

# **Planning Statement**

Land south of Leaddon Way, Ledbury,  
Hertfordshire

February 2022

**Turley**

# Contents

1.	Introduction	1
2.	Site Context and Planning History	3
3.	Stakeholder Engagement and Pre-Application Advice	7
4.	Reserved Matters Submission	8
5.	Meeting Housing Needs	17
6.	Summary and Conclusions	19
Appendix 1: Location Plan		20
Appendix 2: Planning Application Documents and Plans		21

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# 1. Introduction

- 1.1 This Planning Statement has been prepared by Turley on behalf of Vistry Homes Limited (c/o Vistry Homes Limited – Cotswolds Region) (hereafter referred to as ‘Vistry’ or ‘the Applicant’) to accompany a reserved matters application for 140 residential dwellings at Land south of Leadon Way, Ledbury (‘the Site’).
- 1.2 The description of the proposed development is as follows:
- “Erection of 140 residential dwellings with parking, internal access roads, landscaping and all other details required by Condition 3 relating to the reserved matters of layout, scale, appearance and landscaping pursuant to planning permission reference 212243.”*
- 1.3 The application has been prepared in accordance with the principles of the outline planning permission, approved in October 2021 (ref: 212243). The detailed planning history for the Site is set out at Section 2 of this Statement.
- 1.4 A site location plan is included at **Appendix 1**.

## Supporting Information

- 1.5 This Planning Statement is submitted alongside a range of other application documents, including: plans, technical surveys and assessments, which together comprise the Reserved Matters submission. Whilst this statement summarises the key elements and findings of the accompanying application documents, it is important that the application submission be read as a whole.
- 1.6 A schedule of the documents and plans submitted in support of this Reserved Matters application is enclosed at **Appendix 2**.

## Purpose and Structure of Statement

- 1.7 The purpose of this statement is to describe the proposals and to consider the degree to which they are compliant with the principles set out in the operative permission. The statement is structured as follows:
- **Section 2: Site Context and Planning History**
  - **Section 4: Stakeholder Engagement and Pre-Application Advice**
  - **Section 5: Reserved Matters Submission**
  - **Section 6: Meeting Housing Needs**
  - **Section 7: Summary and Conclusions**

## **Vistry Homes Limited**

- 1.8 Vistry (formerly Bovis) are an experienced house builder, with a track record of delivering excellence in residential-led schemes.
- 1.9 Vistry Group was formed in January 2020 following the successful acquisition of Linden Homes and the Galliford Try Partnerships & Regeneration businesses by Bovis Homes Group PLC.
- 1.10 With developments from Northumberland to Cornwall and Cheshire to Norfolk, Vistry is one of the top five housebuilders in the UK by volume. As one of the country's leading housebuilders, Vistry has an established reputation for quality that runs through their homes' design, build, specification and customer service.

## **Discharge of Conditions**

- 1.11 A separate discharge of conditions applications will be submitted alongside this Reserved Matters application to discharge the following conditions attached to the outline permission:
- Condition 5 (Noise Attenuating Measures);
  - Condition 6 (Phasing Plan);
  - Condition 7 (Construction Environmental Management Plan);
  - Condition 8 (Biodiversity Enhancement Plan);
  - Condition 9 (Arboricultural Method Statement);
  - Condition 10 (Landscape Strategy and Timetable);
  - Condition 11 (Tree Protection Plan);
  - Condition 12 (Potable Water Scheme);
  - Condition 13 (Materials Management Plan);
  - Condition 14 (Drainage (foul and surface water) and Flood Risk Strategy);
  - Condition 15 (Details and proposed phasing of the approved junction improvements and off-site works);
  - Condition 16 (Scheme for provision of covered cycle parking); and
  - Condition 18 (Affordable Housing Schedule and Plans).

## 2. Site Context and Planning History

- 2.1 The following section outlines the Site's context and the relevant planning application history associated with the Site.

### The Site

- 2.2 The Site extends to approximately 9.02 ha and is located to the south of Leadon Way, west of the A417 (Ledbury Road), 1.5km south of the centre of Ledbury. The Site is bound by established hedgerows on most sides. Beyond the immediate hedgerow boundary to the north are Leadon Way and the existing settlement of Ledbury, with land to the west currently being under construction for a new residential development.
- 2.3 To the east there is a small area of agricultural land between the Site and the A417 (Ledbury Road), beyond which lies further agricultural land and woodland associated with the Malvern Hills Area of Outstanding Natural Beauty (AONB). The area to the south of the Site is defined by a number of small copses and further agricultural land.

### Outline Planning Permission

- 2.4 Outline planning permission (ref: 192482) (the 'Original Outline Planning Permission') was granted in August 2020. The description of development was as follows:

*"Outline planning permission with all matters reserved (save access) for the erection of up to 140 residential dwellings (Use Class C3) with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works."*

- 2.5 A Non-material Amendment application (ref: 212244), seeking an amendment to the Original Outline Planning Permission to amend the red line boundary to facilitate the relocation of the roundabout, was subsequently approved in June 2021.

