

MEMORANDUM

To : Mr Edward Thomas, Planning Services, Blueschool House - H31
From : Ms Ruth Jackson rjackson@herefordshire.gov.uk
Tel : 01432 260359 Your Ref : 150659
Date : 1 April 2015

APPLICATION NO & SITE ADDRESS: 150659 - Land at Holmer Trading Estate, College Road, Hereford, Herefordshire,
APPLICATION TYPE: Outline
DESCRIPTION: Demolition of all existing buildings and hard standings, remediation of the site, including reinstatement or landscaping of the former canal and development of up to 120 homes, landscaping, public open space, new vehicle and pedestrian access and associated works.
GRID REFERENCE: OS 351720, 241781
APPLICANT: The Owner and/or Occupier
WEBSITE: www.herefordshire.gov.uk/searchplanningapplications

NAME: Ruth Jackson.

JOB TITLE: Principal Leisure and Countryside Recreation Officer, Herefordshire Council

COMPANY:

DATE RETURNED:

Applicants Design and Access statement: This proposal will potentially facilitate the restoration of the canal either as:

- Option 1: This includes the reinstatement of the canal. This will require costs to be offset by reducing other s.106 contributions.
- Option 2: This includes protecting the route of the canal and developing a linear park to provide a landscaped corridor of amenity space. The canal would be reinstated at a later stage by the Canal Trust. This approach will safeguard the route of the canal and potentially allow greater s.106 contributions.

The outline draft heads of terms acknowledge that the key for determining the scope of the s.106 agreement is whether the canal is reinstated or not.

POS and recreation - UDP Policies H19 and RST3: Policy requirements for this proposal for POS and recreation are shown below. Delivering these, particularly the off-site elements will depend on which option is chosen.

In accordance with UDP Policy H19 developments 60+ houses are required to provide a children's play area for all ages, infants, juniors and teenagers and outdoors sports provision. For a development of 120 houses and a population of 276 (at an average rate of 2.3) we would require the following amounts.

- Children's play area for all ages @ 0.8ha per 1000 pop: 0.22ha (2200 sq m). .07ha (700sqm) of this should be formal in accordance with Fields in Trust guidance (0.25ha per 1000 pop)
- POS @ 0.4ha per 1000 pop: 11 ha (1100 sq m)
- Outdoor sport @ 1.6ha per 1000 pop: 0.44 ha (4400 sq m)

On-site provision - Children's Play and POS: The applicant shows an area of children's play located to the east end of the site. Although not centrally located the applicant has made a case for its location given the nature of the proposal and links in and out of the site and it is overlooked in a safe accessible location, so it is generally supported. There is no indication of size, but at the pre-application stage, we asked for on-site provision to be for the younger children and the applicant appears to have acknowledged this.

Off-Site Provision – Children's Play: Given the location a combination of both on and off site for children's play was also asked for. There are 2 play areas at Aylestone Park and Old School Lane which are within acceptable thresholds for older children. In accordance with the Council's evidence base the Play Facilities Study and Investment Plans Old School Lane requires investment particularly for older children. The off-site contribution would be calculated in accordance with the SPD on planning obligations but to take account of on-site provision.

Off-Site Provision: Outdoor Sports: Investment is required in support of providing additional and improving existing outdoors sports facilities in Hereford to meet the needs of the future populations up to 2031 and in doing so address deficiencies in both quality and quantity. This is supported by the Council's evidence base, the Playing Pitch Assessment for Hereford Area 2012 which provides robust assessment of needs and the draft Investment Plan which is currently being prepared in partnership with the National Governing Bodies for Sport and Sport England and identifies strategic and sustainable projects particularly for football, cricket, rugby and hockey to improve the local offer based on the most up to date facilities and club information.

The Investment package for Hereford city contains a number of projects which would benefit this proposal and it would be used on priorities at the time of receiving it. Full details can be provided. Contributions are calculated as follows:

- Total Investment costs for all projects in Hereford City: £6239,052
- Core Strategy housing requirements: 6,500 houses identified for Hereford City
- This equates to £960 per house
- For 78 market houses (65% of 120) @ £960 per house total: **£74,880**

Off-site Indoor Sports Contribution: This contribution is sought in accordance with the SPD on Planning Obligations and evidence sourced from the Herefordshire Council Sports Facilities Framework 2014. The Framework takes into account the strategic priorities of the key National Governing Bodies for sport and includes future proofing up to 2031 in accordance with Sport England methodology which recognises that additional demand arises from new housing growth. Future investment will be required in Hereford City to meet these demands where the majority of housing growth is focused in recognition of its importance as the main centre in the county. As such it is considered a tier 1 level in the Hierarchy of Provision for sports facilities for the county. Contributions are calculated as follows:

Hereford city:

- Total housing required (Core Strategy) 6,500
- Facilities required to meet future need using Sport England's Facilities Calculator based on increased population of approx. 15,000 (6,500 x 2.3):
 - 4 x courts sports hall
- Facilities cost in accordance with Sport England's costs for Affordable Sports Hall
 - £920,000
- Cost per market house: £142
- For 78 market houses (65% of 120) @ £142 per house total: **£11,076**

Delivery will be via a partnership and location of the facility is still to be agreed.

Option 2 Linear Park POS: It is advised that at the outset new residents are made aware what this area is for and that its use as an amenity green space will be limited once the canal is reinstated. The Council will not adopt this area and to avoid future legal issues and complications it is advised that the land is transferred freehold directly to the Canal Trust who would then be responsible for its management and reinstatement.

On-site Play Area Adoption: Suitable management and maintenance arrangements will be required to support any provision of open space and associated infrastructure within the open space in line with the Council's policies. This could be by adoption by Herefordshire Council with a 15 year commuted sum plus appropriate replacement costs or by a management company which is demonstrably adequately self-funded or will be funded through an acceptable on-going arrangement; or through local arrangements such as a Trust set up for the new community for example. There is a need to ensure good quality maintenance programmes are agreed and implemented and that the areas remain available for public use

SuDS: it is noted that the applicant has made mention of SuDS but no detail is provided at this stage. On site SuDS ponds with careful design to take account of health and safety and standing water issues can provide good semi natural POS for both biodiversity and natural play and recreation opportunities. They will need to be designed in accordance with national SUDS guidance and will require a detailed ecological/site management plan and annual work plan. The Council doesn't as yet have a SuDS strategy and advises developers to use CIRA guidance but with reference to DEFRA's draft of the revised SuDS guidance (currently being finalised) and to reference other useful SUDS and wildlife guidance from the Wildfowl & Wetland/RSPB available from the susdrain website

With the changing legal issues/revising national guidance around SuDS following recent Govt consultations, at this time we are unable to advise a definitive answer on adoption and maintenance of any SuDS areas. Any adoption or maintenance agreements and associated commuted sums/management charges with any eligible body are subject to the powers, acts and national guidance that is live and relevant at the time of adoption.