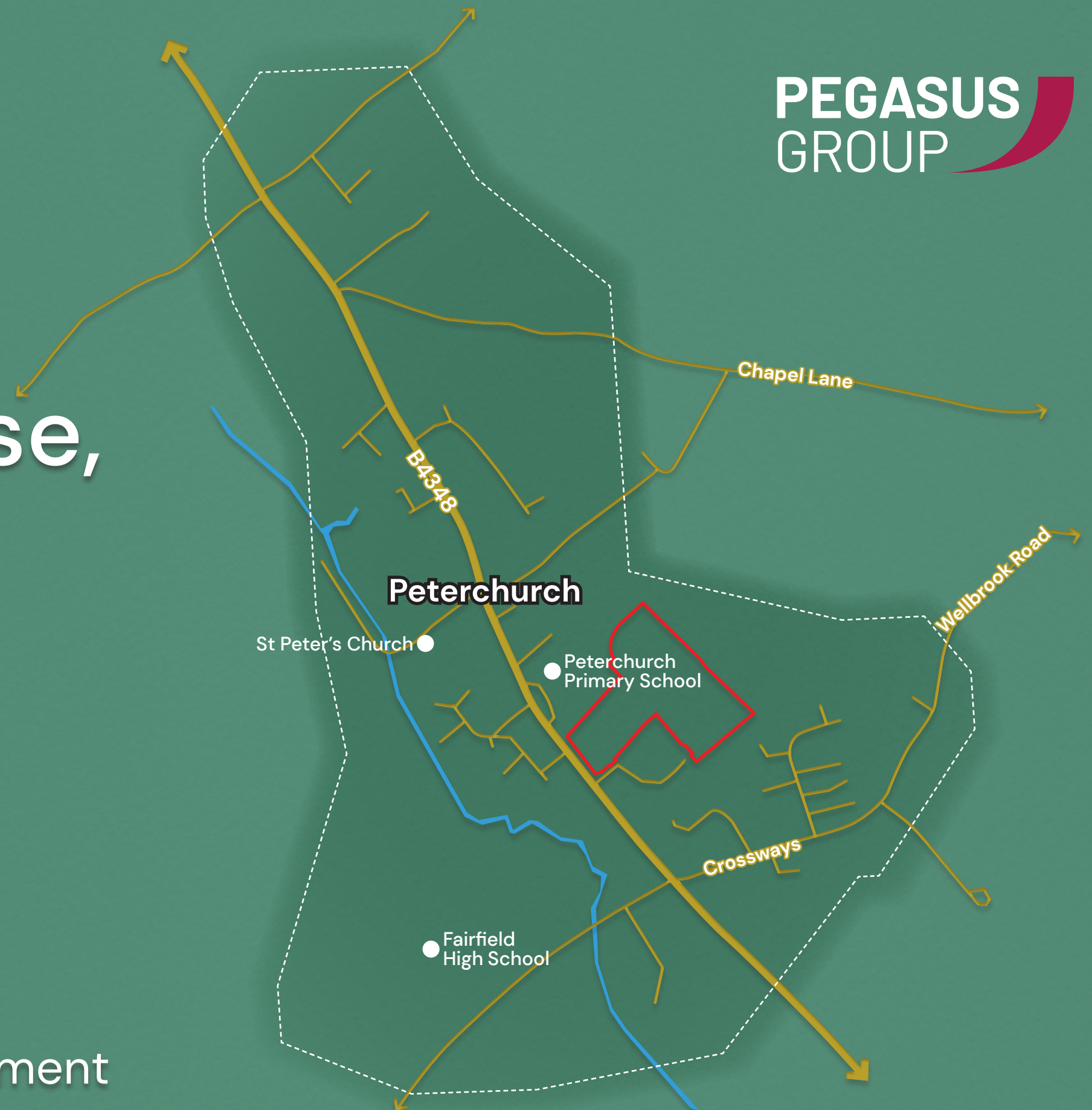


Land at Hawthorn Rise, Peterchurch



Design Compliance Statement

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Prepared by **Pegasus Group Ltd**
Prepared on behalf of **Barratt David Wilson Homes South Wales**
August 2024 | P21-2512B

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Well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal.

This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.

NDG 2021

1.0 Introduction

Purpose of the Document

- 1.1 Pegasus Design are instructed by Barratt David Wilson Homes South Wales to submit a Reserved Matters Application (RMA) for 89 new homes and associated works at Land at Hawthorn Rise, Peterchurch, Herefordshire.
- 1.2 This statement is pursuant to Outline Planning Application P201441/O.
- 1.3 The Design Compliance should be read in conjunction with Planning, Design and Access Statement.
- 1.4 The Reserved Matters Application seeks consent for the detailed matters of layout, scale, appearance and landscaping.
- 1.5 Subsequent sections of this statement include references to relevant documents submitted as part of the Site Wide Masterplan to demonstrate compliance and will use plans to explain the design evolution.

