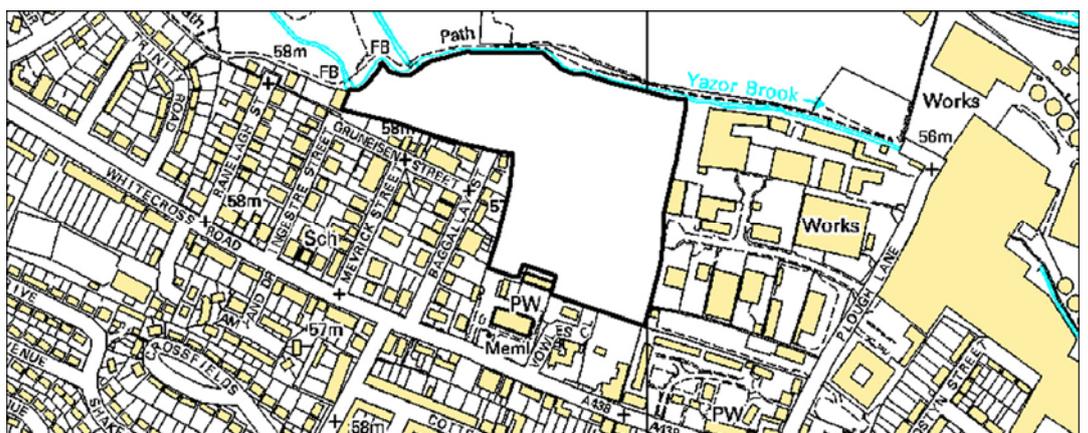


# Herefordshire Local Development Framework

## Land at Former Whitecross High School, Baggallay Street, Hereford. Development Brief

June 2006



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**DEVELOPMENT BRIEF  
LAND AT FORMER WHITECROSS SCHOOL, BAGGALLAY STREET,  
HEREFORD**

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## **1. Introduction**

### **1.1 Background**

This development brief outlines how the former Whitecross School site at Baggallay Street, Hereford (Figure 1) should be redeveloped for housing, new educational provision and open space. Whitecross High School itself has been relocated to a new site at Three Elms Road, Hereford. This development brief supports emerging policies in the Revised Deposit Unitary Development Plan (UDP) May 2004. As adopted, the brief forms the basis of a Supplementary Planning Document (SPD) for the former Whitecross School site and will be a material consideration in the determination of planning applications for its development. Any enquiries relating to this brief should be directed to:

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### **1.2 Status of the Brief**

This document is identified as a Supplementary Planning Document in Herefordshire Council's Local Development Scheme (January 2006). In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, the minimum requirements for consultation arrangements were complied with. A Sustainability Appraisal (Appendix 2) and Consultation Statement (separate document) have also been produced to accompany this SPD. The Sustainability Appraisal utilised the existing Revised UDP approach. The Consultation Statement details the consultation that has been carried out on the SPD to date and how the results of this have been taken into account in the preparation of the SPD.

### **1.3 Purpose of the Brief**

The brief's main purpose is to describe Herefordshire Council's vision for a sustainable redevelopment of the former Whitecross School site and to help prospective developers achieve a high quality development and maximise the site's contribution to the local area. In doing this the brief will:

- Identify development constraints, requirements and obligations - a development framework - before land values are set to ensure certainty and the delivery of a viable scheme;
- Ensure the development is in accordance with local, regional and national planning policies;
- Describe how a high standard of housing design and layout, new educational provision and open space can be achieved through the provision of planning and urban design guidance; and
- Ensure integration with other initiatives and planning applications.

#### **1.4 Site Description and Constraints**

The site is located at the northern end of Baggallay Street, within the Whitecross area of Hereford City, 1 km west of the town centre. The site comprises previously developed land (the former school) plus adjoining playing fields, and is generally of "L" shaped form, with an area of some 4.8 hectares. Vehicular access to the site is from Baggallay Street, which joins Whitecross Road at its southern end. The northwest of the site currently contains flat-roofed educational buildings, which are in a very poor condition and are unlikely to be able to be re-used. Figure 2 details the constraints and opportunities of the site.

The site's northern boundary abuts the Yazor and Widemarsh Brooks, which are identified as sites of special interest in nature conservation terms (SINC) in the UDP. However, the wildlife interest of the Yazor Brook will need assessment since its recent culverting. The northwestern boundary of the site that adjoins the Widemarsh Brook (SINC) is also part of the Special Wildlife Site beyond and therefore forms an important wildlife corridor.

In addition, there are a number of mature and semi-mature trees growing along the northern boundary of the site adjacent to the Yazor Brook, which contribute to the character of the area as well as biodiversity interests and these should be retained. There is an existing access into the site from the shared pedestrian and cyclist's space along the north side of Yazor Brook and this should form part of any new scheme.

A public sewer runs along Baggallay Street into and across the middle portion of the site. An easement strip of land between 15 and 25m either side of the sewer exists, limiting building works in this area – see Figure 2.

Residential properties adjoin the western boundary of the site; a children's nursery, the statutorily listed Holy Trinity Church and other residential properties bound the southern limit of the site. A public right of way leading from Baggallay Street crosses the site along its southern boundary and links through an alleyway to Plough Lane. The eastern boundary of the site is entirely contained by industrial buildings in adjoining estates. The character of the immediate area around the site is of generally low-height mixed uses, with built and natural conservation interests enhanced by the presence of the adjoining Victorian/Edwardian townscape to the west and the Yazor Brook with open land beyond to the north.

#### **1.5 Sustainability Analysis**

The Whitecross area is well served with existing local neighbourhood facilities as well as by public transport including a frequent bus service into the city centre (Route 72). The site adjoins an existing employment area comprising of small and large businesses to the east, off Plough Lane. Figure 3 details the local facilities currently available in the Whitecross area of the City.

Appendix 2 details how the site meets existing requirements regarding accessibility to services and public transport, proximity to employment etc. It also details opportunities for improvements to any redevelopment of the site with sustainability objectives in mind. It reflects the issues raised in Policy S1 (Sustainable Development) of the Herefordshire UDP.

