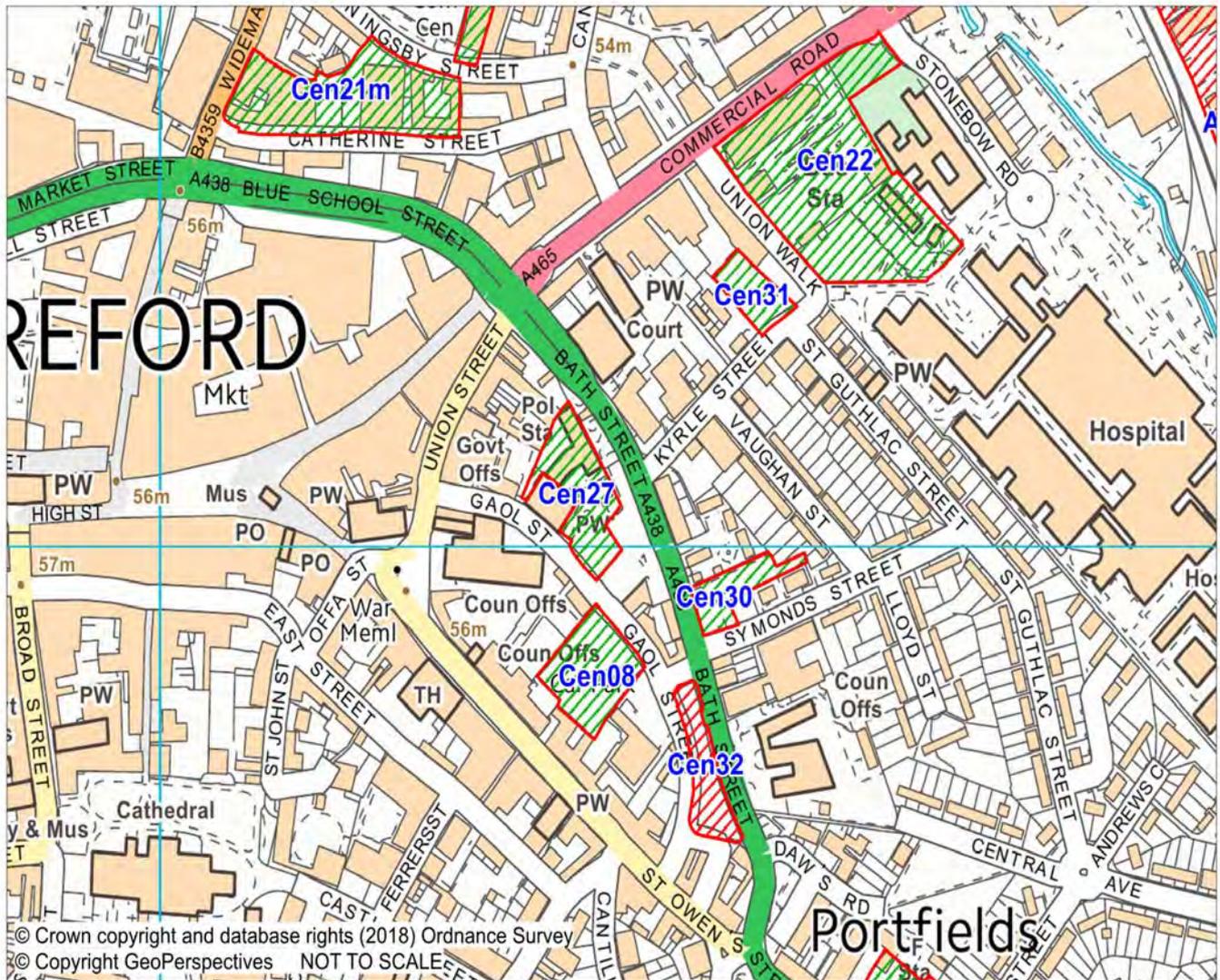
Site ID	Cen22	Site Address	Herefordshire County Bus Station, Commercial Road, Hereford, Herefordshire, HR1 2BL		
Ward	Central	Site Area ha	1.46	Potential Capacity	90

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.