- 2.6 The Original Outline Planning Permission was subsequently varied via a Section 73 application (ref: 212243), varying Conditions 4, 15, 19 and 24 to include revised plans and reports, reflecting the revised location of the roundabout (the 'Operative Outline Planning Permission'). The Section 73 application was approved in October 2021 and the description of development was as follows:

*"Variation of conditions 4, 15, 19 and 24 of planning permission 192482(Outline planning permission with all matters reserved (save access) for the erection of up to 140 residential dwellings (use class C3) with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works) - to include revised plans and reports reflecting revised location of roundabout."*

- 2.7 This is the operative planning permission for the Site, and, therefore, this Reserved Matters application is submitted pursuant to this.
- 2.8 The outline planning permission was approved with all matters reserved, save for access. Conditions attached to the operative outline planning permission provide a

clear and robust framework to guide the detailed design through a reserved matters application. The key conditions relating to this application are as follows:

**Table 2.1: Requirements of the Operative Outline Planning Permission**

Condition	Requirement
1	An application for approval of reserved matters shall be made to the Local Planning Authority before 21 August 2023.
2	The development hereby permitted shall be begun either before 21 August 2021, or before the expiration of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.
3	Approval of the details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
4	The development shall be carried out strictly in accordance with the approved plans and supporting details.
5	The reserved matters submission relating to layout, appearance and landscaping for each phase of residential development submitted pursuant to Condition 1 – 3 of this Decision Notice shall be accompanied by details of a scheme of noise attenuating measures for the proposed dwellings. The scheme shall have reference to the most recent and relevant Pro PG Planning and Noise guidance, advice provided by BS 8233:2014, Guidance on sound insulation and noise reduction in buildings (or any subsequent guidance) and the World Health Organisation Guidelines for Community Noise. The approved scheme shall be implemented before the first occupation or use of the dwellings or employment land and thereafter be maintained as such.
18	Proposals for the number, size and type of open market and affordable housing on any individual phase of the development shall be submitted to the Local Planning Authority for approval either prior to or as part of any reserved matter application(s) relating to Layout. The size and type of the open market housing for each phase shall comply with the following Table, unless otherwise agreed by the Local Planning Authority.
21	No more than 140 dwellings shall be constructed on the site.
22	This condition is with regards to a veteran tree. T38 as shown on the plans listed under Condition 4, a veteran oak tree shall be protected by a 30m buffer zone in the east, north and west directions with no alterations to the existing levels within the allocated zone. No storage of materials or parking of vehicles shall encroach this zone during the

	construction phase and it shall be protected as described within this condition thereafter
24	No residential development or any other permanent above ground development or features shall be located outside the areas identified as 'Developable Land' as shown on the plan titled Turley Parameters Plan, drawing ref: VISQ3003_02 Rev.05, Received 5 August 2021 and listed at condition 4 of this Decision Notice.

### **Approved Plans**

2.9 The approved plans, as listed under Condition 4 of the outline permission, comprise:

- Location Plan, Drawing ref: VISQ3003\_01 Rev.02
- Parameters Plan, Drawing ref: VISQ3003\_02 Rev.05
- Proposed Roundabout Site Access and Off Site Works on Leadon Way, Drawing Ref: 2956.35C, (located within the appendices of the Supplementary Transport Statement by Peter Evans Partnership)
- Arboricultural Impact Assessment by The Environmental Dimension Partnership dated June 2021
- Supplementary Transport Statement (and associated Appendices) by Peter Evans Partnership dated May 2021
- Travel Plan by Peter Evans Partnership dated May 2021
- Ecology Technical Note (reference edp2828\_r021) by The Environmental Dimension Partnership and Addendum (reference edp2828\_r024)

### **Parameters Plan**

2.10 Condition 4 and 24 require the development to be implemented in accordance with the Parameters Plan. The Parameters Plan (ref: VISQ3003\_02 Rev.05) provides fixed parameters in relation to key design and layout aspects of the scheme, including:

- Developable land;
- Public open space with underground attenuation zone and areas identified as suitable formal and informal open space;
- A proposed LEAP (400 sq. m) with 20m amenity standoff;
- Indicative cycleway crossing points;
- Arboricultural considerations, surrounding woodland planting, existing trees/hedgerows, Category A trees to be retained, root protection areas, extent

of existing trees/hedgerows to be cut back/removed to facilitate the scheme, and areas where no planting to be proposed.

- 2.11 The proposals comprised within this application have been informed by this Framework and fully accord with the principles established, as set out in **Section 5** of this Statement.



### 3. Stakeholder Engagement and Pre-Application Advice

3.1 This Reserved Matters application has been subject to pre-application discussions with Officers at Herefordshire Council, including a Formal Letter (ref: 212079/PA) dated 19 July 2021. This included discussions on the following key matters relating to the scheme:

- **Climate Change** – including its primary importance to Herefordshire Council, particularly following its climate emergency declaration in March 2019, and ensuring the Application Scope incorporates Climate Change and Ecological Checklists;
- **Housing Mix** – acknowledging the ability of Condition 18 to approve a different housing mix, which is deliberate and allows flexibility and a more responsive approach to housing and market demands;
- **Amenity** – recommending landscape buffers and private garden value;
- **Highways** – including details to be submitted to support the S278 submission requirements and the importance of pedestrian and cycling links and crossings;
- **Landscape** – highlighting the importance of Condition 24 and Informative 5 of the operative permission, including consideration to access, building set back, hard and soft landscaping, and landscape management;
- Consideration to the **Ledbury Neighbourhood Development Plan**, adopted in January 2019.

3.2 The LPA, through the pre-application discussions, considered that the Site offers an ‘opportunity for a high quality development’ via Reserved Matters, ‘designed and influenced by its landscape setting that will create a desirable place to live.’

## 4. Reserved Matters Submission

- 4.1 This section of the statement describes the proposed development and demonstrates that the proposals accord with the outline planning permission ref: 212243.