## **1.6 Planning Policy Context**

At national level, the government gives guidance on development through Planning Policy Guidance Notes (PPG) and Statements (PPS). Those relevant to this site are:

- PPS1 – Delivering Sustainable Development
- PPG3 – Housing
- PPG9 – Nature Conservation
- PPG13 – Transport
- PPG15 – Historic Buildings and Conservation areas
- PPG17 – Open Space and Recreation
- PPS23 – Planning and Pollution Control
- PPG24 – Planning and Noise
- PPG25 – Development and Flood Risk

At regional level, Regional Planning Guidance for the West Midlands (RPG) identifies Hereford city as a sub-regional foci in its spatial strategy, where most new development is being encouraged, mainly through urban regeneration projects.

At local level, the current development plan for Hereford comprises the adopted Hereford City Local Plan (November 1996) and the Revised Deposit Unitary Development Plan (UDP) - May 2004. The adopted Plan does not make any specific land-use allocations for this site, but the Revised Deposit UDP does propose a housing, community facilities and open space allocation in Policy H2. The UDP is the main source of reference for planning policies affecting this development site and relevant policies will be referred to throughout this document.

## **2. Development Requirements**

### **2.1 Land Use**

UDP Policy H2 identifies the site as expected to provide a mix and range of housing types with an estimated capacity of 60 dwellings. Of this total a target of 35% (21 dwellings) is to provide for affordable housing to meet local affordable housing needs. The housing element of the scheme should be confined to the area of the existing former school buildings and associated hard surfacing in the northwestern part of the site.

The former Whitecross School is also identified on the Proposals Map, Paragraph 10.5.17 of the Revised Deposit UDP and Policy RST5 to provide for new recreational, amenity and open space uses/facilities as well as under Policy CF5, to provide for new community facilities. The community facility element of the proposal could comprise a new, smaller educational establishment to be located immediately east of the area of the proposed housing – see Figure 4, Development Option. A Scoping Transport Assessment (TA), carried out for the purposes of assessing the principle of the suggested development options in this brief, determined that a proposal for 60 dwellings at this site on its own, would have less of an impact in traffic terms during the morning peak times than the existing 898 - pupil secondary school at the site. The Scoping Transport Assessment also concluded that a maximum of a 420-pupil educational establishment could be satisfactorily accommodated at this site in addition to the proposed 60 houses referred to above, with no adverse impact on the character of the area in terms of excessive traffic generation or waiting times at the junction of Baggallay St and Whitecross Rd. The Scoping TA is available as a separate document.

Whilst a new educational facility would involve the loss of some existing open space, this will be compensated for by new publicly-available facilities at the new Whitecross School site at Three Elms Road, the creation of an equipped children's play area on site, and increased public-usage of the remainder of open space facilities to be provided at the site through dual-use management agreements.

It is envisaged that the new educational provision would act as an "extended school". An extended school is one that provides a range of activities and services, often beyond the school day, to help meet the needs of its pupils, their families and the wider community. These can include adult education, study support, ICT facilities and community sports programmes. A contribution from the development of the site will be sought towards this benefit.

## **2.2 Affordable Housing**

UDP Policy H9 sets a target for affordable housing of 35% of total housing provision to be sought through negotiations with developers. Such housing should be provided as a mix of affordable house types, having regard to local needs, and contribute to a mixed and balanced scheme overall in terms of dwelling size, type, location and affordability. Whilst the provision of affordable housing is outlined within separate supplementary planning guidance ("Provision of Affordable Housing" SPG March 2001 (updated November 2004)), developers will need to discuss this requirement with the Council's Strategic Housing Services to help ensure that local needs are best met and provided for. Any provision of affordable housing is likely to involve a partnership with a Council preferred Registered Social Landlord (RSL), the selection of the RSL partner should be discussed and agreed at an early stage in accordance with the SPG above.

Early indications for the affordable housing required suggest that, in addition to a mix of house types to help meet a range of general needs, there is a need for 1 or 2 specially adapted homes for households with physical disabilities.

Worsening affordability ratios of house prices against median earnings in Herefordshire in the last 3 years mean that homes provided at a discount from open market values are unlikely to be affordable to the vast majority of local people unless the discount is upwards of 50%. Instead, rented and shared ownership homes will be sought, with a likely balance between them of around 80% and 20% respectively. However, this is dependent upon the proposed entry prices of the shared ownership homes, where, if the entry price is higher than 30% of the current gross median earnings for Herefordshire, as per the SPG above, then only homes for rent will be sought. No grant funding will be available for the provision of affordable housing as per the SPG.

The sustainability of the affordable homes will, in part, be shown by the EcoHomes rating they achieve when meeting the Housing Corporation's Scheme Development Standards, for which they will require a minimum rating of "Good".

## **2.3 Building Layout and Form**

A comprehensive design approach will ensure the full integration of all components of the scheme in a cohesive manner in order to create a sense of place or identity. Policy DR1 of the UDP covers the issue of design generally and more detailed design guidance is provided in the Council's Design and Development Requirements Supplementary Planning Guidance (July 2004). The following requirements relate to

the form and layout of any new development, while general design principles are addressed in Part 3 of this document.

The demolition of the school buildings will create a large open space. In this respect, there are opportunities to structure the internal street layout for the benefit of local residents, cyclists and pedestrians. The new development will also improve the permeability of the local area by creating new pedestrian routes.

It is important that the new structure of the housing and educational establishment layout follows the principle of urban blocks, which is a characteristic feature of this part of Hereford. This requires that all streets should meet with one another where possible (avoiding the creation of cul-de-sacs which deter connections between areas) and that development should provide a continuous built edge to those streets. Dwellings should back on to each other with rear gardens safely enclosed within the urban block. This improves security for properties but also ensures that new development provides overlooking and passive surveillance on to the street. Block design should also seek to minimise the overlooking of existing properties. The new educational building should front onto new housing with access to rear parking along the eastern boundary of the site.

It is essential that new development should harmonise with existing housing adjoining the site. The choice of building material should also complement the locality and build on local distinctiveness to be found in the Victorian/Edwardian properties to the west. Buildings should create a sense of architectural quality and urbanity along the frontages by parallel alignment, respect of building lines, massing and rhythm.

The design of buildings should therefore display a modern, high quality architectural style in order to create a contemporary environment, but one that draws elements from and harmonises with its surroundings. Landmark buildings should be located in prominent locations, at the junctions of roads or to terminate vistas. Strong built edges should be provided. A range of two storey developments is expected although a limited number of three storey dwellings would be permissible particularly along prominent frontages or at the termination of a vista.

Roofs are also an important visual element, which should be pitched and incorporate features to create visual interest. The Development Option plan in Figure 4 is one possible way that an appropriate layout could be achieved. Design options that build upon and improve this layout, or offer appropriate alternatives are encouraged.