Cen27



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

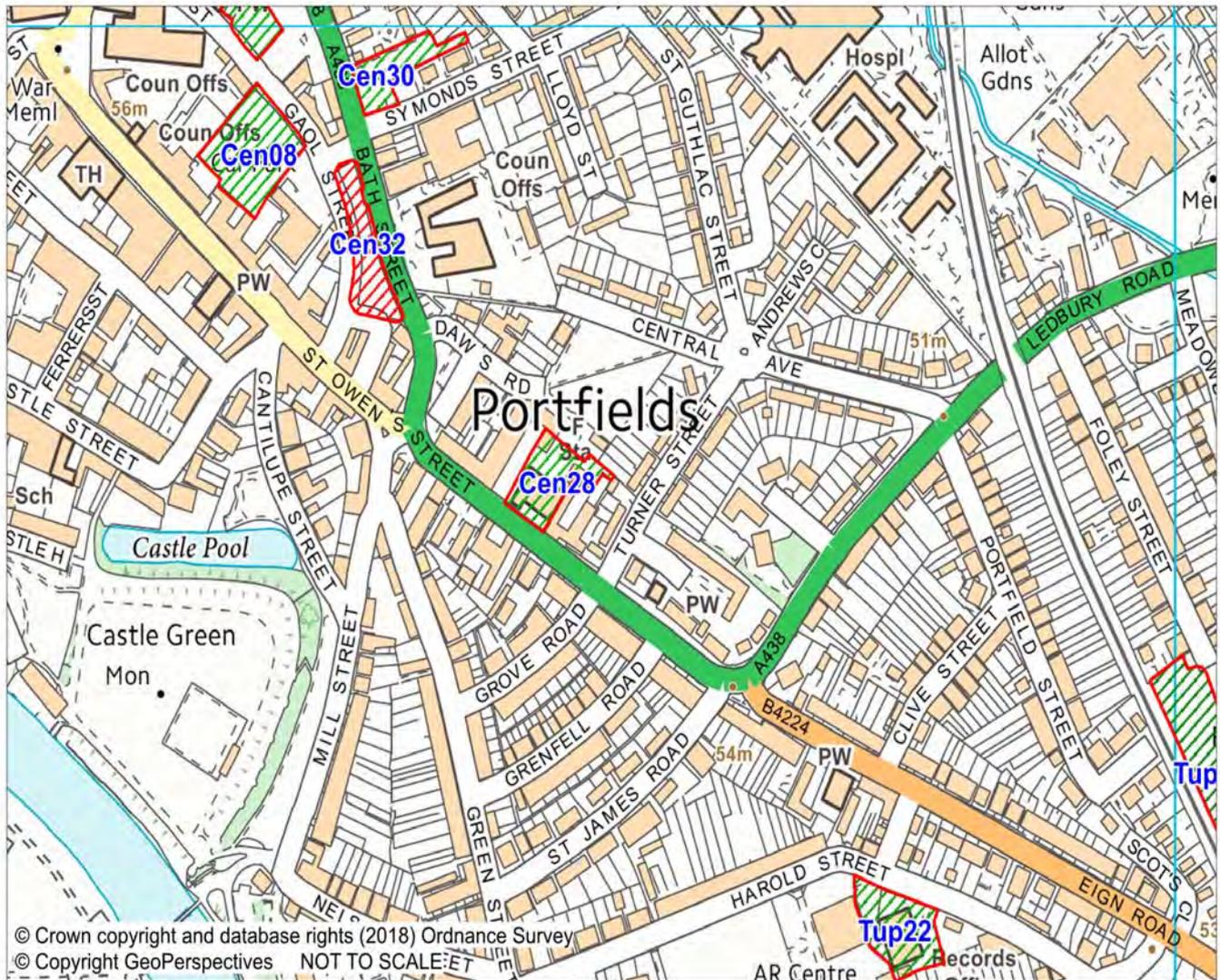
This is the site of the existing Police Station which is seeking to relocate. The surrounding area is mixed uses, with a restaurant (A3), Listed church, Berrows Business Centre opposite and a private car park adjacent. It is a large building within the Central Conservation Area and immediately adjacent 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.