### The Proposals

- 4.2 This application seeks reserved matters approval for the layout, scale, appearance and landscaping for Land to the south of Leadon Way, Ledbury. The description of the proposed development is as follows:

*“Erection of 140 residential dwellings with parking, internal access roads, landscaping and all other details required by Condition 3 relating to the reserved matters of layout, scale, appearance and landscaping pursuant to planning permission reference 212243.”*

- 4.3 In accordance with Condition 21, the development proposes 140 residential houses (of which 40% are affordable), including 1-5 bedroom properties, ranging between bungalows, semi-detached and detached.
- 4.4 Further detail is provided within the Design and Access Statement, prepared by McBains, submitted in support of this application.
- 4.5 A summary of how the proposed development reflects the requirements of the outline planning permission and approved Parameters Plan has been incorporated into the sections below, which sets out the details of each of the reserved matters for which approval is being sought.

### Layout

- 4.6 The Town and Country Planning (Development Management Procedure) (England) Order (2015) (as amended) ('DMPO') defines the matter of 'layout' as:
- “the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.”*
- 4.7 The extent of the developable area is prescribed through the approved Parameters Plan. On this basis, the layout has been designed to comply with the approved Parameters Plan and Condition 24 of the operative permission, so that no residential development or any other permanent above ground development / features are located outside the areas identified as 'Developable Land' within the Parameters Plan (ref: VISQ3003\_02 Rev.05) and listed at Condition 4 'Approved Plans.'
- 4.8 Aligning with the approved Parameters Plan, the layout of the development has been based around a perimeter block structure. Residential blocks and frontages respond to enclosed street hierarchies to provide a permeable and legible form of development. Deflections in the east-west street create visual interest and provide a feature towards the LEAP and retained tree towards the eastern part of the Site.

- 4.9 Strategic landscaping is then provided along the perimeter and also along the line of existing hedgerow. A network of open spaces link across the Site, including; the area adjacent to Leadon Way; the central Village Green, incorporating a play space; and the naturalistic meadowland and extended woodland.
- 4.10 Defined by more fluid and spacious perimeter development, the northern edge has been predominantly pulled back from Leadon Way to allow for attractive frontage, whilst also omitting noise issues.
- 4.11 Addressing the current and proposed green infrastructure, with a more populated central core, the development will provide a mix of houses in typology, scale and form to create a street scene that is sensitive and appropriate to the town of Ledbury, whilst also being visually dynamic from the street.
- 4.12 A cohesive and legible network of pedestrian, cycle and vehicular routes has been designed. With the priority in high quality permeability for sustainable methods of transport, the development will forge connections across the Site, whilst also extending out to the PRow to the east, the new development to the west, and to the town of Ledbury to the north.
- 4.13 The following principles are considered within the layout, which help to demonstrate the legible and well-connected approach to the design:
- A landscape buffer is proposed across the northern boundary, along Leadon Way and surrounding the approved access, with a building set-back to enable the establishment of mature trees, provide the veteran tree with a suitable landscape setting, and allow for residential amenity;
  - A well-defined housing typology, laid out in accordance with the Character Areas (as further described in *Appearance*), including:
    - Gateway Frontage - surrounding the main route into the Site via Leadon Way, this Character Area provides a strong and definitive entrance point into the development, with houses fronting the edge of the path to create a more formal, urban space and parking predominantly to the rear;
    - Village Green Frontage – including the northern and central sections of the Site, as accessed via the primary vehicular route, the Village Green acts as a social hub of the Site; and
    - Country Edge Frontage – comprising the western and southern sections of the Site, whereby houses overlook the perimeter edges of the development, creating a sensitive relationship between the proposed scheme and its surroundings, whilst also providing natural surveillance
  - A clear hierarchy of streets, including a primary road acting as a gateway into and through the Site, running predominantly east to west; secondary streets; shared surfaces and private drives;

- A perimeter block structure, responding to enclosed street hierarchies and providing a permeable and legible form of development, which faces out onto key spaces;
  - Key buildings are located at key vistas through the development, including at the entrance of the Site, along the primary horizontal route through, at key junctions and along the Village Green Frontage;
  - Essential recreational features incorporated into the development, including a proposed LEAP central to the Site within the Village Green Character Area, creating a key nodal point to greenways and pedestrian routes and allowing views into the surrounding open space. A further LEAP is also proposed within the strategic landscaping to the south, and a defined picnic area;
- 4.14 The proposed density of the Site (net of approximately 34dph; gross of approximately 15 dph) is considered to be realistic and practical given the site constraints, technical requirements, and provides a suitable transition from the existing settlement towards the edge of Ledbury. This is in accordance with Policy H02.2 'Housing Density' of the Ledbury Neighbourhood Plan (2019). This sets out that housing density should respect its surroundings through good design, responding positively to local character, and should be in the range of 30-50 dwellings per hectare.

#### **Access, Parking and Servicing**

- 4.15 Whilst 'access' was not a matter reserved for future determination under the outline permission, this section explains how the reserved matters proposals for the Site comply with the approved vehicular access details and strategy, and provides a further detailed description of the access requirements and proposals.

- 4.16 The DMPO defines access as:

*"the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network"*

#### **Access and Connectivity**

- 4.17 The approved vehicular access to the Site is proposed off Leadon Way (A449) via a 3-arm roundabout, with a new 6.8m wide access road leading into the development, serving as the entrance.
- 4.18 The proposed hierarchy of routes through the Site, including:
- Primary road – acting as a gateway into and through the development, running via the roundabout to the north and running predominantly from east to west through the Site. This is a wide, more formal street, setting defined defensible front gardens and pedestrian footways;
  - Secondary streets – this is typically located within the southern section of the Site, providing connections onto and from the primary road. The width will vary from 4.8m to 5.5m, with a 2m footpath on both sides where there is frontage

development or a 2m green service margin where there is no frontage development;

- Shared surface – this is typically located within the northern section of the Site, prioritising pedestrians over vehicular traffic. The width of the shared surface is 4.5m, in addition to a 2m footpath or green margin;
- Private drives – the tertiary streets within the scheme are residential lanes, which offer a more informal route to homes, designed to have the lowest impact on their surroundings, with levels of planting maximised, thus located on the perimeters of the development.

