

RELOCATION OF THE LIVESTOCK MARKET

PROGRAMME AREA RESPONSIBILITY: ECONOMIC DEVELOPMENT

CABINET

1ST SEPTEMBER, 2005

Wards Affected

Credenhill, Three Elms

Purpose

To note that a preferred site has been identified for a new Rural Business Park which would incorporate a new livestock market.

Key Decision

This is a key decision it is likely to result in the Council incurring expenditure above agreed budgets for the service or function (shown as a line in the budget book) to which the decision relates but allowing for virements between budget heads and savings within budget heads of up to £500,000; and is likely to be significant in terms of its effect on communities living or working in Herefordshire in an area comprising one or more wards. It was included in the Forward Plan

Recommendation

That Officers be instructed to develop a partnership agreement with the landowner and submit a planning application for the redevelopment of the preferred site.

Reasons

1. The site is in the right geographical area as identified in the DTZ Piedad Development Study and by the market operator.
2. The possibility of working in partnership reduces the Council exposure to risk.
3. Working in partnership will enhance the quality of the final development and give the project a high regional profile.

Considerations

1. The relocation of the existing Livestock Market is essential to the success of the Edgar Street Grid project. Failure to relocate the livestock market will prevent the regeneration of the city and have significant effects on the status of Hereford as a sub-regional centre.

Further information on the subject of this report is available from
Stuart Gent, Head of Property Services on 01432 260684

2. The DTZ Pidea Development study indicated that a site to the north west of the city is the best location for a livestock market.
3. The landowner of the preferred site is willing to treat and wishes to play a major role in supporting the local economy through the creation of a rural business park. The business park will serve the agricultural industry and will become a resource centre for farming and rural businesses not just in the County but the whole region.
4. Other potential sites have been examined but the site chosen is considered to be best in location terms and from planning and environmental aspects.
5. The preferred site has good access off the improved Roman Road.

Risk Management

A satisfactory agreement with the potential partner cannot be reached. The risk is mitigated by adopting a flexible approach to the negotiations.

Planning consent is not given. The risk is mitigated by good public consultation and by undertaking full traffic and environmental impact assessments.