This document achieves this within the following sections:

Section 1: Introduction

Outlines the purpose of the document.

Section 2: Assessment

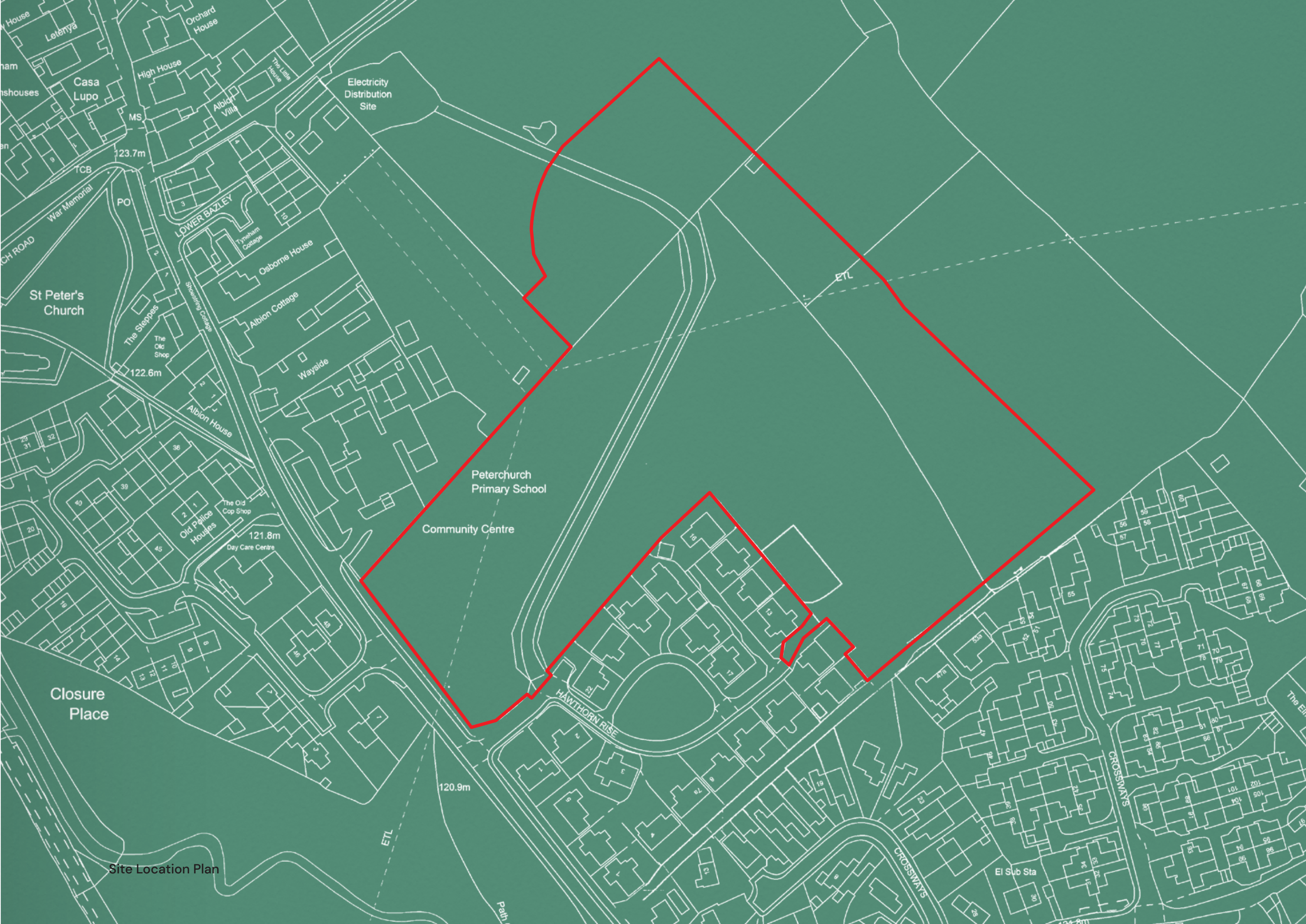
Considers the site and its surroundings in terms of the physical, social and planning context.

Section 3: Design Evolution and Interpretation

Presentation of the agreed design principles that were derived from a combination of government policy, our own site assessment, public consultation and design evolution.

Section 4: Conclusion

- 1.6 This statement should be read in conjunction with the wider suite of documents and plans that collectively comprise the reserved matters submission.