4.19 Off-site cycleways are to be provided in accordance with approved drawing Ref: 2956.35C, further detail will be provided via Condition 15 for discussion with the LPA.

4.20 In accordance with Policy LB1 of the Herefordshire Core Strategy (2015), and Policy TR1.1 of the Neighbourhood Plan the proposals will improve accessibility within Ledbury by walking and cycling, enhancing connectivity through footways adjacent to roads, segregated footpaths and shared surface roads. There are also new pedestrian and cycle ways connecting to the north and to the new Barratt development to the west.

### **Parking**

4.21 Parking across the Site comprises 280 allocated parking spaces in total (2:1), with the location of this varying - houses predominantly have a dedicated parking space on, or close to, plot, and a single garage or double garage. Homes will also be provided with EV charging infrastructure either within private garages or within access of spaces within parking courts (as illustrated within ref: LLWVG-MCB-ZZ-ZZ-DR-A-0237 D5 P1). All homes will also include cycle storage either within the plot garage, where applicable, or within a timber store in the rear garden, to encourage sustainable modes of transport.

### **Servicing**

4.22 The layout of the development has been designed to consider the servicing of the Site, with Swept Path Analyses developed to illustrate the ability to suitably accommodate an estate car (ref: PJS20-26-DR-404), fire tender (ref: PJS20-26-DR-405) and refuse vehicle (ref: PJS20-26-DR-406). This is in accordance with Informative 6 of the operative permission.

4.23 In terms of a refuse strategy, each house will be provided with wheeled bins, and bin storage hardstanding. Residents of houses adjacent to the highway will leave their wheeled bins adjacent to the public footway for collection, at the appropriate times. Residents of houses accessed from private drives, mews and lanes without turning provision, will place their bins at a predetermined collection point adjacent to the adoptable highway at the appropriate times. Further detail is included within the Design and Access Statement.

## **Scale**

- 4.24 The matter of 'scale' in the DMPO is defined as:

*"The height, width and length of each building proposed within the development in relation to its surroundings."*

- 4.25 In accordance with Policy BE2.1 'Edge of Town Transitions' of the Ledbury Neighbourhood Plan (2019), the proposed houses respect the local character, meeting and falling below the threshold of 2.5 storeys. Building heights across the scheme, being predominantly 2 storeys, and varying between 1 and 2.5 storeys in height, with the 1-storey bungalow being located to the east, representing a transition from built form to the surrounding landscaping; and the 2.5 storey buildings being located on the key vista into the Site, including via Leadon Way, as this meets the primary east-west connection.
- 4.26 With regards to the width and length of each building, the smaller 1-3 bed homes are largely narrower fronted, generally in a semi-detached or terraced configuration, with larger 3-5 bed homes typically being detached, with a double frontage.

## **Appearance**

- 4.27 The Town and Country Planning (Development Management Procedure) (England) Order (2015) (as amended) ('DMPO') defines the matter of 'appearance' as:

*"the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture."*

- 4.28 The development has been designed to be specific and locally responsive to the setting of Ledbury and reflects the key built environment objective of the adopted Neighbourhood Plan, to protect the transition from the town centre to edge of town, through maintaining the character of the current settlement. This includes ensuring that facades of each dwelling are of a suitable proportion in relation to traditional buildings within Ledbury, including fenestration; including simple building features, such as window sills and headers; including window and door fittings which are of a design sympathetic to traditional features; and conceal, where possible, modern façade features, such as guttering and aerials.
- 4.29 A summary of the proposed materiality is outlined below, with further detail included within the External Materials and Boundary Treatments Plan (ref: LLWVG-MCG-ZZ-ZZ-DR-A-0231 D5 P1), the Surface Materials Plan (ref: LLWVG-MCB-ZZ-ZZ-DR-A-0231 D5 P1) and Design and Access Statement, prepared by McBains. A full set of proposed house type elevations are also submitted.

## **Proposed brickwork**

- 4.30 Existing homes in Ledbury are predominantly constructed of red brick, with some stone and rendered buildings; on this basis, these are the key materials proposed for the Site.
- 4.31 The proposed material palette consists of up to 2 no. variations of brick type including Surrey Red Multi and Brunswick Farmhouse, with a minor incorporation of stone

(Bestock Golden Buff) and render (Weberpral M Cream) to create variation within the street scene and areas of interest at key points. The use of render will differentiate houses located within the Village Green Character Area, and as part of multi-material homes along the Country Edge.

***Proposed roof tiling and external finishing***

4.32 The roof tiling is proposed as Russell Lothian Peat Brown or Russell Lothian Slate Grey.

4.33 For uniformity across the scheme, the front, utility and garage doors are to be Anthracite Grey; windows, patio and bi-fold doors are to be White UPVC; the mortar colour is to be 'Remix Natural Light 2' and all rainwater goods are to be black.

***Proposed external surfaces and boundaries***

4.34 There are 3 no. main boundary treatments proposed across the Site, all at 1.8m in height, including:

- Panel fencing to define private garden boundaries;
- Masonry walls, creating strong curved boundaries on key access routes and utilising the same material palette proposed for the dwelling brickwork;
- A minimal use of close boarded fencing, mainly where access is required or where entries exist between two detached houses.

4.28 Proposed timber post and rail fencing with stock netting is also proposed as part of the landscaping.

4.35 The hard surfacing predominantly comprises tarmac, with 450x450mm buff slabs to demarcate the front paths to individual homes; block paving within the shared surfaces to the north of the Site; and grasscrete to the south, providing a link for emergency services.

