

WYRE FOREST DISTRICT COUNCIL

CABINET MEETING
24TH NOVEMBER 2005

STC.4: Draft Development Brief
Bridge Street Basins Link, Stourport on Severn

OPEN ITEM	
COMMUNITY STRATEGY THEME	Better Environment
CORPORATE PLAN THEME:	Managing the Local Environment
KEY PRIORITY:	Forward Planning
CABINET MEMBER:	Councillor James Dudley
RESPONSIBLE OFFICER:	Head of Planning, Health and Environment
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APPENDICES	<p>Appendix 1: Adoption Statement (regulation 19)</p> <p>Appendix 2: Representations Statement (regulation 18(4)(b))</p> <p>Appendix 3: Summary of responses, officer comments and recommendations</p> <p>Appendix 4: Schedule of changes to the Draft SPD</p> <p>Appendix 5: Draft Supplementary Planning Document (SPD) – Development Brief for Bridge Street Basins Link (published 5th Sept 05)</p> <p>Appendix 6: Sustainability Appraisal of Development Brief Proposals and addendum appraisal of revised proposals</p> <p>Appendices 1 - 6 are available electronically and public inspection copies are available on request (see front cover for details).</p>

1. PURPOSE OF REPORT

- 1.1 To inform Cabinet of the consultation feedback received in response to the Draft Bridge Street Basins Link Development Brief (supplementary planning document) published on the 5th September 2005.

- 1.2 To seek Cabinet approval for the Revised Supplementary Planning Document as the basis for adoption by Council on 14 December 2005.

2. RECOMMENDATION

The Cabinet is asked to RECOMMEND to Council that:

- 2.1 **The Draft STC.4 Bridge Street Supplementary Planning Document set out at Appendix 5 to the Cabinet report as amended by the schedule of changes contained at Appendix 4, together with the revised Sustainability Appraisal (Appendix 6) be adopted as the 'Bridge Street Basins Link Development Brief' Supplementary Planning Document in accordance with regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004.**
- 2.2 **The Head of Planning, Health and Environment be authorised to prepare and publish the necessary documents and to follow the necessary procedures set out in Section 23 of the Planning and Compulsory Purchase Act 2004.**

3. BACKGROUND

- 3.1 The purpose of a supplementary planning document is to support a policy (or policies) of the Local Plan. The development brief subject of this report has been prepared to support the site specific Policy STC.4 (Bridge Street Basins Link).
- 3.2 A draft development brief for the Bridge Street Basins Link site in Stourport-on-Severn was approved as the basis for public consultation at the meeting of Cabinet on the 25th August 2005. A six week period of consultation commenced on the 5th September 2005 and closed on 17th October 2005. The brief generated a significant amount of interest and welcome coverage from the press.
- 3.3 The Local Development Scheme (LDS) for the District came into effect earlier in the year and this sets out the Council's programme of work in respect of the new Local Development Framework over the next 3+ years. The LDS indicates that public consultation will take place during September and October with adoption envisaged for December 2005; a timeframe that underlines the Council's commitment to the on-going regeneration of Stourport-on-Severn. Consideration by the Environment and Economic Regeneration Policy and Scrutiny Panel on the 23rd November at this meeting of Cabinet, will be followed by Full Council adoption on the 14th December 2005 in accordance with the LDS. Recommendations arising from the E&ER Panel consideration will be reported verbally to the Cabinet meeting.
- 3.4 Following the close of consultation, officers have been considering the 269 individual responses received from 77 respondents and these have all been acknowledged. A summary of the responses together with officer comments and recommendations are provided at Appendix 3 to this report. Full detailed copies of all responses received are available for inspection at the Deposit Locations (Civic Centre, Stourport on Severn; Duke House, Kidderminster and the main libraries).

4. KEY ISSUES

Consultation

- 4.1 Consultation was undertaken in accordance with the arrangements set out in the Council's SCI. The good press coverage helped to generate significant interest in the roadshow events held at Stourport on Severn Farmers Market on Sunday 11th September and the Civic Hall on the 12th September 2005. It is estimated that over the two days in excess of 400 people attended the roadshows. In addition, to these one-off events constant interest was also apparent at the deposit locations i.e. Council Offices and the libraries. This was particularly noticeable at Stourport on Severn library where a mini-exhibition was on display and stocks of the accompanying summary leaflet and response forms had to be replenished on numerous occasions. A fully linked version of the draft development brief was published on the Council's web site and on-line responses were facilitated in line with the Draft Statement of Community Involvement. A further presentation was given to interest groups on the evening of 29 September 2005 at the Civic Hall in Stourport-on-Severn.