Site Location Plan

2.0 Assessment

Planning Policy Context and Planning History

2.1 As previously noted, the site is identified in the adopted Peterchurch Neighbourhood Development Plan as a 'Proposed Housing Site'.

2.2 Outline planning permission (ref. P/132707/O) was originally granted at the site in June 2017 for "the erection of up to 89 dwellings including affordable housing, construction of vehicular access and other associated works". This consent was granted subject to several planning conditions and a Section 106 Agreement requiring 35% affordable housing; financial contributions towards education, recycling, sport and transport; a management company for the overall site and a management plan for open space. It was due to expire in June 2020 but was formally extended under temporary legislation (the Business and Planning Act 2020), to enable certain planning permissions in England which were due to lapse during 2020 to be extended. The extended time period for implementation of the Outline consent expired on 1st May 2021 and the temporary legislation has now been withdrawn, meaning it is no longer possible to apply to extend the life of a planning permission.

2.3 The single plan listed as approved under the original Outline planning permission (ref. no P/132707/O) is a Location Plan (scale 1:2500), date stamped 2nd May 2017.

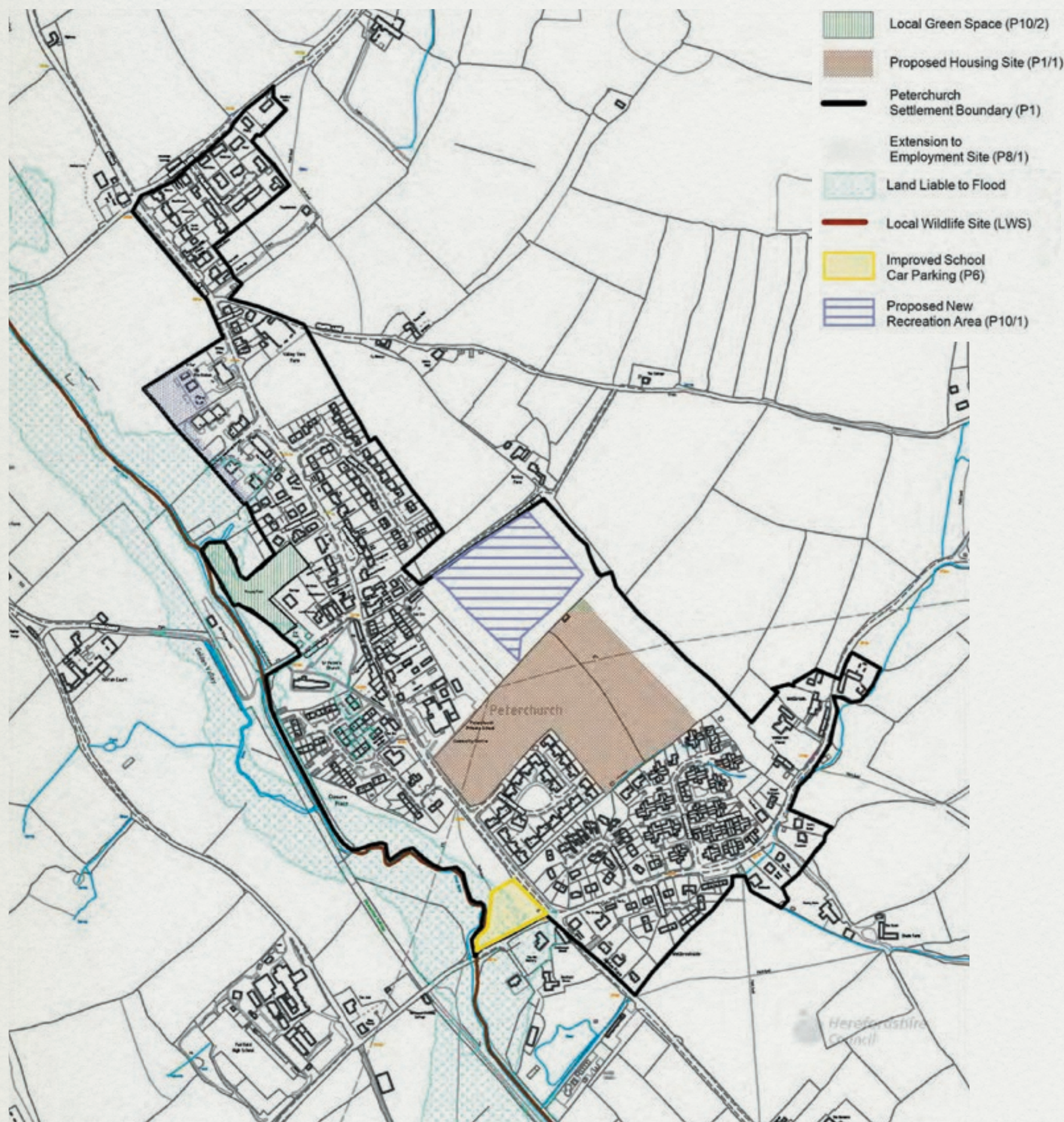
2.4 The application was supported by:

