

9 EDGAR STREET GRID SUPPLEMENTARY PLANNING DOCUMENT

Report By: Forward Planning Manager

1. Ward Affected

Central

2. Purpose

- 2.1 To inform members of the Edgar Street Grid Supplementary Planning Document (SPD) which is currently being produced. This document is included within the Council's Local Development Scheme and needs to be produced in line with the regulations of the new Planning Act.

3. Financial Implications

- 3.1 Costs such as printing and undertaking of consultation exercises will be met from the Planning Delivery Grant.

4. Background

- 4.1 Edgar Street Grid comprises 43 hectares of land to the north of the city centre. The area includes a number of significant uses including the Livestock Market, Hereford United Football Club, the railway station and a number of buildings of architectural and historic importance such as the Blackfriars Friary. The area also accommodates a wide range of industrial, commercial and residential uses.
- 4.2 The Grid represents a unique opportunity to develop an under-utilised area of land, strengthening the role of Hereford as a sub regional shopping centre and ensuring the city plays a full role in the wider rural economy.
- 4.3 The Local Development Scheme identifies the requirement to produce the additional design guidance for the Grid area. The SPD will therefore provide an urban design framework to guide the future development of the area.
- 4.4 Supplementary Planning Documents are produced to expand on plan policy and provide additional information and guidance in support of policies and proposals in Development Plan Documents.
- 4.5 When adopted, the Herefordshire Unitary Development Plan (UDP) will have the status of a Development Plan Document (DPD). It will be operative as part of the Councils Local Development Framework for a minimum three year period from the date of adoption.
- 4.6 The Edgar Street Grid SPD will expand and add further detail to the policies and accompanying text contained in the UDP. This is mainly provided within UDP Chapter 7 Town Centres and Retail, paragraphs 7.7R – 7.7.49R and Policies:

- TCR 20R Eign Gate Regeneration Area
- TCR 21R Canal basin and historic core
- TCR 22R Hereford United Football Club/Merton Meadow
- TCR 23R Civic Quarter

4.7 In addition, a complementary piece of work is to be commissioned by the Edgar Street Grid Company. This work will refine and update the ESG Masterplan which was undertaken in 2004, particularly in terms of urban design and will provide a source of design analysis which will inform the SPD. The Forward Planning team preparing the SPD will work closely with the urban designers commissioned for the Masterplan update and the Edgar Street Grid Co.

5. Aims of the SPD

5.1 The role and purpose of the SPD is to:

- Establish an urban design framework for the Edgar Street Grid area in a positive and enabling manner providing a design concept early on in the process which will be used to guide landowners, developers and the community on the form development proposals should take
- Address and supplement with additional information the policies contained within the UDP
- Provide greater certainty for the market on what is expected from future schemes
- Ensure delivery of a comprehensive, coordinated and sustainable development for Grid area.

6. SPD outline

It is proposed that the SPD will address the following areas:

- General introduction
- Purpose of the brief
- Site description and history
- Vision for the Grid area/Masterplan
- Planning policy context/objectives
- Constraints (and opportunities) – transport infrastructure, historic heritage, flooding, sewerage, contamination
- Urban Design Framework for the area

- Design principles
- Landscape principles
- Sustainability issues and energy saving measures
- Implementation including planning obligations
- Non conforming uses
- Land acquisition
- Separate reports for each quadrant/policy area

7. SPD Process

7.1 The process by which an SPD is prepared is laid down by Government in the Town and Country Planning (Local Development)(England) Regulations 2004. The process for preparing an SPD is similar to that for a DPD, but simplified. There is no requirement to prepare preferred options and SPDs are not subject to independent examination. As with DPDs, their preparation is informed by community involvement and sustainability appraisal.