Cen28



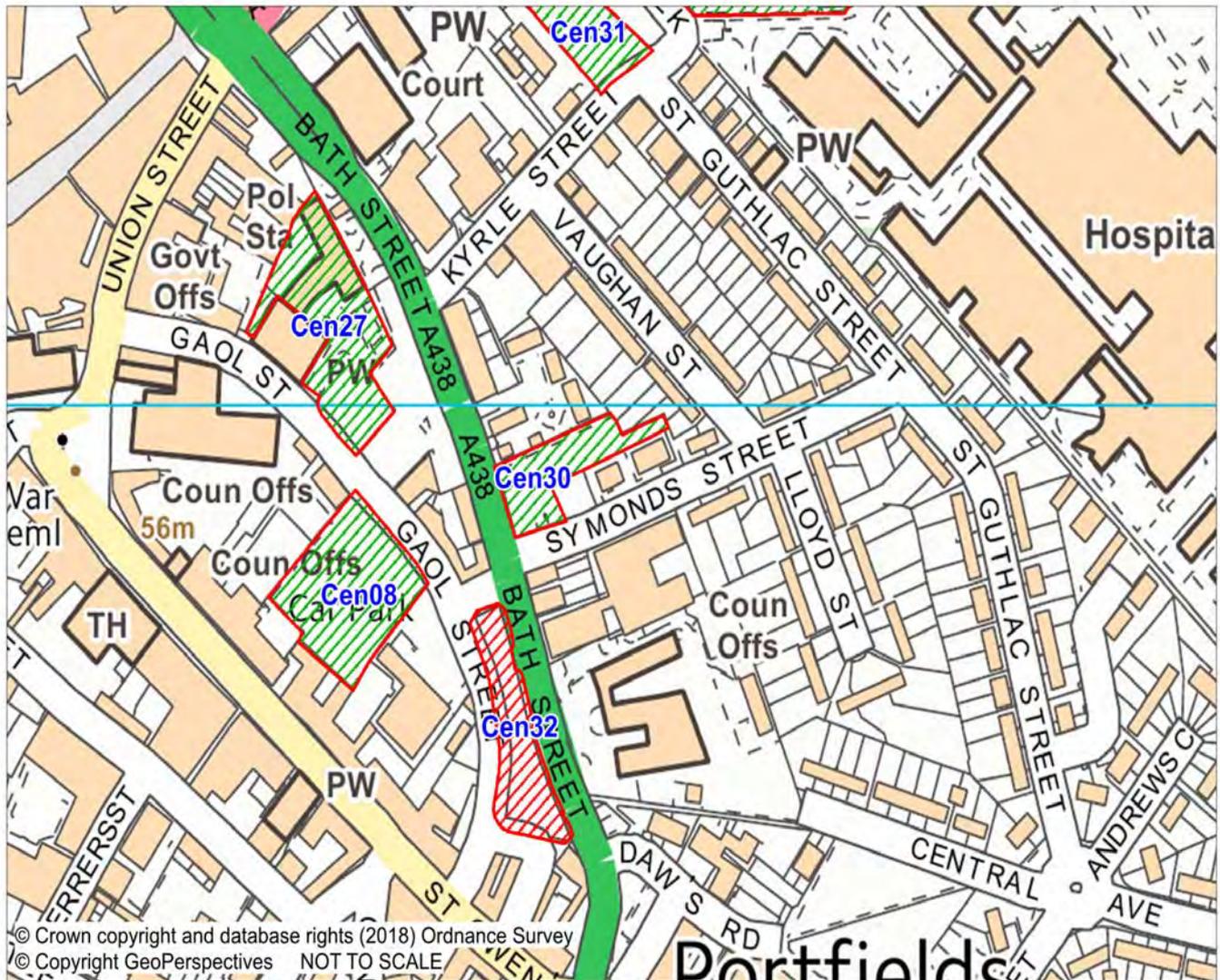
Site ID	Cen28	Site Address	Fire Station, 101-107 St Owen's St, Hereford, HR1 2JW		
Ward	Central	Site Area ha	0.22	Potential Capacity	15

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.