## **2.4 Access/Movement**

Vehicular access to the site will be directly off Baggallay Street, to the standards and requirements of the Council as highways authority. Alternative access possibilities to the housing and playing field areas, which include a road to the site from the north and/or via Harrow Road/Plough Lane to the east, have not been considered as part of this brief because of lack of certainty and likelihood in the case of the northern option and current heavy traffic in respect of Plough Lane and its junction with Whitecross Road in respect of the eastern option. This may need to be reviewed in the light of the proposals which may be made for adjacent land following the UDP Inquiry Inspector's recommendation that land to the north should be allocated for housing purposes in a development plan document.

A shared pedestrian and cyclist's crossing point will be required to link to the existing shared pedestrian and cyclist's space on the northern side of the Yazor Brook from the site. This may utilize the existing bridge if possible, but enhancements to the

visual appearance of the bridge would be required. Given the potential for increased use generated by the development, applicants will need to consider what improvements are needed in terms of width and overall environment for the upgrading of the existing shared pedestrian and cyclist's space north of the Yazor Brook adjoining the site.

The existing right of way around the edge of the site linking from Baggallay St to Plough Lane should be retained with new shared pedestrian and cyclist's space established through the site to the open space north of Yazor Brook and Baggallay Street. That part of the existing right of way linking the site to Plough Lane should be improved as part of the development. There may be scope for a shared pedestrian and cyclist's access to the site from the lane adjoining Holy Trinity Church which links to Whitecross Road and from Harrow road linking to Plough Lane.

Whilst a Scoping Transport Assessment has been carried out which supports the principle of the development options in this brief, applicants may need to submit a full Transport Assessment to establish the likely impact of their proposals on the local highway network and this must include as a minimum the effect of any change in traffic flows on the following junction:

- Baggallay St/Whitecross Road

Improvements to this junction may be required if significant effects are indicated. Given the mixed-use nature of the scheme, a Travel Plan considering issues such as Safer Routes to School will also be required in the interests of furthering sustainable transport objectives.

Depending on the impacts demonstrated by the transport assessment, developers may also need to provide an air quality assessment, as the site is located nearby the Hereford City Air Quality Management Area (AQMA). The location of the AQMA can be viewed on the Council's website <http://www.herefordshire.gov.uk/airquality>.

In addition, any design schemes should consider the incorporation of Home Zones concepts in line with Institute of Highway guidelines. A key reference for this is **Home Zones: a planning and design handbook (2001)**, see also [www.homezonenews.org.uk](http://www.homezonenews.org.uk). Unrestricted road lengths should not exceed 60m to support the Home Zone concept. Careful alignment of roads with vertical elements, such as buildings and trees, combined with changes in material and road widths will restrict vehicle speeds within the development. Any Transport Assessment will need to consider the issue of traffic calming and cyclist's safety within and around any proposed development as well as the issue of safe drop off and pick up of children to/from any proposed educational facility.

Policy H15 of the UDP requires off-street parking provision for housing at the site to be restricted to a maximum of 1.5 spaces per dwelling, calculated as an average over the scheme as a whole. The parking requirement for any new educational establishment will be based on total gross floor area. In addition, there should be adequate, secure cycle parking provided throughout the site.

People are very different in their needs and in the way they use the built environment. An "inclusive environment" recognises and accommodates those differences in a way that is universal. To ensure that access is considered at the earliest possible stage in the development process and to ensure that the facilities are integrated in an inclusive manner, applicants will be required to produce an Access Statement with their applications for planning permission. The statement

should be more than just a statement that Part M of the Building Regulations and British Standard BS8300 has been complied with. It should explain how the needs of disabled people and everyone else are incorporated into the general design and arrangements of the scheme. Any applicant would also be advised to consider the implications of the Disability Discrimination Act 1995 (DDA) when designing the scheme.

## **2.5 Open Space Provision**

Open space/landscaped areas that are well related to the development will be required as part of an integral layout and design. Standard requirements for the planning and design for open space within new housing developments is provided at Appendix 3. The minimum provision requires a properly equipped and fenced children's/infant's play area – Policy H19 of the UDP. The provision of a new educational facility would incorporate improvements to the existing playing fields, which would be made available for greater public usage. Changing facilities will need to be developed as an integral part of any new school development at this site to enable public use of the playing fields.

## **2.6 Nature Conservation**

Parts of the Yazor and Widemarsh Brooks and land between them are designated as Special Wildlife Sites (SWS) and Sites of Interest for Nature Conservation (SINC) because of their importance to the local community and contribution to a wildlife network necessary to ensure the maintenance of the current range and diversity of flora and fauna as well as the survival of important species. Planning Policy Guidance Note 9 (PPG9 – Paragraph 15) and UDP Policies NC4 and NC5 support the designation of SINC's and SWS's. Given the above designations, any development of this site would require a statement of intent to evaluate habitats and species with an assessment of impacts using The Institute of Ecology and Environmental Management (IEEM) guidelines followed by a comprehensive ecological survey of the site, its environs and a rigorous appraisal of development impacts. A 15m wedge of land along the Yazor Brook should be left undeveloped as a wildlife protection area in order to benefit wildlife, preserve the existing biodiversity corridor and retain the mature trees.

## **2.7 Landscaping and Boundary Treatments**

In terms of existing landscaping at the site, there are a number of important mature and semi-mature trees growing along the northern boundary, adjacent to the Yazor Brook, that must be retained and protected during any development of the site. In addition there are a number of mature trees (including some subject to Tree Preservation Orders) growing on neighbours' land that overhang the boundary of the site that must be protected. Part of a small orchard also exists in the northwestern corner of the site, which should be retained through incorporation into the rear gardens of any redevelopment. A full existing tree/hedgerow survey will be required to accompany any application for development of the site.

In terms of proposed landscaping, the design of the site should address the biodiversity requirements of the wildlife protection area as well as the Public Open Space and internal development layout. This may result in some selective removal of vegetation, tree surgery or bank work as well as additional planting and seeding. New tree/hedgerow planting will be required to enhance existing unattractive boundaries and provide a buffer between incompatible land uses. New post and rail

fencing will be required to delineate the existing public right of way around the southern boundary of the site and protect the playing fields.

