

**Final Statement of Consultation
of
Former Whitecross High School, Baggallay Street, Hereford,
Development Brief**

Supplementary Planning Document (SPD) - June 2006

Background

The Planning and Compulsory Purchase Act 2004 sets out the requirements of a Local Development Framework as part of the new planning system. This enables Supplementary Planning Documents (SPD) to be prepared to further planning policy. This SPD outlines in more detail, through a development brief, the planning requirements for the redevelopment of the former Whitecross High School site in Baggallay St, Hereford.

Regulation 17 of the Town and Country Planning (Local Development)(England) Regulations 2004 relates to public participation and states that the Local Planning Authority should prepare a consultation statement when preparing planning policy. The requirement is for the consultation statement to set out the standards to be achieved by Herefordshire Council in involving the community in the preparation, alteration and continuing review of planning policy.

This statement shows how and when the community were involved in the preparation and adoption of the brief.

It sets out:

- consultation undertaken in preparing the draft
- the programme for public participation
- who was consulted
- the forms of consultation and where and how the consultation took place; and
- a summary of the main issues raised and how they have been addressed in the SPD.

Consultation undertaken in preparing the Draft SPD

Extensive public consultation was carried out during the preparation of the Herefordshire Revised Deposit Unitary Development Plan (UDP), which highlighted the then Whitecross High School site as a proposal site for redevelopment (Policy H2). Whilst there were objections to this proposal at the draft Plan stage, these were not considered to fundamentally affect the principle of developing this brownfield site for housing, community facilities and open space.

Internal consultations between departments of the Council regarding affordable housing, open space and education provision, issues around environmental health, impact on biodiversity and nature conservation as well as impact on the highway network have taken place and were considered in preparation of the draft version SPD. Sport England was also consulted in the preparation of the draft version and offered no objection in principle.

Public consultation undertaken

In order for Herefordshire Council to adopt the development brief as a supplementary planning document, it had to be subject to a formal six-week public consultation process that enabled all interested parties, including statutory organisations, private developers and the public, to make comments on the proposals.

The six-week formal consultation process on the draft development brief took place between **Thursday 27 October 2005 and Thursday 8 December 2005**.

In addition, two public meetings were held at the school, one on the 21 November 2005 and a second on the 26 January 2006. The initial public meeting was held to outline the key objectives and proposals of the brief and was attended by approximately 50 members of the public. The second meeting was held to present the findings of a Scoping Transport Assessment that had been carried out in response to concerns about the traffic impact of the proposals. Approximately 18 members of the public attended the second meeting.

Who was consulted?

The Council sought to provide opportunities to comment for everyone who lives near, works near or who otherwise has an interest in the former Whitecross High School site.

In addition to the statutory consultees identified in relevant planning legislations and guidance, other key stakeholders, community groups and interest groups that have an interest in the former school site were identified by the Council to ensure that the consultation was as inclusive as possible. All are identified in Appendix 1. All those who were written to as part of the original consultation i.e. the entire list in Appendix 1, were invited to the first public meeting in November 2005. A Public Notice was issued in the local Press – see Appendix 2. Only those who responded to either the written consultation or who attended the first public meeting were invited to attend the second public meeting in January 2006 through additional correspondence.

The public consultation process

The public were invited (through advertisement (see Appendix 2), press release and direct mailing) to comment on the draft brief by submitting written representations to the Council before the closure of the formal consultation period. Copies of the draft brief and the original consultation statement were made available for the public to view in key public buildings within Hereford. These locations were:

Herefordshire Council
Town Hall,
St Owens St,
Hereford
HR1 2PJ

Herefordshire Council
Blueschool House,
Blueschool Street
Hereford
HR1 2ZB

Hereford Library
Broad Street,
Hereford. HR4 9AU
Tel: 01432 383600

Notice of both public meetings was made on the Council's website and all the documents referred to in consultation letters were also made available via the Internet on the Council's web site: www.herefordshire.gov.uk. Printed copies of the documents were also made available on request.