4.36 Overall, it is considered the proposed appearance of the Site represents an appropriate design response in respect of context and quality, complying with Core Strategy policies SS6, LB1, LD1 and SD1, Ledbury Neighbourhood Plan policies BE1.1 and BE2.1, and the relevant design objectives of the NPPF.

**Landscaping**

4.37 The DMPO defines 'landscaping' as:

*"The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features."*

- 4.38 As set out previously, the approved Parameters Plan ensures that the proposals are landscape-led ensuring that green spaces form an integral part of the place being created.
- 4.39 Soft landscaping is considered within the context of Residential Units (ref: edp2828\_d073 Rev A Sheet 1-6), Play Areas (ref: edp2828\_d074 Rev A Sheet 1-2) and Public Open Space (ref: edp2828\_d072 Rev A Sheet 1-11), creating an attractive residential setting, well-designed and useable streets, and providing enhanced and legible open space and recreational facilities, according with Policy OS1 of the Core Strategy.
- 4.40 The landscaping proposals include the following:
- 2 no. LEAPs, comprising a range of play area equipment, and a designated picnic area;
  - Consideration to how the Site and its landscaping connects with the countryside and landscape setting of the AONB;
  - Strategic landscaping to the north and south of the Site, including a landscape buffer and building set back to ensure a wide green corridor for the establishment of large mature trees and hedgerows and to provide the veteran tree a suitable landscape setting and buffer, responding to Condition 22 (Veteran Tree) of the operative permission;
  - Retaining existing vegetation and trees, whilst incorporating proposed trees, hedges, amenity grass, meadow grass, a proposed wetland, pathways, ecological log pile and composting sites;
  - A network of open spaces link across the Site, including the area adjacent to Leadon Way, the central Village Green, incorporating play space, naturalistic meadowland and extended woodland;
  - All houses will have a private enclosed garden; the majority of which would be in excess of 50 sq. m, with a limited number under 50 sq. m. This is due to the rear access requirements, in order to ensure all homes have a functional and practical private garden which can also be utilised for the storage of waste bins and cycles;
  - A robust planting strategy is proposed, which specifies advanced mature trees (i.e. oak) with appropriate infrastructure, root anchoring and protection systems; appropriate soils with watering regimes and maintenance that will ensure long term success; a mix of native trees to create density and wildlife habitats; and a robust hedgerow mix, design and management plan.

## **Other Environmental / Technical Considerations**

- 4.41 In addition to the Parameters Plan, the proposed development has also been designed with due consideration to environmental considerations, including the requirements of



conditions attached to the operative planning permission, and other technical / environmental policy requirements of the adopted Core Strategy. This is demonstrated through the technical reports submitted in support of this application, which are summarised in further detail below:

#### **Climate Change and Sustainability**

- 4.42 A Climate Change Checklist is submitted in support of this application to demonstrate the sustainability credentials of the proposed development, providing an overview of the relevant policy, and includes a checklist in which all applications for new build development within Herefordshire are required to submit.
- 4.43 This confirms the ways in which the proposed scheme has been designed to achieve energy efficiency, including building orientation, thermally efficient materials, a fabric first approach, energy efficient heating systems, and the use of sustainable materials; how the design has enabled low-carbon ways of living by future occupants, including provision of recycling/waste storage/composting, bicycle parking/storage, a Travel Plan, EV charging, and going beyond these measures with water efficiency, sustainable drainage and ecology;. At this stage, no low carbon renewable energy systems are proposed, with justification for this provided within the Checklist.
- 4.44 It is, therefore, considered that the proposed development meets the requirements of Policy SS7 'Addressing Climate Change' of the Core Strategy (2015), which requires new development to include measures to mitigate their impact on climate change.

#### **Ecology and Biodiversity**

- 4.45 An Ecology and Biodiversity Checklist is also submitted in support of this application, which identifies that the proposals comprise development, alteration or removal of unoccupied/previously undeveloped land; falls within 20m of a watercourse or within 500m of a pond/ditch; and protected species or priority habitats are known to occur on or adjacent to the Site.
- 4.46 A Biodiversity Enhancement Plan is, therefore, submitted, to illustrate how biodiversity assets are to be conserved, restored and enhanced. This includes features such as:
- Retention of existing woodland, hedgerows and veteran trees, where possible, and that these will be enhanced during the development;
  - New tree and hedge planting (including native) proposed to strengthen existing habitat corridors, create new linkages and strengthen existing resource;
  - Species-rich grassland to be established within the Public Open Space, providing a buffer between retained vegetation and the development footprint;
  - Onside SuDs features being designed to vary in shape, size, depth and permanence, with areas of surrounding wet grassland to maximise ecological benefits;

- Provision of bird boxes, nesting chambers and bat boxes;
- An ecological composting site to be created at the edge of the open space for sustainable disposal of materials and ecological log piles around the open space for additional habitats for invertebrates and other species.

### **Noise**

- 4.47 A Noise Assessment setting out details of a scheme of noise attenuating measures for the proposed hoses has been submitted in support of this Reserved Matters submission. Whilst the Noise Assessment will also be submitted separately to discharge Condition 5 of the operative outline planning permission, it is important to note that the considerations set out in the Noise Assessment have been taken into account when design the layout.
- 4.48 The Noise Assessment confirms that based on the results of the assessments undertaken, internal and external ambient sound levels are likely to achieve the criteria during daytime and night-time periods and therefore satisfies the requirements of condition 5.

### **Summary**

- 4.49 Overall, this section has demonstrated that the proposed development accords with all requirements of the operative outline planning permission in all respects and accords with the requirements of relevant local and national policy requirements.