In terms of hard landscaping, the new design should draw upon elements of the attractive townscape along Baggallay Street e.g. red brick boundary walls and railings, which should continue through the site, but become softer as the brook/wildlife area is approached with the use of more timber features. Landscape furniture should reflect the design of the bridge in order to arrive at a coordinated design. Any proposed lighting should take account of the wildlife requirements – bats for example require unlit corridors of vegetation for foraging.

## **2.8 Listed Buildings/Archaeology**

The site lies in close proximity to Holy Trinity Church and special attention will need to be paid to the setting of that listed building. Policy HBA4 of the UDP, the setting of listed buildings, will apply. There is scope for considerable enhancement of this boundary, which is currently bordered with unattractive high wire fencing.

In order to assess the impact of the development upon archaeology, it will be necessary to undertake a field evaluation (trial trenching), which in turn will allow the Council to assess the importance of any archaeological remains present on the site, and the need for preservation or recording in advance of the development taking place. Policy ARCH1 of the UDP applies.

## **2.9 Environmental Health**

The former Whitecross school site is an area that has historically been affected by odours from the Sun Valley rendering plant, which is located about 300m NE of the school. However, odour complaints arising from Sun Valley have reduced over the past few years due to improvements in processing and a new odour abatement plant, making the former school site acceptable for housing. However, given the potential for noise issues affecting new housing at this site from the plethora of industrial buildings in the vicinity, any application to develop the site should be accompanied by a detailed noise report addressing the guidance given in PPG24 and the noise assessment criteria for mixed industrial and urban noise, BS4142.

To minimise noise and disturbance to local residents in Baggallay Street from heavy traffic during demolition and construction at the site, a temporary access into the site through Harrow Road may be acceptable and made a condition of any permission.

## **2.10 Flooding**

The northwestern corner of the site abuts a Zone 3 Flood Risk area (Policy DR7 of the UDP applies) and historically the site is known to flood in part. However, recent culverting of the Yazor Brook may have affected this situation. Applicants should refer to the Environment Agency on this issue; a flood risk assessment may be required.

## **2.11 Sewerage**

Herefordshire UDP Para 5.4.15 notes concern from Welsh Water in respect of the capacity of the public sewerage system at this site. Developers will need to clearly demonstrate how their proposals deal with sewerage and waste disposal to the satisfaction of Welsh Water and the Council.

## **2.12 Planning Obligations**

Herefordshire Council will negotiate appropriate planning obligations with the developer that meet the requirements of Circular 05/2005 to ensure that the planning obligations are:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development; and
- Reasonable in all other respects.

It is expected that Section 106 and Section 278 agreements for the former Whitecross School site will include:

- The provision of an element of affordable housing. The amount sought will be 35% of the total units provided.
- A financial contribution of £1000 per dwelling of 2 or more bedrooms, to provide for educational infrastructure in accordance with Children's Services requirements.
- A landscape scheme for the provision of on-site open space throughout the development, to the standards set out in Appendix 3. This will incorporate an area of active play containing play equipment, to include a toddler's and junior play area. The open space will be adopted by the Council for future maintenance subject to the payment of a one-off commuted sum representing 10 years maintenance of the site.
- Contributions towards the maintenance of any wildlife areas within the site.
- Contributions for sustainable transport measures of £1500 per dwelling towards highway maintenance, public and community transport services and Local Transport Plan integrated transport improvements. (Off site highway works will be at cost).
- The allocation of a minimum of 1% of the construction cost of the development towards the provision of works of art or craft for the benefit of the development and the public in general (Policy DR1 of the UDP).
- Contributions towards infrastructure for community use.
- Potential contribution to off-site drainage improvements.
- Contributions towards upgrading the shared pedestrian/cycle path along the Yazor brook adjoining the development site.

Draft Heads of Terms for any S106 Agreements will be expected to form part of any formal submissions and should incorporate a commitment to completing within government defined timescales.

## **2.13 Planning Application Requirements**

Prospective developers are encouraged to hold early pre-application discussions with the Council. The developer will be responsible for obtaining all necessary planning permissions, Building Regulation Approvals and any other relevant consent. Planning applications should be for full permission.

Planning applications for redevelopment of this site should include the following information as detailed in section 2.1 to 2.11:

Transport Assessment and Travel Plan  
Air Quality Assessment  
Access Statement  
Design Statement (see 3.1 below)  
Noise Assessment  
Tree Survey  
Landscaping and Management Scheme  
Sustainability Appraisal (including approach to sustainable urban drainage)  
Ecological Survey  
Flood Risk Assessment  
Statement of Community Involvement

The Council's Statement of Community Involvement requires applicants for significant developments such as this one to have undertaken community involvement at pre-application stage. Therefore, applicants will need to:

- Write to local residents, ward members and the Town Council to inform them of their proposals; and
- Arrange a public meeting or exhibition in the locality at an accessible venue to explain their proposals to the public and to gauge their response; and
- Support their application with their own "Statement of Community Involvement" giving details of the meeting/exhibition and explain how any comments made have been taken into account in the final submission for planning permission.

Applications should be accompanied by coloured plans and illustrative material that is easily understood for the benefit of planners, councillors, residents and amenity groups - three dimensional drawings and architectural models are particularly helpful.

### **3. DESIGN**

#### **3.1 Design Statement**

A Design Statement is now a requirement of any planning application where the design of the development proposed needs to be accompanied by a set of design principles – Policy DR1 of the UDP. Its purpose is to illustrate the overall design concept that has been adopted in relation to the application site and its wider context based upon survey and analysis data. It should not just be a descriptive analysis of the proposals however, it should also set out how the designs will satisfy the requirements set out in this brief which are summarised in the following "Design Principles" section.

#### **3.2 Design Principles**

In summary, the following principles will need to be addressed within any development proposal:

- Create a land efficient development linking to adjoining uses possibly using Home Zone principles
- Provide a mix of densities and accommodation which reflect the character of the local area and provide for affordable housing

- Set out attractive, active, safe and useable public areas/open space
- Respond to the constraints and opportunities as identified in the site analysis – Figure 2
- Respond to the design advice regarding building layout and form in Section 2.3
- Incorporate soft and hard landscaping in an integrated way which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality
- Mitigate against any adverse effects on the biodiversity and water management of the Yazor Brook from the redevelopment
- Minimise the effects on the site of adjoining non-residential land uses
- Encourage walking and cycling throughout, and into/from, the site
- Integrate with existing infrastructure
- Be easily understood and easy to move through
- Incorporate local distinctiveness
- Use sustainable drainage techniques
- Allow for re-use of materials from existing buildings on site where possible and introduce new materials that are reflective of local distinctiveness
- Introduce new highway infrastructure where deemed necessary
- Incorporate new public art
- New development should be designed with “Secure By Design “ principles in mind
- Address the energy efficiency of new buildings, including energy conservation measures, sustainable energy generation, layout and orientation; and
- Incorporate an “inclusive environment” design approach with regards access for all.

