

WYRE FOREST DISTRICT COUNCIL

Planning & Compulsory Purchase Act 2004

REPRESENTATIONS STATEMENT

Prepared in accordance with regulation 18(4)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004

for

**Bridge Street Basins Link Development Brief
Supplementary Planning Document**

1. Introduction

On 14th December 2005 Wyre Forest District Council intends to adopt Bridge Street Basins Link Development Brief as a Supplementary Planning Document (SPD). This follows public participation between 5th September and 17th October 2005.

The purpose of this statement is to set out a summary of the main issues raised in representations received as part of the public participation process and to explain how these issues have been addressed in the SPD which the Council intends to adopt.

2. Public participation on SPD proposals (Regulation 17)

The participation process was undertaken in accordance with Regulation 17. Each response was carefully analysed with 77 respondents submitting a total of 269 individual representations. The Council's officers have carefully considered these and this process will be subject to further consideration at the following meetings:

- 23rd November 2005
Environment and Economic Regeneration Policy and Scrutiny Panel
- 24th November 2005
Cabinet
- 14th December 2005
Council

2.2 In particular, Appendix 3 of the report to Cabinet contains a comprehensive summary of all representations and how the emerging issues may be addressed.

3. Summary of the 'main issues'

Table B of the Appendix 3 to the Cabinet Report sets out a number of issues mentioned by numerous respondents. These present the basis of the main issues for the purposes of this statement and include:

- i) Boating Concerns (x21 respondents)
- ii) Car Parking Issues (x15)
- iii) Housing Issues (x5)
- iv) the Mall Site (x18)
- v) Traffic & Relief Road Issues (x14)
- vi) Waterfront views (x5)

In addition to the above, a number of other important issues have been raised, particularly with regards the cycling facilities, nature conservation, microclimate, heritage and the design options appraisal.

A summary of the key issues and proposed actions is set out in Appendix A to this statement. Copies of the complete schedules summarising all of the responses together with the comments and recommendations of the Head of Planning Health and Environment (i.e. Appendix 3 to the committee reports) is available on request.

Proposed measures to address key issues.

Concerns over the condition of nearby sites have been raised through public participation responses, although these actually fall outside the scope of the Bridge Street Basins Link Development Brief. The Council recognises the issues and is seeking to address these through other means.

In those situations where the development brief would benefit from amendments, the proposed modification is summarised in Appendix A. and the full version of the proposed amendments are contained in Appendix 4 to the Cabinet report of the 24th November 2005.

List of Appendices

APPENDIX A: Summary of key issues and proposed action.

*Wyre Forest District Local Development Framework
Bridge Street Basins Link Development Brief SPD: Representations Statement. (December 2005)*

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Cabinet 24/11/05

AGENDA ITEM NO. **10.3.**

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APPENDIX A. Summary of main issues to emerge during public consultation & proposed actions.

The following subjects proved to be recurring themes in consultation responses:

- i) Boating Concerns (x21)
- ii) Car Parking Issues (x15)
- iii) Housing Issues (x5)
- iv) The Mall Site (x18)
- v) Traffic & Relief Road Issues (x14)
- vi) Waterfront Views (x5)

Summary of Comments Received	Head of Planning, Health & Environment Comment	Proposed Modification
i) BOATING CONCERNS:		
<p>Insufficient consideration has been given to boating interests in particular:</p> <ul style="list-style-type: none"> • Access to the yacht club; • The need for a waterspace strategy; • Facilities, layouts, security and services for boaters; • Stroud Water Cruisers relocation and important services; and • Concerns over the future direction of the basins – see water strategy suggestion. 	<p>Generally agree that more emphasis needs to be made regarding the importance of the boating sector and the need to prepare a strategy to ensure that land and water based activities are co-ordinated etc.</p>	<p>Amend section 6 (Movement Patterns) and the sub section on 'local site access issues' to include reference to the "need to retain and where possible enhance vehicular access to the yacht club including the possible on-land movement of boats".</p> <p>Amend section 3 and subsection on 'utilities & services' by including reference to facilities supply thorough mooring bollards (water and electricity).</p> <p>Propose new paragraph in section 7 (Vitality and Viability) to give further consideration to the important role of waterspace and the need for a waterspace strategy. Also include reference in section 10 (implementation) to the need to address the needs of the boating community.</p>

Summary of Comments Received	Head of Planning, Health & Environment Comment	Proposed Modification
ii) CAR PARKING ISSUES		
<p>Concerns expressed over the availability of car parking particularly for visitors to commercial units/ basins and boating interests.</p>	<p>Agree that parking is a key issue and this is the subject of guidance in section 6 (Movement Patterns) of the Development Brief. The dimensions of the site are significantly constrained and there is only scope for a very small parking facility. The brief seeks to deliver a strategy that will link the key people attractions i.e. Riverside car parks, Bridge Street shops, basins, Severn Road redevelopment area and the river Stour corridor. By doing this it is hoped that the site can benefit from its proximity to existing car parks and become part of a key pedestrian movement pattern. In addition, the development brief will look for improvements (both environmental & capacity) to existing off-site car parking areas including Raven Street, Riverside Meadows and the small private car park adjacent to Shipleys.</p>	<p>No further action.</p>
iii) HOUSING ISSUES		
<p>There was some concern (4 respondents) expressed over the scale of housing proposed. Particular emphasis on the needs of Stourport on Severn.</p>	<p>Local property experts indicate that the demand for commercial floorspace is relatively weak, whilst the housing market is strong. The proposed redevelopment will need to be funded by the private sector and in order to attract investment it will be crucial for any scheme to incorporate an element of housing. It is considered that the proposed development brief strikes the correct balance between the land uses. This approach is also consistent with the governments ambitions for mixed use economies. Additional housing should mean additional customers for local businesses and greater levels of people presence through the day and night - including natural surveillance (from living rooms) over the public streets and basins.</p> <p>Whilst there may currently appear to be a significant amount of housing development in Stourport, this follows years of relatively low levels of housing development. The regeneration initiative for the east side of Stourport town centre has been planned since the 1996 Local Plan. Finally, although it may not seem like it in Stourport at the present time, opportunities for housing development are in fact very limited in line with the Regional Spatial Strategy for the West Midlands.</p>	<p>No further action.</p>