The following provides a summary of some of the key regulations which govern the process of producing an SPD:

- Preparation of draft SPD: Select a combination of community involvement methods appropriate to the SPD being produced at this informal stage of evidence gathering and preparation.
- Regulation 17/18: Consultation on draft SPD - Statutory 4-6 week consultation period on draft and sustainability appraisal report
- Regulation 18/19: Adoption of SPD - The Council will adopt the SPD having considered all representations received

7.2 A consultation statement will also need to be prepared which will document how consultation was undertaken and managed during preparation of the SPD. More information on the above stages is provided in the Council's emerging Statement of Community Involvement.

8. Timetable for production of ESG SPD

8.1 Consultation forms a key part of the SPD process. As identified above the new Planning Act is accompanied by statutory regulations, which identify the process that needs to be applied. The following information provides an anticipated consultation timetable, which meets the statutory regulations and includes the following stages:

8.2 Initial consultation (July – October 2006)

This initial consultation aims to fulfil two key objectives. Firstly it is necessary to promote the SPD and explain the purpose of the document and secondly to gather information to assist preparation work. The information sought includes any technical work already completed as well as views/thoughts on design issues. This will include identifying those areas/ key buildings/ design details, which should be preserved and incorporated into any new scheme or identification of areas, which would benefit from demolition/redevelopment.

A combination of approaches will be undertaken to gather this initial information:

- The Forward Planning team will undertake a summary of the consultations undertaken as part of the ESG Masterplan work and identify relevant design issues which have emerged from this process,
- Send interested groups a letter setting out the SPD process and seeking their design views for the area. This approach will also be supported by a seminar led by the team. It is anticipated that the seminar will be held in October 2006.
- Meetings will be held with key players (e.g. Edgar Street Grid Co., Hereford City Council, English Heritage, AWM, Hereford Regeneration Group, landowners and with the appropriate officers of the Council (e.g. transportation, leisure, environmental health, all areas of planning, economic development, housing etc).
- To encourage views from the wider public details will be placed on the Council's website and an exhibition is proposed for Maylords Shopping Centre.
- All of the above approaches will be promoted through the press and the Council's website to encourage as many people as possible to have to make their views known.

8.3 Ongoing Consultation (November 2006 – March 2007)

The information gathered from the initial consultation will be documented in a consultation statement and will be used to assist preparation of the SPD.

Between November 2006 – March 2007 further ongoing consultation is identified to assist and guide preparation of the document. Detailed information using the specialist advice of local and national organisations will be sought as well as urban design input from the consultants Masterplan work. This process will be supported by the following approaches:

- Specialist group seminars/ meetings will be held to guide preparation of the SPD which will involve relevant organisations including both local and national bodies
- Meetings with landowners, developers, local groups to gain their aspirations for the site

- Meetings as appropriate with Council officers
- Exhibitions at Council offices and updates on the website to ensure information is made widely available
- Regular press releases/website updates to keep the wider public abreast of progress

8.4 Formal consultation on the draft SPD and sustainability appraisal (April/June 2007)

Following these more targeted consultations the timetable provides for final preparation of the draft SPD and its accompanying sustainability appraisal. Council approval of the two documents will then be sought pursuant to a formal consultation process, which will be undertaken in a specified 6 week period, which is currently targeted for May/ June 2007.

8.5 Adoption (October 2007)

During July, August and September 2007 the timetable provides for consideration of the comments received during the formal consultation process as well as resulting revisions to the SPD. In addition the Council is required to issue a consultation statement setting out the main issues raised by representations received and how they have been addressed in the SPD. Once adoption of the SPD has been achieved in October 2007 the Council will notify those consultees who were involved throughout the process. All relevant documents will also be included on the website.

RECOMMENDATION

THAT the Cabinet Member (Environment) be recommended to agree that the Edgar Street Grid SPD be prepared as identified in this report in line with the Town & Country Planning (Local Development)(England) Regulations 2004.

Background papers

Statement of Community Involvement – Submission Draft
Herefordshire Unitary Development Plan
Edgar Street Grid Masterplan 2004