Herefordshire Council recorded comments received from the Public Meetings and any written representations received before the 9 February 2006 and acknowledged receipt of them, where possible, within 10 days.

Main issues arising as a result of the consultation exercise and how the issues have been addressed in the SPD

Following the closure of the consultation period, all written responses were summarised and recorded in a single document. A statement listing a summary of the representations received and how the issues have been addressed in the SPD is contained in the table below.

	How addressed in the SPD
Vehicular access to the proposed site is only from Baggallay St, a narrow (5.5m) road, and proposal will result in increased traffic volumes, noise, pollution, congestion and issues of highway safety.	New reference made to Scoping Transport Assessment carried out in Section 2.1, which accepts principle of housing plus maximum of 420-pupil school development using Baggallay St as only vehicular access. Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.
Second vehicular access to the site should be introduced e.g. Harrow Road, by Church, or across Yazor Brook linking to Yazor Rd.	Reference made to this issue in Section 2.4
Percentage of affordable housing should be higher	Percentage required in Section 2.2 of 35% accords with Policy H9 of UDP.
Should be no more than 60 houses	Considered restriction of site area to that shown in UDP Policy H2 plus need for play area and wildlife area, will restrict housing capacity on site. Sufficient reference to housing density in Section 2.1.
Should be public toilets at the children's play area including disabled access	New reference made to requirement for changing facilities associated with dual use of playing fields in section 2.5 and additional paragraph referring to general accessibility issues in Section 2.4. Requirement for Access Statement now referred to in Section 2.13. Public toilets at children's play area not considered necessary for this scale of development.
Concerned about access for emergency vehicles	This issue would be addressed at the full planning application stage for any development of this site and is addressed through reference to the need for a full Transport Assessment in Section 2.4.
Need information from Traffic Impact Assessment to comment properly plus Traffic Impact assessment should include possibility of school on site as well as houses	New reference made to Scoping Transport Assessment carried out in Section 2.1, which accepts principle of housing plus maximum of 420-pupil school development using Baggallay St as only vehicular access. Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.
Tennis courts should be retained in situ for recreational use and not built on	UDP allocated this part of the site for housing, new school facility has tennis court provision and this brief is promoting dual use of playing fields for increased public usage in Section 2.5. Reference to site area clarified in Section 2.1.

Plan smacks of opportunity to make money through the UDP	As part landowner, the Council will utilise the monies raised through the sale of part of the site for housing towards the cost of the new school at Three Elms, as well as for other educational provision. The purpose of the brief is covered in Section 1.2.
Unclear how development will facilitate community health	The brief is promoting dual use of playing fields for increased public usage in Section 2.5, which will have knock on effects for community health.
Should not build on existing orchard	Issue covered in Section 2.7
Site should be used for school or housing, but not both	Issue addressed in Section 2.1 and reference to Scoping Transport Assessment in 2.4.
Not practical idea to have Lord Scudamore pupils walking to this site to use playing fields	The playing fields are being retained for school and public use – issue covered in Section 2.5. Where the users come from is not an issue for this brief.
Lord Scudamore should be relocated at Whitecross with some housing to NW and Scudamore site redeveloped	Brief promotes educational use in Section 2.1. It is site specific to the existing Whitecross school grounds.
New development should not result in further parking in existing streets, ensure sufficient parking provision for new dwellings e.g. 2 spaces per dwelling	Parking issue is covered in Section 2.4 and proposes 1.5 spaces per dwelling averaged across the site in accordance with national and local standards.
Too much housing proposed	Housing referred to in Section 2.1 is in accordance with UDP Policy H2.
Existing brick walls to rear of Baggallay St and abutting site should be retained	This issue would be a matter for detailed planning application stage. Boundary issues are referred to in section 2.7.
Should be residential only parking in Meyrick, Baggallay, Ingestre and Gruneisen Streets	Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.
One-way system should be introduced to relieve traffic flows.	Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.
Yazor Brook is currently a dried up ditch – it should be returned to former flows	New wildlife area referred to in Section 2.6 will have knock on benefits for wildlife of Brook itself.
How will Council protect amenities of residential properties?	Principle referred to in Section 2.3, but will be a matter for detailed planning application stage.
Should be new housing for elderly people	Mixed housing proposed in Section 2.1.
Bike sheds should be removed as are a nuisance	Bike sheds are omitted in Figure 4 – but will be matter for detailed planning application stage in reference to cycle parking in Section 2.4.
Could temporary access through Harrow Rd be used for construction traffic?	Reference made to this possibility in Section 2.9.
Improvements to cycle/pedestrian facilities are needed	References made in Section 2.4 and 2.12.
Sewerage system is already overloaded	Issue is now covered in Section 2.11
Retain NW corner of site as garden land.	Issue is covered in Section 2.7, but land ownership issues are not a matter for this brief.