- Illustrative Layout Plan;
- Design and Access Statement;
- Transport Assessment;
- Desk Based Assessment and Trial Trench Evaluation (Archaeology);
- Ecological Survey and Assessment of Land;
- Drainage Appraisal; and
- Flood Risk Assessment.

2.5 A new application for outline planning permission was submitted in May 2020 (ref. P/201441/O) for the same quantum and description of development (89 units comprising 22 no. 2 beds, 50 no. 3 beds and 17 no. 4 beds; 35% AH and construction of vehicular access) – **the application was reported to Planning Committee on 26th October 2022 and Members resolved to approve the application subject to the signing of the S106 Agreement.**

2.6 **This has now been resolved and outline approval decision issued on the 28th June 2024.**

2.7 The development plan comprises the Herefordshire Core Strategy (CS) 2011–2031 (adopted October 2015) together with the Peterchurch Neighbourhood Development Plan (NDP) adopted in 2017. Peterchurch is identified within the Core Strategy as a settlement suitable for proportionate growth over the lifetime of the Core Strategy. As identified above, the site is within the settlement boundary and is allocated for housing and recreation development within the NDP (Policy P1). NDP Policy P7/1 includes recreation land off Bazeley Lane (identified on the Peterchurch Village Policies Map) to be developed as community use sports and recreation facilities for use by local sports clubs and Fairfield School. NDP Policy P7/1 requires vehicular access to the new recreation area to be provided via the proposed housing site.



Other Policies of relevance include:

- Core Strategy;
- SS1 Presumption in favour of sustainable development;
- SS2 Delivering new homes;
- SS3 Releasing land for residential development;
- SS4 Movement and transportation;
- SS6 Addressing climate change;
- RA1 Rural housing strategy;
- RA2 Herefordshire's settlements;
- H1 Affordable housing – thresholds and targets;
- H3 Ensuring an appropriate range and mix of housing;
- OS1 Requirement for open space, sports and recreation facilities;
- OS2 Meeting open space, sports and recreation needs;
- MT1 Traffic management, highway safety and promoting active travel;
- LD1 Local distinctiveness;
- LD2 Landscape and townscape;
- LD3 Biodiversity and geodiversity;
- LD4 Historic environment and heritage assets;
- SD1 Sustainable design and energy efficiency;
- SD3 Sustainable water management and water resources; and
- ID1 Infrastructure delivery.

The NDP requires proposals to demonstrate that the character of the surrounding landscape has influenced the materials, design, scale, form and siting of the development proposed.

Constraints and Opportunities

- 2.8 The site is within Peterchurch, located to the west of Hereford, circa 10km from the Welsh Border.
- 2.9 The application boundary is situated to the east of the B4348 and Peterchurch’s Village Hall and to the south of Peterchurch Primary School.
- 2.10 The site is accessed via Hawthorn Rise, which is served by the B4348 connecting the site to Hereford and Hay-on-Wye.
- 2.11 The site is identified in the adopted Peterchurch Neighbourhood Development Plan (NDP) as a ‘Proposed Housing Site’ under Policy P1. The land to the immediate north-west is allocated as a ‘Proposed New Recreation Area’ also under NDP Policy P1. The whole of the site (including the proposed recreation area) lies within the Peterchurch Settlement Boundary.

2.12 The constraints and opportunities alongside the initial contextual assessment have been used to inform and structure the design proposals which are presented opposite.