## 5. Meeting Housing Needs

- 5.1 The proposals include the provision of 140 residential dwellings comprising a mix of types and sizes to meet the local and Borough wide needs.

### Proposed Housing Mix

- 5.2 In accordance with Policy H3 of the Core Strategy, the residential development ensures an appropriate range and mix of housing types and sizes. The proposals include a range of 1, 2, 3, 4 and 5 bedroom properties, with a variety of bungalows, semi-detached and detached homes.

- 5.3 **Table 5.1** provides full details of the proposed mix:

**Table 5.1: Proposed Market Housing Mix**

Property Size (no. bedrooms)	Market Dwellings	Percentage (rounded)
2-bed (House)	6	7%
3-bed (House)	37	44%
4-bed (House)	35	42%
5-bed (House)	6	7%
<b>Total</b>	<b>84</b>	<b>100%</b>

- 5.4 Condition 18 of the operative outline planning permission sets out the proposed housing mix that each phase of development should comply with “unless otherwise agreed by the Local Planning Authority”.
- 5.5 Vistry consider that the Condition is worded to enable flexibility and a more responsive approach to housing and market demands, particularly due to the time gap between the approval of the operative outline planning permission and the submission of the Reserved Matters.
- 5.6 Market demands have changed significantly since the start of the Covid-19 Pandemic in 2020 with there now being a greater demand for an additional bedroom/additional space to enable the ability to have a home office. Whilst the restrictions have now lifted, it is clear that a blend of home and office working will now be the ‘new normal’ for most people. It is, therefore, likely that the demand for this additional space will continue over the coming years.
- 5.7 Within pre-application advice, the Strategic Housing Officer identified that the emerging Housing Market Area Needs Assessment (HMANA) indicates an open market requirement of 5% 1 beds, 30% 2 beds, 50% 3 beds and 15% 4 bed. Whilst Table 5.1

does not wholly comply with this requirement, it is considered that the market demand for larger properties (2, 3, 4 and 5 beds) should be a key consideration when determining this application.

- 5.8 The proposed housing mix, as illustrated within **Table 5.1**, is considered to provide a suitable range of house types and sizes, in accordance with current market demands.

### **Accessible and Adaptable Homes**

- 5.9 The proposed development complies with the requirement to provide a minimum of 5% social rented units to be M4(2) accessible and adaptable properties, as stipulated within pre-application advice.
- 5.10 All pedestrian routes within the Site are proposed as being suitable for use by the mobility impaired, including the use of tactile paving at key crossing points. Building entrances are to be well lit and clearly defined, with front doors and internal access widths designed in accordance with Part M.

### **Affordable Housing Provision**

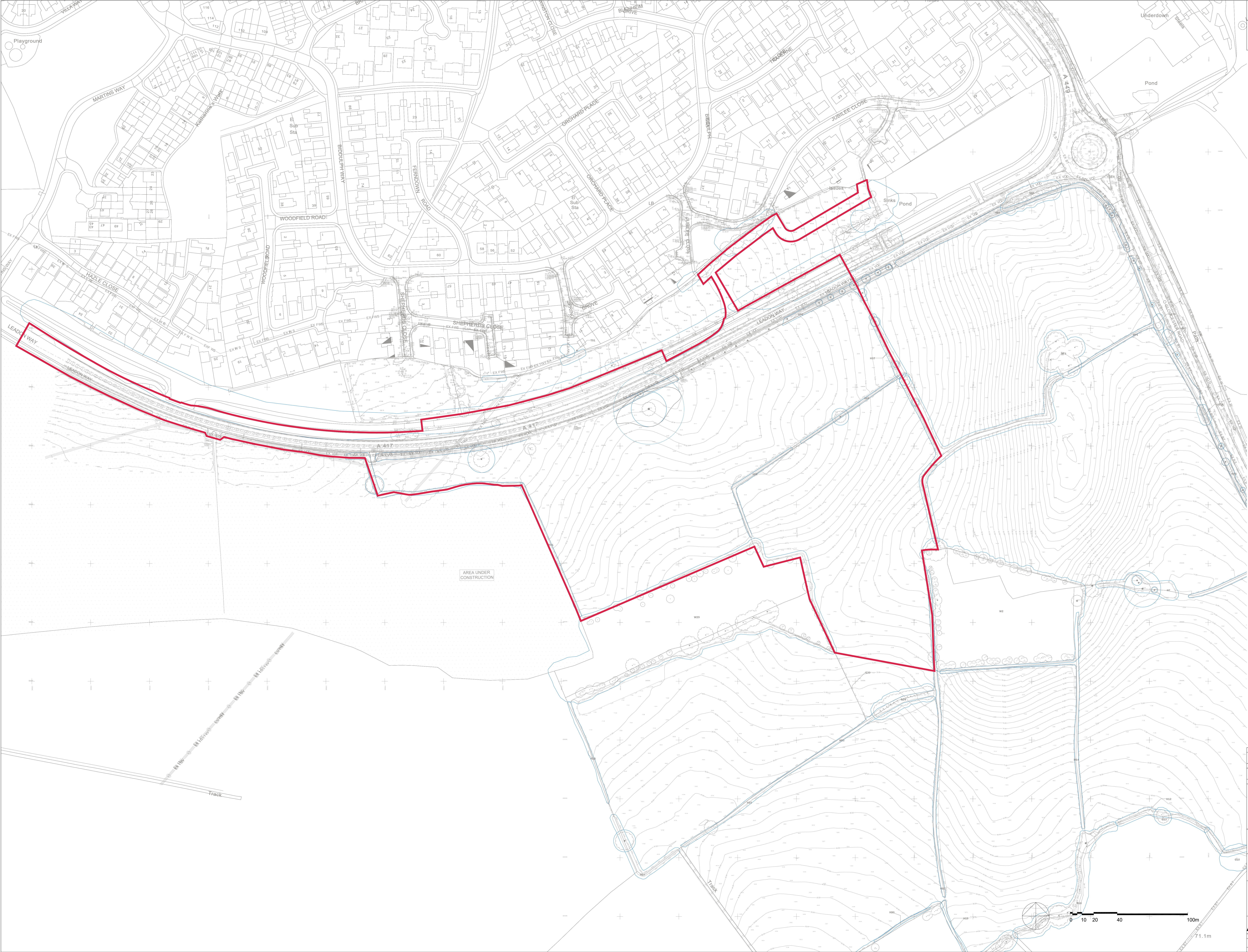
- 5.11 The layout allows for 40% affordable housing provision which is compliant with the requirement of Policy H1 'Affordable Housing – Thresholds and Targets' of the Core Strategy (2015). The number, size, and type will be confirmed under the separate discharge of Condition 18.
- 5.12 The affordable housing provision for the Site is indicated on the Site Layout Plan (ref: LLWVG-MCB-ZZ-ZZ-DR-A-0230 D5 P1) and within the Affordable Tenure Plan (ref: LLWVG-MCB-ZZ-ZZ-DR-A-0235 D5 P1).