Cen30



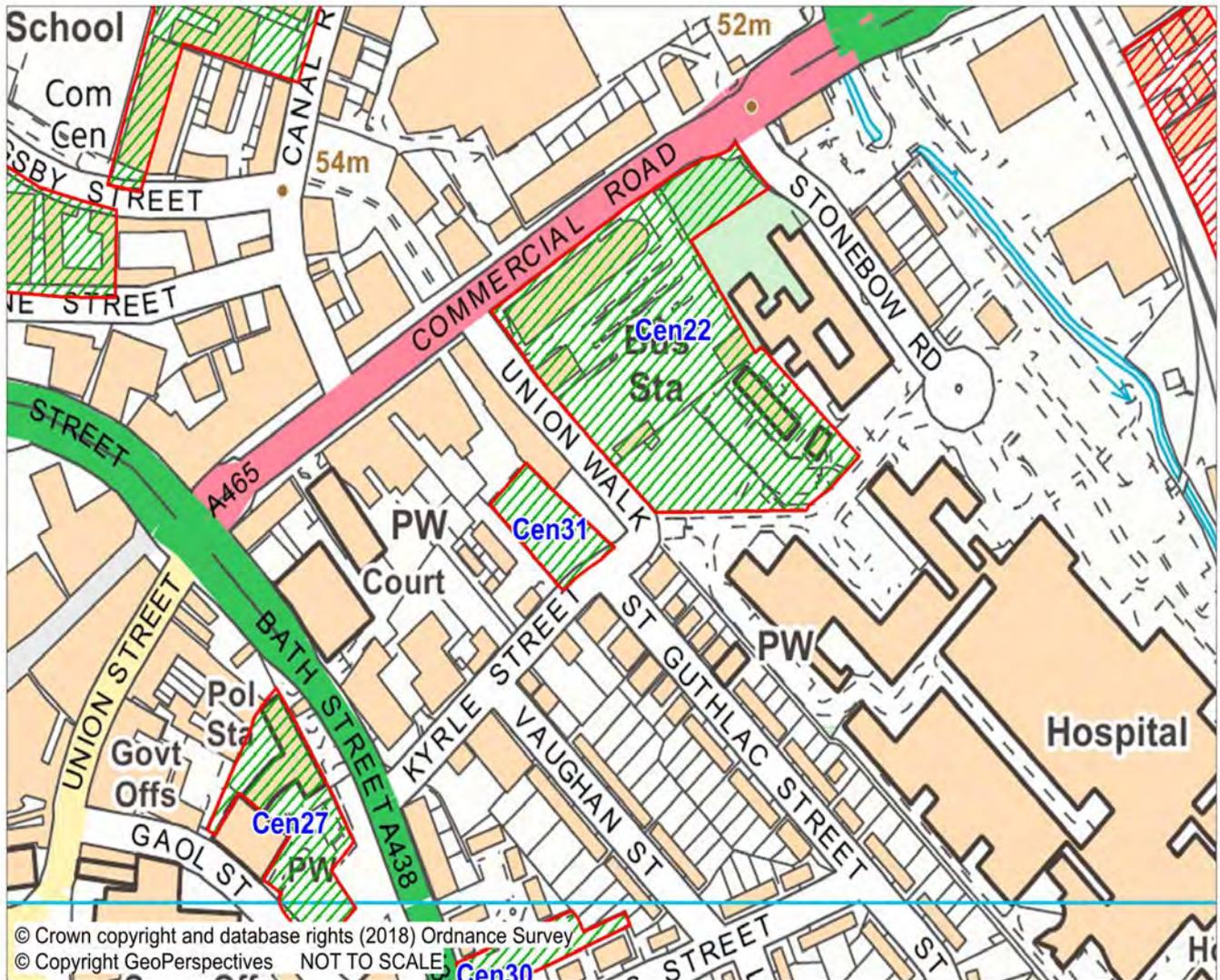
Site ID	Cen30	Site Address	Vennis Close Car Park, Symonds Street, Hereford, HR1 2HA		
Ward	Central	Site Area ha	0.17	Potential Capacity	12

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. Vennis 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.