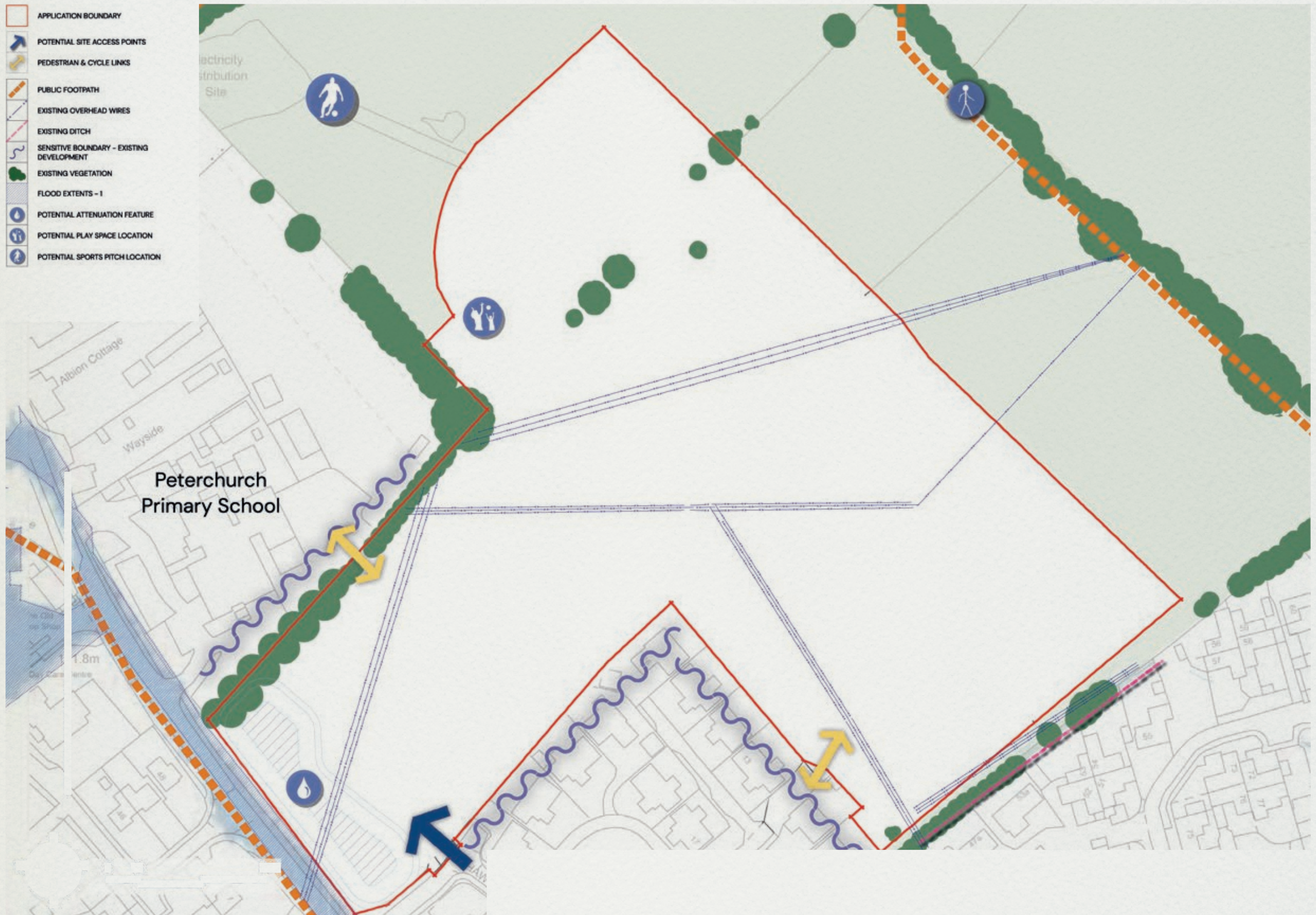
Characteristic	Context
Existing Use	Predominantly agricultural use.
Neighbouring Land Uses	Residential to southern and western edges, school to the north-west, agricultural farmland to the north east.
Flood Zone	Flood Zone 1 (lowest risk of flooding).
Public Rights of Way	PRoW’s are not found within the site boundary, but there is a PRoW located outside of the redline along the main road in the west and outside the redline in the east,running parallel (north south).
Contamination	No – given the previous use of the site, the risk of contamination is considered to be low.
Landscape Designations	The site does not fall within any identified landscape designations.
Heritage Assets	The site is free from any heritage assets or listed buildings on site.
Ecological Designations	The site does not contain any ecological designations within the site boundary.

Constraints

- Consideration of the existing vegetation and any other landscape features.
- Relationship between the existing development and storey heights.

Opportunities

- Provision of a sustainable development, which can accommodate up to 89 dwellings. Including affordable housing, public open space and new infrastructure.
- Integrating the site with the surrounding built form character.
- Retain (If of value and where possible) the existing vegetation and enhance with supplementary planting.
- Grounding of unsightly existing overhead lines.
- To create a varied and interesting street scene through the development proposals that takes design cues and inspiration from locally desirable details.
- Provision of a sustainable drainage strategy to ensure the proposed development does not increase the risk of flooding within the local area.
- Making efficient use of land through the application of appropriate density assumptions.
- Provision of new footpath links within the site to Peterchurch Primary School and Hawthorn Rise.