## 6. Summary and Conclusions

- 6.1 This Supporting Statement has been prepared to accompany Vistry's reserved matters application for 140 homes at Land south of Leadon Way, Ledbury.
- 6.2 The proposals already benefit from outline planning permission, meaning the 'in principle' acceptability has already been established, including access. This Reserved Matters application therefore demonstrates that the proposed layout, scale, landscaping and appearance of the development are in accordance with the approved Parameter Plans, and the principles established from the operative outline planning permission.
- 6.3 The Site represents an excellent opportunity for sensitive, comprehensive residential development, focusing on a landscape-led approach, and designed to a high quality standard, in terms of its overall design, materials and contribution to Ledbury.
- 6.4 On the basis of the information provided within this statement, and the detail accompanying this application submission, it is considered that this reserved matters application should be fully supported by Herefordshire Council and is approved without delay.

## **Appendix 1:    Location Plan**





Notes:  
The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing  
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P1 Issued for planning 17.03.2022

Revision	Amendment	Date
SC/MS	FC	EC
Drawn by	Revised by	Approved by
60738	FEB22	1:1000 @ A0
MS Number	Date created	Scale @ A0

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Client  
**Vistry Group**

Project  
LAND AT LEADON WAY  
LEDBURY  
HEREFORDSHIRE

Drawing Title  
SITE LOCATION PLAN

**ARCHITECTURE**

Drawing / Document Reference						Status	
LLWVG	MCB	ZZ	ZZ	DR	A	200	D5 - P1
Project	Iden	Originator	Zone	Level	Type	Discipline	Number



## Appendix 2: Planning Application Documents and Plans

### Supporting Documents

Document Title	Author
Application Form	Turley Planning
Covering Letter	Turley Planning
Planning Statement	Turley Planning
Design and Access Statement	McBains
Climate Change Checklist	Turley Sustainability
Ecology and Biodiversity Checklist	EDP
Biodiversity Enhancement Plan	EDP
Details of Noise Attenuation Measures	Stantec

### Supporting Plans

Title	Drawing Number / Reference
Site Location Plan	LLWVG-MCB-ZZ-ZZ-DR-A-0200 D5 P1
Site Layout Plan	LLWVG-MCB-ZZ-ZZ-DR-A-0230 D5 P1
External Materials and Boundary Treatments Plan	LLWVG-MCG-ZZ-ZZ-DR-A-0231 D5 P1
Surfacing Materials Plan	LLWVG-MCB-ZZ-ZZ-DR-A-0232 D5 P1
Site Layout Plan (Full Development)	LLWVG-MCB-ZZ-ZZ-DR-A-0233 D5 P1
Building Heights	LLWVG-MCB-ZZ-ZZ-DR-A-0234 D5 P1
Affordable Tenure Plan	LLWVG-MCB-ZZ-ZZ-DR-A-0235 D5 P1
EV Charging Plan	LLWVG-MCB-ZZ-ZZ-DR-A-0237 D5 P1
Refuse Strategy Plan	LLWVG-MCB-ZZ-ZZ-DR-A-0236 D5 P1
Landscape Detailed Design – Public Open Space (Sheets 1 to 11)	edp2828_d072 Rev A Sheet 1 of 11
	edp2828_d072 Rev A Sheet 2 of 11
	edp2828_d072 Rev A Sheet 3 of 11
	edp2828_d072 Rev A Sheet 4 of 11
	edp2828_d072 Rev A Sheet 5 of 11