Cen31



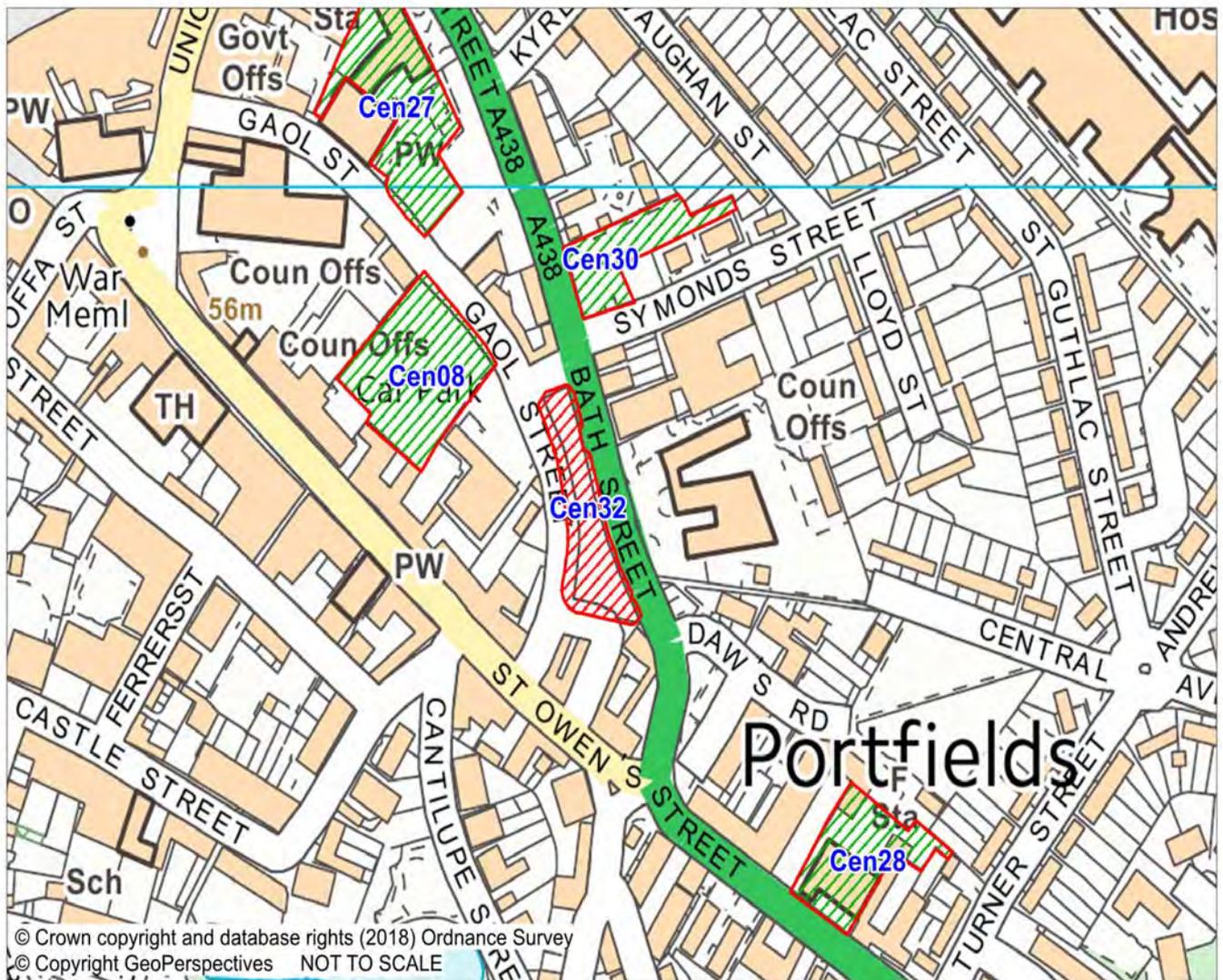
Site ID	Cen31	Site Address	Land adjacent to Union Walk car park		
Ward	Central	Site Area ha	0.15	Potential Capacity	10

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.