3.0 Design Evolution and Interpretation

- 3.1 The Outline planning permission was supported with an indicative layout, which considered the key constraints and design principles.
- 3.2 These have been considered against the most up-to-date information to inform the proposed site layout.
- 3.3 Throughout the design evolution, the following sketches were produced to determine the key structuring elements.

Design Principles

- 3.4 The outline application established the number of dwellings and mix, quantum of open space, required play facilities as well as the pedestrian and vehicular access points. These underpin the detailed proposals and are essential to the scheme's evolution and structuring, under Green and Blue infrastructure, Movement and Built Form.

"Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation..."

(Para. 43, NDG 2021)

Green/Blue Infrastructure

- 3.5 The scheme is based on a landscaped- led design creating a landscaped avenue to the centre of the scheme.
 - 3.6 The strategy is based on interlinking the green spaces at either end of the site via a tree lined avenue forming the primary street of the development. This green spine pulls the landscaping into the site whilst providing a visual link throughout.
 - 3.7 A central green arrival space has been shown which will visually link all the green spaces and provide a key space centrally to the development.
- Public open space areas offer further natural enhancement and pleasurable living environments;
 - Proposed local area of Play (LAP) situated along the northern edge of the development, serving the new community and beyond; and
 - Proposed SuDS (Sustainable Drainage Strategy) is proposed near the access to the scheme, creating an area rich in biodiversity and a positive entrance to the overall scheme.



Movement

- The provision of a safe vehicular access, with minimised impact on the surrounding area which has been approved at outline stage;
- The development of cycle and footpath network links, provide permeability across the site and connection to the wider local access network particularly to Hawthorn Rise and Peterchurch Primary School; and
- The proposed vehicular access is shown via Hawthorn rise which links into a clear defined road hierarchy expressed through a primary route which serves secondary routes and consequently tertiary links towards the site's peripheries.

Built Form

- Dwellings are to front onto streets and open spaces to create an active frontage, whilst also enclosing attractive landscaped features and terminating key vistas;
- A subtle variation of densities and scales across the site helping define character areas;
- The development of a layout with focal buildings and key frontages to create lively vistas, attractive approaches and definition of the public realm;
- Creation of a convivial and enjoyable new neighbourhood; and
- The provision of a variety of new residential dwellings with a range of types and sizes to meet local needs.



Pre-Application Submission

3.8 A submission was made in early 2024 to Herefordshire Council for pre-application advice on the layout presented opposite, supported by a Vision Document.

3.9 The applicant was seeking advice on:

- Appearance;
- Landscaping;
- Layout; and
- Scale.

POSITIVE FEEDBACK:

- Good to see frontage setbacks and encouraged to see a number of the properties have frontages which positively address the street and could be dual aspect;
- Vehicular access to the new recreation area as required by the NDP to the n-w boundary of the site has been shown;
- Provision of bungalows;
- Pedestrian link with Hawthorn Rise; and
- LEAP location is supported due to the relationship with the school, pedestrian links are shown on the plan.

Evolution

DENSITY:

3.10 Response: the density is representative of the area with an even balance of 1 and 2-storey dwellings, the immediate built areas range from 23dph to 31dph and the proposed density of the scheme is 28dph, representing efficient use of land whilst ensuring integration within the existing community. Changes have been made to allow additional offset and frontage to the attenuation basin aswell as offsets to both sides of all units to allow more space around plots aiding in lower density. The mix of houses are in accordance with the SHMA and in accordance with Policy P2 of the Herefordshire Local Plan.

WAYFINDING:

3.11 We have rotated certain plots to ensure that vistas are terminated, particularly along the main route. Given the size of the site, wayfinding is introduced into key areas with materials and the spaces they overlook.

MATERIALS:

3.12 With consideration of the local vernacular, visual impact and LPA feedback, dark roofs have been proposed and a mix of red and buff bricks (With limited render for key spaces) are shown for the main facing materials.

PERMEABILITY:

3.13 Links are provided along most of the boundary edges, to the north-west the vehicular link has been maintained to the new recreation area. Further west, a pedestrian link to the school has been included. Vehicular access to the site provides access from the south via Hawthorn Rise plus a secondary pedestrian link to the east. Additional links in and around the eastern corner, assist in breaking up the small cul-de-sacs and are supplemented with green spaces and landscaping. All of which contribute to a permeable scheme.

SUSTAINABILITY

3.14 The site has considered the orientation of plots to utilise solar gain and allow for PV panels on all plots, shelter from prevailing winds with landscaped buffers and tree planting and offer suitable and sustainable drainage features in the form of a SuDs basin.