	edp2828_d072 Rev A Sheet 6 of 11
	edp2828_d072 Rev A Sheet 7 of 11
	edp2828_d072 Rev A Sheet 8 of 11
	edp2828_d072 Rev A Sheet 9 of 11
	edp2828_d072 Rev A Sheet 10 of 11
	edp2828_d072 Rev A Sheet 11 of 11
Landscape Detailed Design – Residential Units (Sheets 1 to 6)	edp2828_d073 Rev A Sheet 1 of 6
	edp2828_d073 Rev A Sheet 2 of 6
	edp2828_d073 Rev A Sheet 3 of 6
	edp2828_d073 Rev A Sheet 4 of 6
	edp2828_d073 Rev A Sheet 5 of 6
	edp2828_d073 Rev A Sheet 6 of 6
Landscape Detailed Design – Play Area (Sheets 1 and 2)	edp2828_d074 Rev A Sheet 1 of 2
	edp2828_d074 Rev A Sheet 2 of 2
Swept Path Analysis – Estate Car	PJS20-26-DR-404A
Swept Path Analysis – Fire Tender	PJS20-26-DR-405A
Swept Path Analysis – Refuse Vehicle	PJS20-26-DR-406A
<b>House Type Plans and Elevations</b>	
House Type Plans and Elevations X413 Chestnut Plots 125 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0105 D5 P1
House Type Plans and Elevations X413 Chestnut Plots 109, 123 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0106 D5 P1
House Type Plans and Elevations X308 Cypress Plots 80, 130 as shown, Plots 79, 131 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0107 D5 P1
House Type Plans and Elevations X308 Cypress Plots 6 as shown, Plots 5 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0108 D5 P1
House Type Plans and Elevations X309 Beech Plots 45 as shown, Plots 44 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0109 D5 P1
House Type Plans and Elevations X309 Beech Plots 19 as shown, Plots 18 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0110 D5 P1
House Type Plans and Elevations X307 Spruce Plots 102 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0111 D5 P1
House Type Plans and Elevations X307 Spruce	LLWVG-MCB-ZZ-ZZ-DR-A-0112 D5 P1

Plots 10, 32 as shown, Plots 8, 11, 81, 128 handed	
House Type Plans and Elevations X307 Spruce Plots 91, 115 as shown, Plots 69, 99 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0113 D5 P1
House Type Plans and Elevations X307 Spruce Plots 7, 57 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0114 D5 P1
House Type Plans and Elevations X307 Spruce Plots 132 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0115 D5 P1
House Type Plans and Elevations X307 Spruce Plots 58 as shown, Plots 43 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0116 D5 P1
House Type Plans and Elevations X204 Plots 71 as shown, Plots 61, 107 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0117 D5 P1
House Type Plans and Elevations X204 Plots 62, 108 as shown, Plots 70 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0118 D5 P1
House Type Plans and Elevations NHC4B Plots 40, 126 as shown, Plots 77, 127 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0119 D5 P1
House Type Plans and Elevations NHC4B Plots 35, 110 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0120 D5 P1
House Type Plans and Elevations NHC4B Plots 118, 119 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0121 D5 P1
House Type Plans and Elevations NHC4B Plots 112 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0122 D5 P1
House Type Plans and Elevations X414 Aspen Plots 9, 13, 100, 129 as shown, Plots 12, 78, 101 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0123 D5 P1
House Type Plans and Elevations X414 Aspen Plots 36, 113, 114 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0124 D5 P1
House Type Plans and Elevations X414 Aspen Plots 116, 117, 121 as shown, Plots 120, 124 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0125 D5 P1
House Type Plans and Elevations X414 Aspen Plots 111 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0126 D5 P1
House Type Plans X416 Plots 4, 38 as shown, Plots 1, 33, 39, 122handed	LLWVG-MCB-ZZ-ZZ-DR-A-0127 D5 P1
House Type Elevations X416 Plots 122 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0128 D5 P1
House Type Elevations X416 Plots 4, 38 as shown, Plots 1, 33, 39 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0129 D5 P1
House Type Plans X518	LLWVG-MCB-ZZ-ZZ-DR-A-0130 D5 P1

Plots 2 as shown, Plots 3, 34, 37, 41, 42 handed	
House Type Elevations X518 Plots 2 as shown, Plots 3, 41, 42 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0131 D5 P1
House Type Elevations X518 Plots 34, 37 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0132 D5 P1
House Type Plans and Elevations X305 Plots 14, 17, 21, 23, 82 as shown, Plots 14, 16, 20, 22 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0133 D5 P1
House Type Plans and Elevations X305 Plots 60 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0134 D5 P1
House Type Plans and Elevations X305 Plots 59 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0135 D5 P1
House Type Plans and Elevations X413 Plots 76 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0136 D5 P1
House Type Plans and Elevations AF1 / AF2 - BU Plots 97, 98 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0140 D5 P1
House Type Plans and Elevations S325 Apple Plots 90, 134, 135, 137, 138, 139 as shown, Plots 83, 136 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0141 D5 P1
House Type Plans and Elevations S325 Apple Plots 56, 65, 68, 84, 96, 133, 140 as shown, Plots 24, 31, 51, 63, 66, 89, 92, 94 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0142 D5 P1
House Type Plans and Elevations S224 Cherry Plots 26, 28, 53, 73, 86, 93, 104, 106 as shown, Plots 25, 27, 29, 30, 52, 54, 55, 64, 67, 72, 74, 87, 95, 105 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0143 D5 P1
House Type Plans and Elevations S224 Cherry Plots 75, 88 as shown, Plots 85, 103 handed	LLWVG-MCB-ZZ-ZZ-DR-A-0144 D5 P1
House Type Plans and Elevations S426 WD Plots 50 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0145 D5 P1
House Type Plans and Elevations S426 WD Plots 46 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0146 D5 P1
House Type Plans S325+S224+S325 Plots 47 - 49 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0147 D5 P1
House Type Elevations S325+S224+S325 Plots 47 - 49 as shown	LLWVG-MCB-ZZ-ZZ-DR-A-0148 D5 P1
House Type Plans and Elevations - Single & Double Garages	LLWVG-MCB-ZZ-ZZ-DR-A-0160 D5 P1
House Type Plans and Elevations - Double Garages	LLWVG-MCB-ZZ-ZZ-DR-A-0161 D5 P1
Illustrative Streetscenes AA-BB	LLWVG-MCB-ZZ-ZZ-DR-A-0250 D5 P1
Illustrative Streetscenes CC-DD	LLWVG-MCB-ZZ-ZZ-DR-A-0251 D5 P1

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