Summary of representations

- 4.2 The overwhelming response has been one of general support for the Council's proposals to regenerate the site with 82.3% of those responding saying they generally agreed with the Council's plans. Three options (A-C) were put forward in the brief and the public were asked to comments on their preferred approach. A similarly clear view was expressed on a preferred Option C (86.7% of respondents).
- 4.3 A number of respondents (14) expressed concerns over the traffic situation and whether the proposed development would worsen the existing situation. Similarly, a significant number of respondents (18) took issue with the current state of the old 'Mall' site on the west-side of the street. Other notable issues include the amount of housing, the need to consider boating interests, car parking and the specific concerns of existing residents at Waterfront Views.
- 4.4 Amongst the responses are comments received from the West Midland Regional Assembly (the Regional Planning Body) which confirms that the draft is in general conformity with the Regional Spatial Strategy. However, they reserve their position regarding any specific planning application proposals that may come forward in the future.
- 4.5 Particular areas where it is felt the development brief could be strengthened are highlighted as follows:
- 4.6 Boating – clearly boats/ barges and the necessary infrastructure for boating activity is critical to the future success of the basins. British waterways, Stroud Cruisers and a number of boating enthusiasts suggested that the development brief would benefit by making reference to boating facilities and the need to prepare a waterspace strategy. This is agreed and accordingly recommended amendments are set out at Appendix 4.

- 4.7 Nature Conservation – A number of respondents including British Waterways and English Nature indicated that references could usefully be made to the importance of urban nature and the need to recognise the potential. A further sub-section is therefore proposed on Environmental Issues.
- 4.8 Access for all – although covered by other key documents (Design Quality SPG, Local Plan, Cycle Strategy) a number of respondents rightly suggested that explicit reference could usefully be made to ensuring accessibility for all as a requirement of the development brief. Including specific consideration of disabled access (including ‘signposting’ to other policies) and cycling infrastructure/ facilities.
- 4.9 Section 106 Planning Obligations – throughout the development brief reference is made to ‘developer contributions’ including off-site improvements. British Waterways ask whether it may be appropriate to list the key requirements. This seems to be a worthwhile suggestion and it is proposed to include a table summarising the suggested developer contributions for the site (see Appendix 4 to this report).
- 4.10 Other detailed issues resulting in recommended changes include ensuring adequate access to the yacht club, consideration of micro-climate (shadow fall and energy efficiency etc), recording historic features and offering views of the clock tower.
- 4.11 All of the representations received are summarised in Appendix 3 where officer comments and recommendations are set out. Appendix 4 sets out the recommended amendments to the draft SPD.

Next Stages

- 4.12 Under the Planning and Compulsory Purchase Act 2004, the adoption process is heavily regulated by the Town and Country Planning (Local Development) (England) Regulations 2004. In order to comply with regulation 19, as soon as practicable following adoption of the SPD, the District Council must publish the following documents:
- The SPD (as amended)
 - The Sustainability Appraisal (SA) (as revised)
 - Representations Statement (regulation 18(4)(b))
 - Adoption Statement (regulation 19)
- 4.13 Copies of the above documents are set out in Appendices 5, 6, 2 and 1 respectively to this report.
- 4.14 Regulation 19 also requires copies of the consultation statement and adoption statement to be published on the Council’s web site as soon as practicable and in line with good practice this should be rolled out to include the final SPD and SA. Copies of the adoption statement must be sent to any person who has asked to be notified of the adoption of the SPD.
- 4.15 All of the 77 respondents will be notified of the outcome of the Council’s consideration of their representations. Copies of the adopted SPD will also be sent to the pre-

deposit consultees and other key stakeholders including the Stourport on Severn Civic Society, Town Council, British Waterways, Advantage West Midlands etc.

- 4.16 Under regulation 16(2), the adoption statement must specify the date of adoption (envisaged to be 14th December 2005). It should also highlight the legal rights of any person aggrieved by the SPD to apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD. This must be made promptly and not later than 3 months from the date of adoption.
- 4.17 Finally, following adoption in December the District Council can continue its work to explore options to help deliver the redevelopment proposals. This will involve working closely with Stourport Forward, Advantage West Midlands, British Waterways and land owners whilst making the most of the funding opportunity presented by the Market Towns Initiative.

5. FINANCIAL IMPLICATIONS

- 5.1 The costs of preparing and publishing the Bridge Street Supplementary Planning Document can be met from within existing budget.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 The adoption process is open to High Court challenge for a period of 3 months from the date of adoption. The proposed Supplementary Planning Document supports District Local Plan Policy STC.4 and there are no implications under Section 17 of the Crime and Disorder Act.

7. RISK MANAGEMENT

- 7.1 Other than the potential for challenge highlighted in section 6 above there are no risk management issues.

8. CONCLUSION

- 8.1 The draft Supplementary Planning Document for site STC.4 has generally been well received by residents, business, visitors and key interest groups. A number of representations have been submitted in response to the consultation and whilst some are too detailed or fall outside the scope of the SPD, others have led to suggested changes that will serve to strengthen the brief. The SPD has been prepared in accordance with regulations, the Draft Statement of Community Involvement and the timetable set out in the Wyre Forest District Local Development Scheme.

9. CONSULTEES

9.1 CMT

10. BACKGROUND PAPERS

- Adopted Wyre Forest District Local Plan, January 2004
- Wyre Forest District Local Development Scheme, August 2005
- Draft Wyre Forest District Statement of Community Involvement (July 2005)
- Bridge Street Enhancement Area SPD – Preconsultation Responses
- Draft Bridge Street Basins Link Development Brief SPD – Full Consultation Response

26th October 2005