3.15 Further details can be found within the sustainability checklist which accompanies the application.

LANDSCAPE:

3.16 The LEAP is located to maintain a visual and pedestrian link to the school (Along the spine road) while balancing a degree of separation for the proposed residents. An additional landscape buffer has been provided along the south-eastern boundaries as well as ecological enhancement both within the POS areas and on-plot in the form of bat and bird boxes. The central public open space has been brought into the site more and more of a central area has been created to overlook the space better.

3.17 The scheme maintains a landscape led design ensuring a tree-lined avenue that opens out to the central green space with a visual and landscape link to the wider landscape beyond, this has been improved with larger setbacks from the road, drawing the landscaping into the scheme.

3.18 The historical hedgerow noted in the pre-app to be retained has undergone further investigation rendering the hedgerow of lesser importance than previously noted. The hedgerow doesn't meet the criteria of an 'important hedgerow' within the Hedgerow Regulations 1997 as (from an ecology point of view) it does not satisfy at least one of the criteria listed in Part II of Schedule 1 (of the regs).

3.19 Allowances have been made however to improve the offering with replacement hedgerows along the boundaries and within the scheme, tree planting plus ecological enhancements also contribute to the overall biodiversity uplift.



Design Proposals

Land use & Amount of Development

3.20 The proposals are in line with the outline parameters of 89 dwellings and the housing mix that was discussed and agreed at outline stage.

3.21 The development will achieve an average net density of 30 dwellings per hectare (dph). This allows for the formation of differing densities across the development, including higher density within the centres of the parcel, while the rural edges will be lower in density, assisting in its assimilation into the surrounding development.

The surrounding developments vary from 29dph to 32dph.

- The mix is in accordance with the prescribed SHMA and Policy P2 of Herefordshire Council’s Core Strategy – Ensuring an appropriate range of tenures, types and sizes of houses;
- Overall the density results the efficient use of the land, whilst promoting densities which are appropriate to the local area;
- The density also allows for a range of dwellings across the site with varying sizes, in order to accommodate a variety of house types. This provides a hierarchy of dwellings from larger detached properties with larger plots, through to smaller semi-detached forms allowing for a variety in the proposed streetscape;
- The scheme delivers a varied mix of housetypes from 2-4 bed dwellings comprising of Open Market units and 35% Affordable dwellings; and
- The range will help in creating a varied and successful community.

3.22 Plots have been oriented to ensure enclosed perimeter blocks and sufficient back-to-back and side to back distances are adhered to, both within the site and to adjoining existing dwellings.

3.23 1 storey dwellings are located adjacent to the existing bungalows and or a larger offset provided to mitigate any potential overlooking and loss of light.

3.24 The overhead cables will be successfully grounded as part of the proposals and improves the overall aesthetic of the site.

Open Market Housing			
	Housetype	Sq.ft	No's
Bungalow	Burleigh	649	6
	Belton	723	5
3B	Eckington	965	8
	Hollinwood	1,220	6
	Shenton	1,260	18
4B	Millford	1,335	2
	Avondale	1,491	6
	Holden	1,539	5
	Winstone	1,765	2
Sub Total (Open Market)			58
Affordable Housing			
	Housetype	Sq.ft	No's
2B	SH51	842	11
3B	SH52	926	14
3B	SH55	926	4
4B	SH54	1104	2
Sub Total (Affordable)			31
Total			89



Layout & Access

PROPOSED MOVEMENT AND ACCESS

- The site layout shows the disposition of land uses and the proposed structure for movement within the development;
- A well-connected movement network is proposed, consisting of a primary street lowering in hierarchy as the scheme reaches the peripheries;
- All adoptable streets are designed to adoptable standards, using different classifications to create a clear hierarchy which has been outlined in the adjacent plan;
- Streets are defined by the building layout, so that buildings, rather than roads dominate and the road hierarchy has been formed by the character of the built form; and
- Shared surface sections are proposed generally along the softer edges particularly along the northern edge to create a more informal character and ensure vehicle speeds are kept to a minimum.

“Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.”

Para. 75, NDG 2021)

Footpaths

3.25 The location of the site close to the developing community, nestled within the existing settlement of Peterchurch is a positive characteristic which has been maximised through the provision of safe, direct, convenient pedestrian routes.

The following measures to provide accessibility by foot are proposed:

- Key pedestrian route through the centre of the site, segregated by a green verge;
- Pedestrian link to the north to the school;
- Pedestrian link to the Hawthorn Rise development in the south;
- Pedestrian only links along the east to promote walking;
- Internal road layout design to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti- social behaviour;
- A sense of safety and security within plots overlooking the public realm;
- Appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving as appropriate;
- Acknowledging the potential desire routes of the pedestrian and ensuring the routes are safe and direct.