Appendix 1

List of Consultees

Organisation
Local Members for Three Elms and Central wards
Advantage West Midlands
Highways Agency
Herefordshire Health Authority
West Mercia Constabulary
Hereford and Worcester Chamber of Commerce
Hereford Access For All
Hereford Access Group & Pedestrian Forum
Hereford City Centre Forum/HIA
Open Spaces Society
Age Concern
English Nature
Environment Agency - Upper Severn Area
Sport England
Paul Keetch – Member of Parliament
Government Office for the West Midlands
National Grid Plc
Welsh Water
National Power Plc
Nuclear Electric Plc
Community Council of Hereford and Worcester
Friends of the Earth (Herefordshire)
Herefordshire Nature Trust
British Telecom
Church Commissioners
Commission for Racial Equality
English Heritage
Equal Opportunities Commission
Health and Safety Executive
Midland Red First
Transport 2000 (Hereford and Worcester)
Hereford Civic Trust
Hereford City Cycle Forum
Sustrans
Ramblers Association
Herefordshire Wildlife Trust
House Builders Federation (South West)
RSPB
Herefordshire Sports Council
Hereford and Worcester Fire Brigade
Hereford City Council
The Bulmer Foundation

Organisation
Herefordshire Cycle Forum
Hereford Diocese
Herefordshire Youth Consortium
Hereford & Worcester Ambulance Service
NPFA
Sun Valley Foods Ltd
St Nicholas Community Association
Whitecross Nursery School
Holy Trinity Church
The Vicarage, Holy Trinity
BCD Joinery, Plough Lane
Mercia Mobile Towing Services, Plough Lane
Tudor Outdoor Buildings, Plough Lane
Lovell Construction, Plough Lane
Lord Scudamore School
Whitecross High School
Adjoining Occupiers of Baggallay Street, Gruneisen St, Ingestre Street, Whitecross Road and Meyrick St, Trinity Court, Bricknell Close

Appendix 2

Town and Country Planning (Local Development (England)) Regulations 2004

Interim Supplementary Planning Document (SPD)
Draft Development Brief - Land at Whitecross School, Hereford

Public Consultation Exercise – 27 October 2005 to 8 December 2005

Notice is hereby given that a 6-week public consultation exercise will be taking place from the **27 October 2005 to 8 December 2005** on the contents of a Draft Development Brief affecting **Land at Whitecross High School, Baggallay St, Hereford**. The draft brief outlines how the existing school site could be redeveloped for **housing, new educational provision and open space**.

The draft brief and associated consultation statement can be viewed on the Council's website at www.herefordshire.gov.uk or at the Town Hall, St Owen's Street or Blueschool House, Blueschool Street between the hours of 9a.m and 5p.m (Mon-Fri). Copies of both documents have also been placed at Hereford Library, Broad St, which is open at varying times between Tuesdays and Saturdays (Tel: 01432 383600). Copies of the documents can also be obtained on request.

If you have any comments to make on the development brief, please can you make them in writing to Chris Botwright at the address below **before 5p.m on the 8 December 2005**. All comments received will be acknowledged and reported to a future Planning Committee, but please specify if you would like to be notified of the date of adoption of the brief.

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