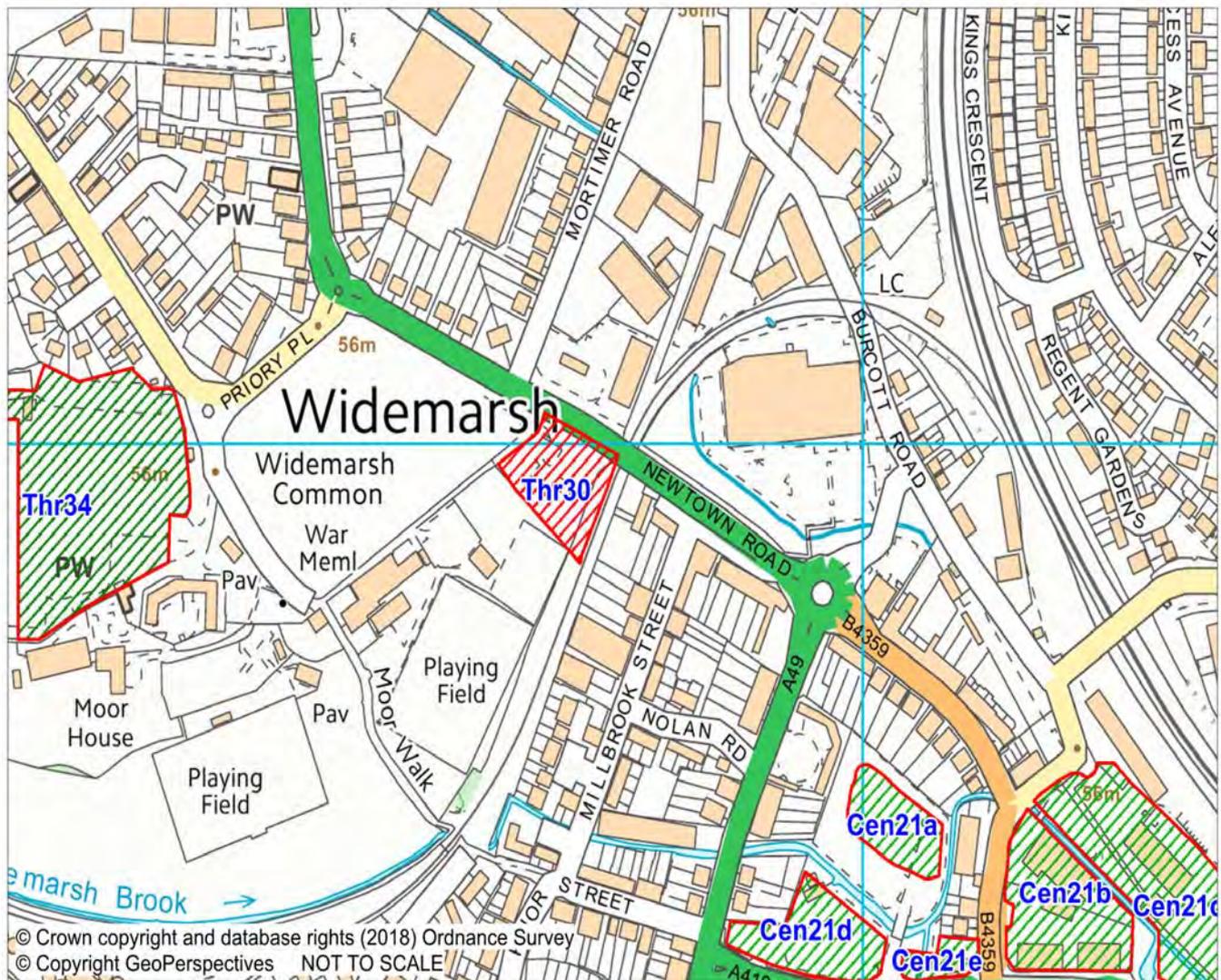
Cen32



Site ID	Cen32	Site Address	Land between Bath St and Gaol St, 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.

Thr30



Site ID	Thr30	Site Address	Land at Former Sportsman Pub, Widemarsh Common, HR4 9NA		
Ward	Widemarsh	Site Area ha	0.40	Potential Capacity	0

This is a flat site which has the remains of a derelict public house and grounds. The northern boundary is formed by the A49 that lies in an elevated position. The eastern boundary is formed by the former railway line and the south by land used by the football club (Lads Club). It has been cleared of former buildings and is an overgrown state

The site has severe access problems and Highways England will not agree the use of the existing access onto the A49. Through recent considerations, it has been agreed that as the road serving the site cannot be upgraded to a standard that can facilitate two way traffic (to an adopted standard) the LPA would only accept the number of dwellings that could be served off a private drive (5) including two passing bays on the un-adopted private road. As this affects the Village Green there is separate legislation that would need to be pursued, outside of the planning process and there is no certainty of this at this stage.

There are other issues highlighted such as an acceptable housing scheme that will enhance the Conservation Area. The site's proximity to the A49 Air Quality Management Area (AQMA) will need addressing. Although the site is not within a flood zone 2 or above, it is adjacent. There are also areas identified as being vulnerable to surface water flooding adjacent to the site. The management of surface water is an increasingly important issue and the LPA would need to be satisfied that the site could be satisfactorily drained without increasing the risk of flooding to the site, vicinity or downstream. A drainage strategy would be necessary to determine the site's risk.

Whilst it is a large site, it is only capable of accommodating a small scale development of 5 dwellings and therefore will not be taken forward as an Options site due to a need for yields of 10 or more dwellings. The site may have potential as a windfall site if the above issues can be overcome.