### **3.3 Conclusion**

The development of this site offers an opportunity to provide a modern, exciting and vibrant mixed-use development that will:

- Provide greater public access to open space/sports/play facilities
- Facilitate community health and education
- Provide for local needs housing, including affordable housing
- Increase permeability through the site and into the City through access to new pedestrian/cycling routes
- Provide greater access to an area of wildlife interest

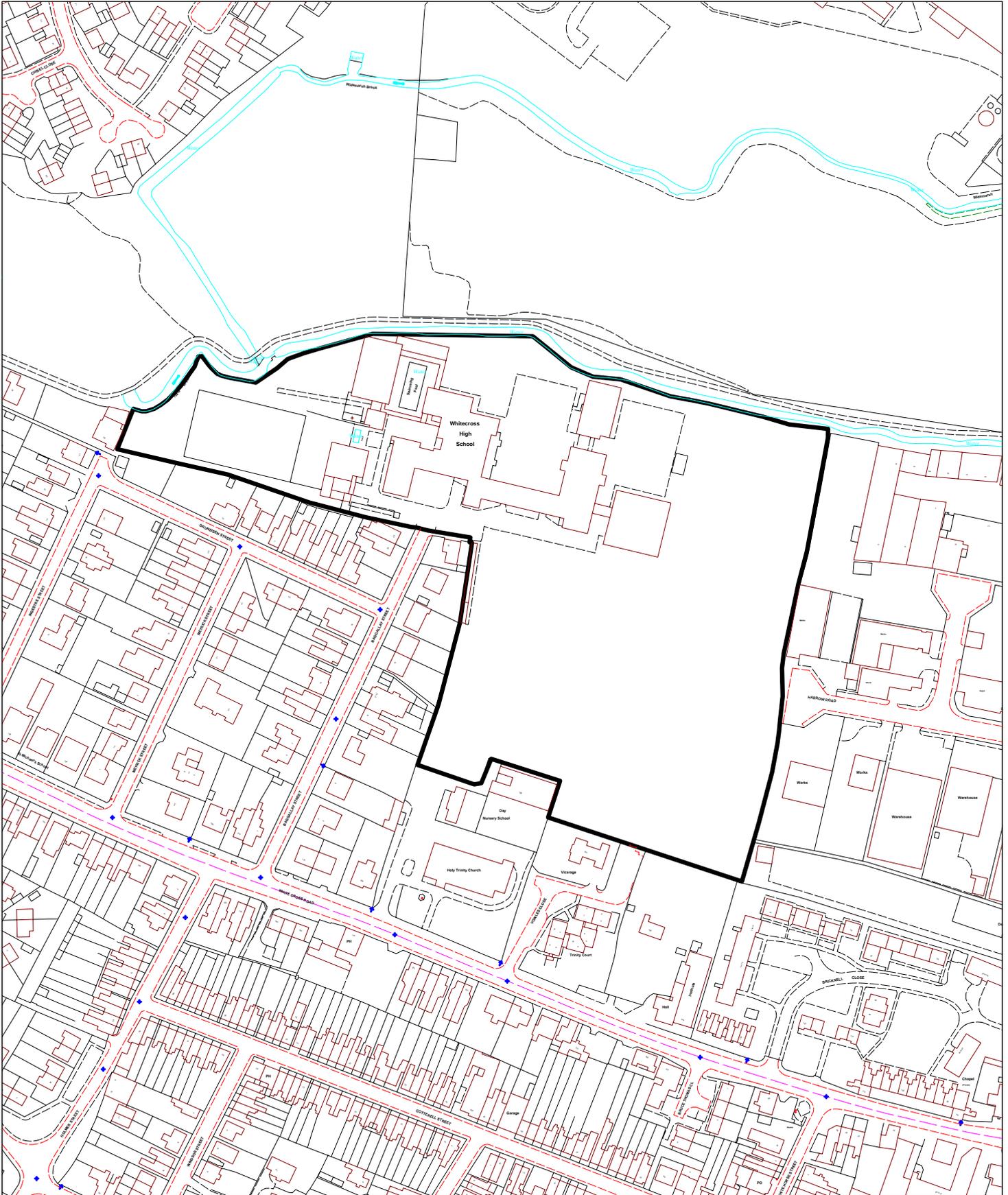


Figure 1 - Location Plan



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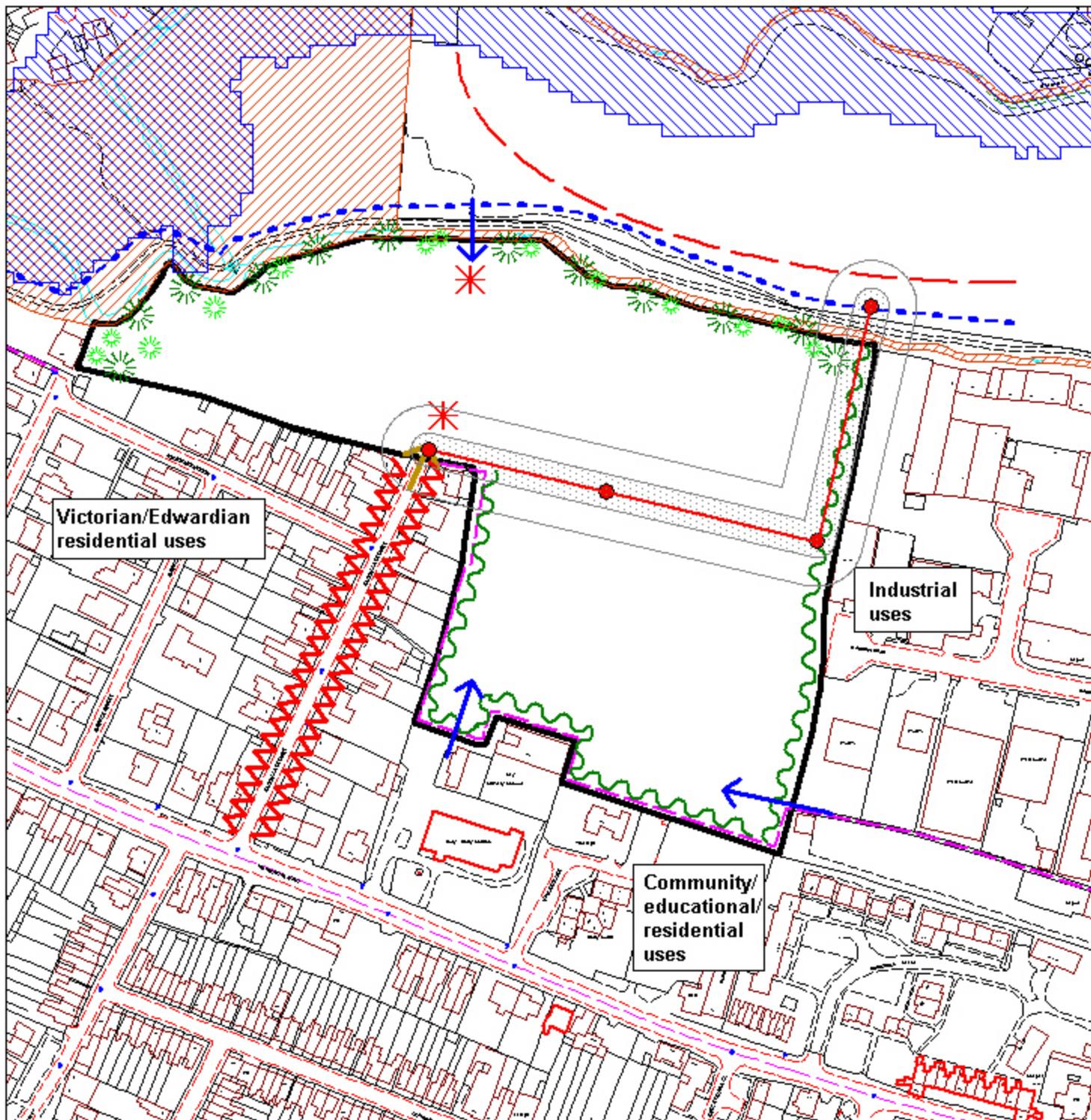


Site

Area = 4.83 hectares

Herefordshire Council  
 Planning Services  
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**Figure 2 - Site Analysis (Constraints and Opportunities)**