Summary of Comments Received	Head of Planning, Health & Environment Comment	Proposed Modification
iv) THE MALL SITE		
Concerns widely expressed about the state of properties on the other side of Bridge Street i.e. the former Mall building.	Agree that the current state of the Mall site is a concern in the context of the Bridge Basins Link. The specific issues regarding the 'Mall' or 'Bufton' site present an unusual set of circumstances and the District Council is seeking to resolve this separately through negotiations with the land owner. The area falls outside the STC.4 boundary and the specific issues raised are considered to be beyond the scope of this development brief.	Continue negotiations with the landowner with no further action in terms of the development brief.
v) TRAFFIC & RELIEF ROAD ISSUES		
Concerns over traffic congestion and the relief road etc.	Not surprisingly, public consultation has confirmed that traffic congestion remains a big issue in Stourport-on-Severn. However, whilst the District Council is doing all it can through the planning process to deliver sections of the Relief Road and improving links to the town centre, the costs of the full relief road have mounted and the County Council do not propose to put the scheme forward as part of the Local Transport Plan 2 (2005-2011). In the meantime, the town's environment may be in danger of degenerating at a time when Stourport has successfully attracted funding through the Heritage Lottery Funds and Market Towns Initiative. This proposal will help to complement the potential regenerative impact in a co-ordinated manner.	No further action.
vi) WATERFRONT VIEWS		
Concerns expressed by the residents of Waterfront Views over the privacy of their existing access road.	The development brief does not suggest vehicular access. However, it is envisaged that pedestrian movement through the area will be facilitated and the general views expressed through public consultation indicate a strong degree of support for opening up wider access to the basins area. Detailed designs will need to consider how this can best be achieved without unduly compromising privacy and security. The overall strategy for the basins area is to improve their tourism, visitor and conservation area status. An essential strand of this approach will be maximising pedestrian accessibility and permeability through the area.	No further action.

Summary of Comments Received	Head of Planning, Health & Environment Comment	Proposed Modification
vii) ACCESS FOR ALL		
It has been highlighted that the draft development brief does not refer to the need to ensure access for all.	The development brief does not diminish the need to have regard to the Local Plan and other key policy documents within which accessibility for all is a key requirement (Local Plan Policy D.1 (Design Quality) and Design Quality SPG). However, it is agreed that further reference could usefully be made in the development brief to reinforce the importance and need for accessibility for all.	Amend section 6 (Movement Patterns) to include reference to access for all, to draw attention to the relevant sections of the Local Plan and Design Quality SPG and to amend Policy MP.1 to read "Shared Surfaces and Accessibility for all:...and buildings and spaces should facilitate access for all."
viii) CYCLING FACILITIES		
It has been highlighted that the draft development brief failed to mention cycle transport and to explore the good links that have now been developed beyond Stourport for cycles.	Agree that reference could usefully be made to cycling facilities.	Amend section 6 (Movement Patterns) by including reference to cycling under strategic access (reference to the nearby 'strategic cycle route' and under local site issues (reference to routes for cyclists and cycle parking). Also include a new policy MP.5 (Provision for Cyclists).
ix) NATURE CONSERVATION		
Although references made to trees a number of respondents including British Waterways and English Nature highlighted the need to say more about urban nature potential.	It would be worthwhile to include a new paragraph and policy to consider the important role of nature conservation and habitat creation. This could be included in section 5 (Environmental Issues) of the Development Brief.	Amend section 5 to include a new sub-section considering nature conservation. Include a new paragraph and Policy ENV.5 (Wildlife Habitat) in section 5 to indicate the importance of nature conservation and the need to create new urban waterside habitat.

Summary of Comments Received	Head of Planning, Health & Environment Comment	Proposed Modification
x) MICRO CLIMATE		
One respondent picked out the potential implications of shadow fall and the need for further investigation to understand the realities of sitting out at the lock corner of the large A1/B1 building as suggested in the artist's impression etc.	Agree that the detailed micro-climate should be considered as a means of informing decisions on public space and the potential for outdoor activities and seating.	Amend section 5 (Environmental Issues) to include a new sub-section on micro climate to draw attention to the need for designers to fully consider issues such as shadow fall in order to help inform the detailed design especially in terms of public space and out door activity but also in terms of delivering energy efficient design e.g. passive solar gain etc.
xi) HERITAGE		
English Heritage highlighted the seemingly complex industrial heritage of the site may need further study and recording.	Other than 8a Bridge Street, there are not considered to be any buildings of sufficient importance to warrant retention. However, agree that it would be worthwhile to request an evaluation of existing buildings leading to incorporation or recording prior to development.	Amend section 4 (Heritage & Design) and Policy HD.3 to make reference to the need for developers to undertake a heritage evaluation of existing buildings on site and to explore the possible retention or recording of appropriate buildings or structures.
xii) DESIGN OPTIONS		
Option C i.e. two access links was identified as the preferred approach.	Agree that Option C would offer greater flexibility for movement and represents the most favourable option.	Clearly indicate a preference for Option C in the development brief.