

HEREFORDSHIRE UNITARY DEVELOPMENT PLAN: REVISED DEPOSIT DRAFT

PROGRAMME AREA RESPONSIBILITY: ENVIRONMENT

CABINET

12TH FEBRUARY, 2004

Wards Affected

County-wide

Purpose

To consider recommending the Revised Deposit Draft version of the Herefordshire Unitary Development Plan (UDP) to Council for approval for the purposes of public deposit.

Key Decision

This is not a Key Decision.

Recommendation

THAT the Herefordshire Unitary Development Plan: Revised Deposit Draft be recommended to Council for approval for the purposes of public deposit.

Reasons

To allow Cabinet to consider the changes to the Deposit Draft Plan being proposed by the UDP Working Group, prior to consideration by Council.

Considerations

The Revised Deposit Draft

1. Cabinet last considered the UDP in September 2003. Here, initial views on strategic planning policy matters, raised by representations to the Deposit Draft in 2002, were agreed. Subsequently the UDP Group has been giving detailed scrutiny to each of the Plan's chapters, with a view to considering whether the Plan should be changed in the light of the objections received.
2. An important part of the Group's work has been a programme of consultation with local members, detailed below.
3. This process has culminated in the production of the Revised Deposit Draft Plan. In accordance with the development plan regulations, this takes the form of an edited version of the original text, with the proposed changes being indicated either as additions or deletions.
4. A copy of the Revised Deposit Draft is being circulated under separate cover, and is also available for inspection in the Members' Room.

Further information on the subject of this report is available from Dr. David Nicholson, Chief Forward Planning Officer on (01432) 261952

5. The original Plan glossary and appendices have not been re-circulated as these are subject to only factual updating and other minor amendments. Appendices A and B, which set out cycle and vehicle parking standards, are proposed in any event for deletion, with the standards being set out in supplementary planning guidance.
6. Consequential changes will be required to the Plan's proposals maps to reflect the changes to policy now proposed. Plans showing the main changes in terms of site allocation will be on display at the Cabinet meeting. Other minor map amendments have been agreed in consultation with local members.

The main changes being proposed to the Deposit Draft Plan

7. A considerable number of changes are being proposed to the original Plan in the light of the representations made. These are set out in detail in the Plan itself, but the most significant are:
 - Revisions to the treatment of sustainable development (chapters 2 and 3)
 - Revised policies on public art and flood risk (chapter 4)
 - Substitution of a proposed allocation of 300 dwellings at Bullinghope for the original housing proposal at Holmer, which is to be deleted. The new Bullinghope allocation is intended to assist with delivery of the Rotherwas Access Road (chapter 5).
 - At Bromyard, removing existing and proposed employment allocations at Porthouse Farm, with the town's employment land needs now to be met through the expansion of Linton Trading Estate. Porthouse Farm is to be a housing proposal, with the original residential allocation at Lower Hardwick Lane being deleted (chapters 5 and 6)
 - New provision for single rural exception dwellings in amendments to policy H10 (chapter 5)
 - Deletion of the employment allocation at Holmer, Hereford (chapter 6)
 - Substitution of land at Model Farm, Hildersley, Ross-on-Wye for the employment proposal at Overross (chapter 6).
 - Identification of new employment land at Kington, to replace a longstanding unimplemented allocation at Hatton Gardens (chapter 6).
 - Identification of a site for a relocated Hereford Livestock Market at Roman Road (chapter 7)
 - Amendments to retail planning policies for Hereford city centre pursuant to the Edgar Street Grid Masterplan, including changes to the city centre boundary and safeguarding of the routes of the Edgar Street/Commercial Road link and Canal Road extension (chapters 7 and 8)
 - Inclusion of elements of the Hereford Transport Review (chapter 8)
 - Inclusion of the agreed Waste Best Practicable Environmental Option (BPEO) in chapter 12.

Alternative Options

A number of alternative options have been considered by the UDP Group in reaching the changes now proposed, particularly in the case of housing and employment proposals. Preparation of the UDP is a statutory requirement.

Risk Management

It is important that UDP representations are fully and properly considered by the Council, and the process has been designed to ensure that this is the case. The Council's proposals in the Plan will be open to public objection and thence subject to the Inquiry process and the recommendations of the Inspector.

Consultees

The report deals with the response to the first public deposit period of the UDP. The member UDP Group, which includes Planning and Environment Scrutiny Committee representation, has met on six occasions. Local members have been consulted with regard to matters relevant to their ward, with 'surgery' and other meetings being held in Hereford, Leominster, Ledbury, Bromyard and Ross-on-Wye. All members were invited to the UDP Group meeting in November dealing with housing and employment, and a further members' seminar was held in February to review the main changes to the Plan now proposed.

Background Papers

None identified.