SCALE 1:2500

NORTH



Site



Vehicular access



Footpath



Attractive townscape



Opportunity for landmark building



Noise/odour emissions from nearby industry



Existing mature landscaping



Opportunity for boundary enhancement or landscaping



Pedestrian access



Shared cycle/pedestrian flows



NC4 SINC



Zone 3 Floodplain



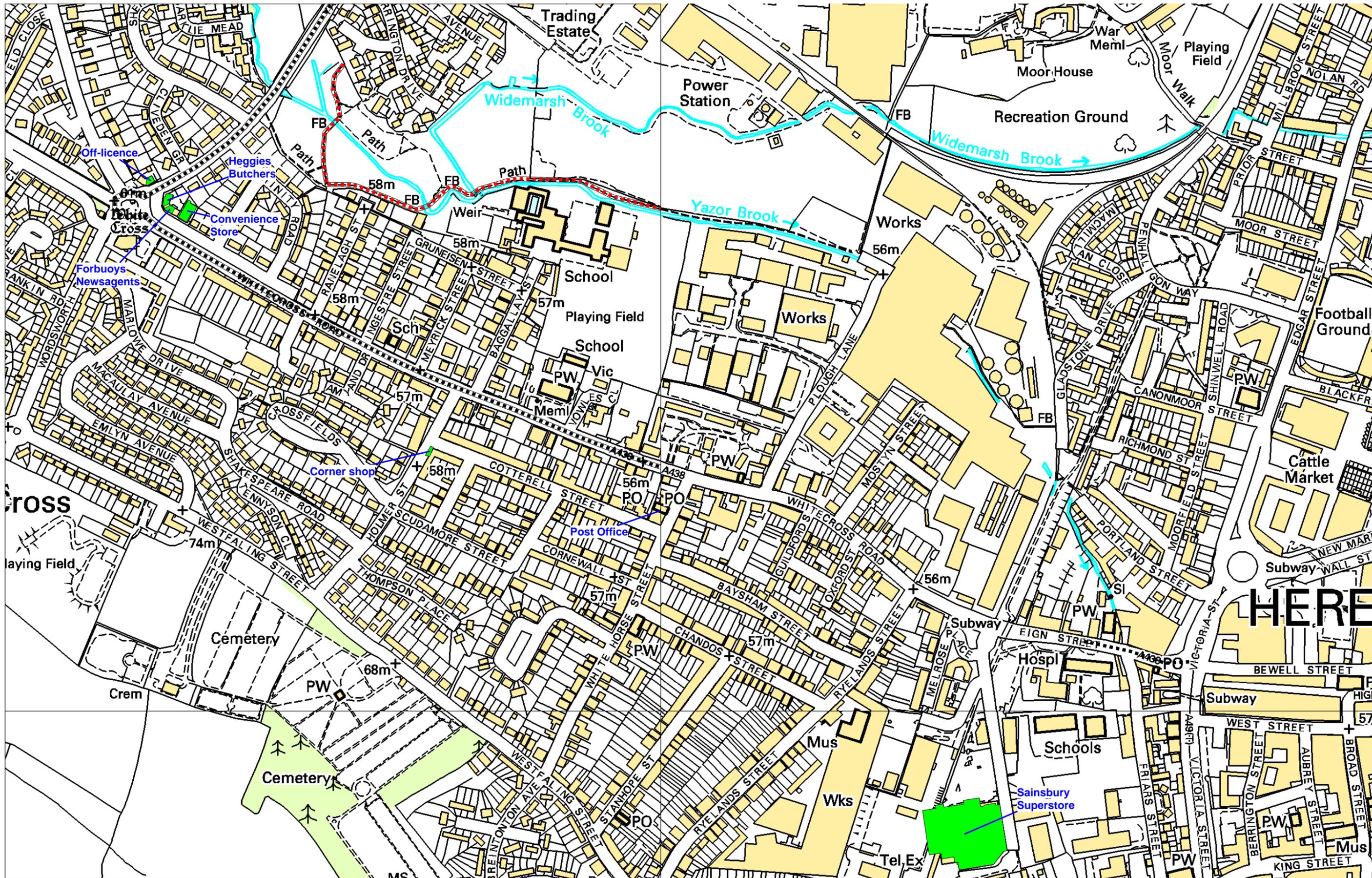
Sewer



Listed Building

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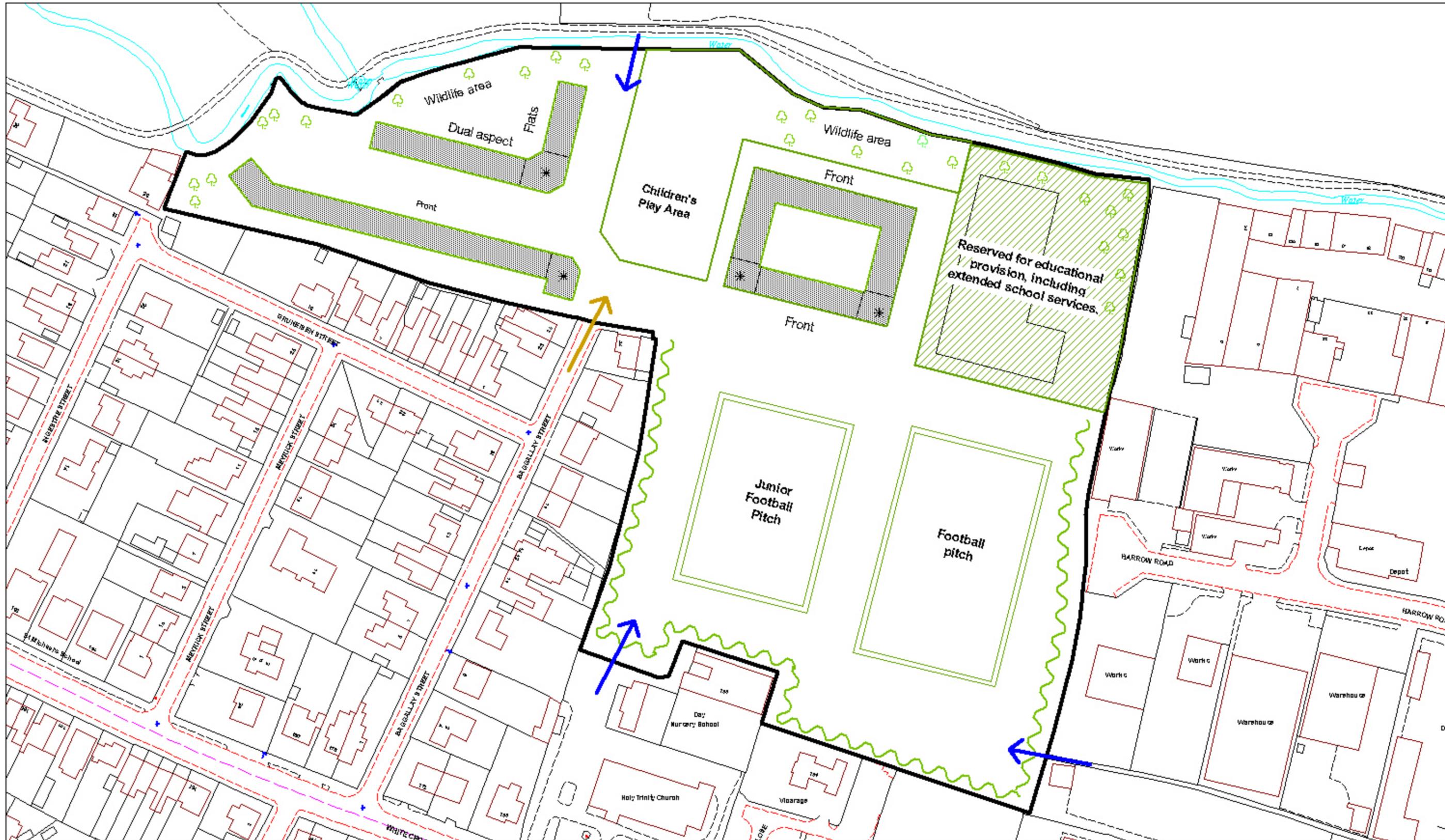
**NORTH**  
Scale 1:4500

**FIGURE 3 - Whitecross Local Facilities**

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- Key:**
- - - Cycle Path to Town Centre
  - Site Boundary
  - (Green shaded area on map)

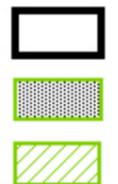
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NORTH

**Figure 4 - Development Option  
(Indicative layout)**

**SCALE 1:1250**



Site  
Residential  
Educational provision



Shared pedestrian and cycle access



Vehicular access



Landmark buildings



New landscaping

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## **APPENDIX 1 - CONTACT LIST**

### **HEREFORDSHIRE COUNCIL**

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## APPENDIX 2 – Sustainability Appraisal

SUSTAINABILITY APPRAISAL			
			Opportunities
			Shared pedestrian/cycle space to Yazor Brook and pedestrian access to Plough Lane need upgrading. Introduce new pedestrian access beside Holy Trinity Church.
			Opportunity for improvement to pedestrian/cycle access to Yazor Brook footway as well as improvements to footway linking to Plough Lane.
			Opportunity for new educational provision on site and dual usage of facilities.
			Possible site for "Home Zones" principles? Traffic calming/reduction of traffic speeds along Baggallay St may be necessary.
			Opportunity for landscaping buffer along eastern edge of site to screen industrial estate and cut down odour/noise emissions as well as reduce wind speeds.
			To link new development with elements of existing scale, form and design of townscape around Baggallay St.

			<b>Opportunities</b>
	Are there any views into/out of the site worthy of retention?	Yes – view of church to southeast and hills to northwest.	Suggest low height development to retain open character.
	What is the local vernacular architecture (local distinctiveness)?	Baggallay St – patterned red brick villas with some rendering. Casement/sash windows, double gable fronts and slate pitched roofs. Small front gardens and brick walls with railings are a feature.	Opportunity to create contemporary scheme but drawing upon local vernacular influences.
	Can protected wildlife areas and ecological sites or locally valued habitats or species be enhanced or at least be avoided?	SINC/SWS exists to Yazor Brook and area to northwest of site. Eastern part of Yazor Brook has been culverted and removal of SINC designation along this section accepted by Council at UDP Inquiry.	To link northwestern corner of site into new open space associated with the redevelopment plus enhancement of Brook environment generally as recreational route/wildlife area.
	Are there any existing trees/hedgerows worthy of preservation?	Yes – see Figure 2 – along boundaries only.	Improved landscaping across whole site required.
	Is the character of any listed buildings safeguarded?	Would need to address issue of setting of Holy Trinity Church.	Opportunity to improve setting of church with new boundary treatments to southern end of site.
	Impact on Conservation Areas?	None in vicinity	
	Are any archaeological sites safeguarded?	To be determined – field evaluation needed.	
	Quality and proximity of open spaces?	Existing private open space associated with school	Opportunity for more public use and better quality of sports pitch/children's play area provision
	Is there a children's playground within 800m?	No	Need for children's play area on site
Resource impacts	Does the proposal utilise previously developed land/reuse of existing buildings?	Yes – but buildings are in too poor a condition to be re-used (concrete cancer).	Some loss of private playing fields for educational provision but compensated for by on and off-site provision with dual-use arrangements.
	Does the site avoid best and most versatile agricultural land?	Yes	
	Is contaminated land avoided?	To be determined.	

			<b>Opportunities</b>
			Could affect arrangement of uses – need for soft landscaping treatments to diffuse emissions.
			Opportunity for community use of playing fields. Need to consider whether any other community uses are required in the area – new school site is providing comprehensive list of new community facilities including sports hall and multi-gym, etc. Site could provide for new extended services educational provision.

## **APPENDIX 3 - STANDARD REQUIREMENTS FOR OPEN SPACE IN NEW HOUSING DEVELOPMENTS**

All public open space located within a new housing development should be in accordance with UDP Policy RST5 and be an integral part of the development. They should be:

- Functional, Usable and Accessible
- Spaces should ideally be of “village green” size and not small areas dotted around, e.g. SLOAP areas - (Space Left Over After Planning).
- It should be located, so as to form an integral feature of the housing development and should not be in a “back-land” situation
- For example, on larger residential development sites or sites in sensitive locations, landscaping may be provided to act as a buffer or screen. These landscape areas could also be suitable for informal recreational uses.

### **LOCATION:**

- Consideration should be given to existing open spaces and networks and in particular for links to be established where appropriate
- The siting of public open spaces on new developments should ensure no damage will be caused to properties by the legitimate use of the open space

### **MAINTENANCE:**

- Design and layout of open spaces should ensure maintenance machinery access and use is considered
- No “steep” grass banks to hinder mowing machinery
- Small sites are often “underused or unusable” and difficult and expensive to maintain

### **LANDSCAPING/PLANTING:**

- Planning conditions will include for a landscaping scheme to be approved by the Council, which should provide details of planting trees, shrubs, grass seed etc. for open space areas.
- Public Open Space will be sown with grass seed mixture suitable for site-use and landscaping (trees and shrubs) will be in accordance with the location and site conditions.
- Public Open Space should have adequate perimeter protection to prevent the unauthorised entry of vehicles on to the area and to ensure the safety of uses of the area to any adjacent roadway
- Public Open Spaces may need to have litterbins and/or seats provided for users of the area.

- Public Open Space may require pathways to be constructed to facilitate access/use of the areas.

#### **ADOPTION/COMMUTED SUMS:**

- The acquisition of new public open space areas will engage the Council in increased revenue maintenance funding in future years.
- Any open space within a development intended/agreed for Adoption by the Council will require the developer to pay a Commuted Sum to cover the maintenance costs for 10 years.
- Whilst “left over” areas of amenity areas will not form part of the open space provision, they will be eligible for adoption and future maintenance under the Council’s separate scheme for adoption.

#### **CALCULATING COMMUTED SUMS:**

For improvement or provision of Public Open Space, the calculation of the commuted sum is based on actual costs of cutting and maintaining play areas over a 10-year period, together with any remedial works necessary before the adoption of the open space by the Council. The cost is based on year one prices multiplied by 10 and does not account for any element of inflation during that period. The commuted sum calculation also includes for the cost of maintenance of horticultural features, hedges, grassland areas, trees, fences, gates and footpaths in addition to play area costs.

**HEREFORDSHIRE COUNCIL PARKS AND COUNTRYSIDE AND LEISURE  
DEVELOPMENT SERVICE**

**TARIFF FOR CALCULATION OF COMMUTED SUMS 2005**

<b>Grounds Maintenance figures to increase by 3% p.a.</b>		
Fortnightly Grass Cut and Drop – April to September	£18.51 per 100 m <sup>2</sup>	X 10 years
Weekly Grass Cut and Drop – April to September	£34.37 per 100 m <sup>2</sup>	X 10 years
Bank Cut – May and September	£6.62 per 100 m <sup>2</sup>	X 10 years
Hay Cut – August	£3.71 per 100 m <sup>2</sup>	X 10 years
Trees, Whips	£0.66/No	X 10 years
Trees, Heavy Standard	£7.93/No	X 10 years
Trees planted less than 5 years	£2.66/No	X 10 years
Trees planted over 5 years	£1.34/No	X 10 years
Trees, Mature	£6.64 per tree	X 10 years
Trees, Heavy Standard – Supply and Replacement of dead tree (incl planting)	£79.26 per tree	
Formal Shrub Bed	£2.32 per m <sup>2</sup>	X 10 years
Informal Shrub Beds	£0.67 per m <sup>2</sup>	X 10 years
Flower Beds	£10.92 per m <sup>2</sup>	X 10 years
Rose Beds	£4.64 per m <sup>2</sup>	X 10 years
Hedges, including Laying once within 10 years	£2.73 per linear metre	X 10 years
Fencing, Metal	£0.31 per metre	X 10 years
Fencing, Wood	£1.08 per metre	X 10 years
<b>Play Area figures to increase by 5% p.a. in line with average increases from Suppliers</b>		
Play Area Maintenance Based per £5,000 (or part) combined value of play equipment, safety surfacing and fencing	£136.50	X 10 years
Play Area Inspections Weekly inspections plus annual independent inspection (3% increase)	£391.40 per site	X 10 years
Play Area Re-surfacing (Wet pour or Tiles)	£87.68 per m <sup>2</sup>	Once
Play Area Loose Fill Annual Top Up	£13.65 per m <sup>2</sup>	X 10 years

NB: In view of current legislation regarding Disabled Access to playgrounds loose fill safety surfacing will not be acceptable for any sites that the Council may adopt in the future.