PARKING

- The Parking Strategy includes 278 spaces for the scheme of which 162 are hardstanding. Garaging has been provided at 6 x 3m, to allow for sufficient car parking and bicycle storage.
- The majority of allocated parking is provided on-plot and generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.
- The use of landscaping to soften the streetscape is also incorporated. Parking is convenient for the user to promote its use. These areas will be overlooked by properties in order to increase perceived and actual safety.
- Each dwelling has private bin collection and storage areas on plot as well as secure bike storage in the form of an oversized garage or designated bike shed, to accord with sustainability policy SD1.
- A detailed Parking Strategy has been submitted alongside the application, detailing the parking typologies.



Appearance

3.26 The architectural approach of the scheme incorporates a limited palette of detailing and materiality. This is in keeping with the neighbouring developments which consist of predominantly face brick with a limited use of render to provide the feel of gateways to key spaces and at movement intersections.

3.27 Policy H3 and the Affordable Housing SPG requires developments to provide an appropriate range and mix of housing to create a balanced and inclusive community. It should not be possible to ascertain any difference between open market and affordable housing nor between the different tenures in any one scheme. The street scenes, shown adjacent, help to demonstrate how the scheme ensures 'tenure blind' design.

3.28 It is considered that the architectural approach to this scheme is derived from the local vernacular with materiality, massing and fenestration and will result in the construction of a development which is appropriate yet diverse in terms of character.

3.29 The development will be delivered by David Wilson Homes (a 5*award-winning housebuilder, providing the highest standards in design and construction, the only major national house builder to be awarded this key House Builder Industry award 15 years in a row).



Along B4348, Peterchurch



Peterchurch High Street



Closure Place, Peterchurch



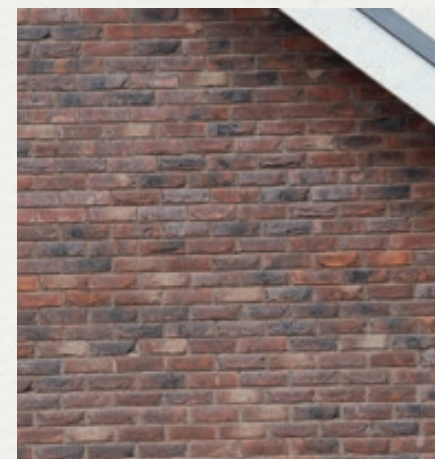
Closure Place



Lower Bazley, Peterchurch



Recent infill development along B4348, Peterchurch



Hawthorn Rise development to the south



Streetscenes A–A



Streetscenes B–B



Streetscenes C–C

Proposed Materials

Facing Materials



Brunswick Buff Brick



Brunswick Antique Red Brick



White Render

Roof Materials



Slate Grey Tiles

Others



Rainwater Goods (Black)



Rear/Side Door (White)



Barge Boards (White)



Front Door (Black)



Window Casement (White UPVC)

- APPLICATION BOUNDARY
- FACING MATERIALS:**
- BRICK - RED
(BSTOCK BRUNSWICK ANTIQUE RED OR SIMILAR APPROVED)
 - BRICK - LIGHT BUFF
(BSTOCK BRUNSWICK BUFF, OR SIMILAR APPROVED)
 - RENDER
(PAREX BILIO BRIGHT WHITE OR SIMILAR APPROVED)
- ROOF MATERIALS:**
- TILE GREY - REDLAND MINI STONEWOLD SLATE GREY, OR SIMILAR APPROVED)
- SCREEN WALL MATERIALS:**
- BRICK - RED
(BSTOCK BRUNSWICK ANTIQUE RED OR SIMILAR APPROVED)
 - BRICK - LIGHT BUFF
(BSTOCK BRUNSWICK BUFF, OR SIMILAR APPROVED)
- OTHER:**
- RAINWATER GOODS
(black)
 - FRONT DOORS
(BLACK, OR SIMILAR APPROVED)
 - PERSONNEL/REAR/SIDE DOORS
(WHITE)
 - GARAGE DOOR COLOUR
(BLACK)
 - METER BOXES
(GARAGE DOOR COLOUR
(PAINTED TO MATCH ELEVATION- LOCATED TO THE SIDE)
 - BARGE BOARDS/FASCIA'S & SOFFITS
(WHITE)
 - WINDOW CASEMENTS
(WHITE UPVC)
 - DPC (BRICK)
TO MATCH PREDOMINANT FACING BRICK
DETAIL BRICK
BSTOCK STAFFORDSHIRE SLATE BLUE OR SIMILAR APPROVED



4.0 Landscaping and Sustainability

"Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water."

(Para 90, NDG 2021)

4.1 The site proposes 0.5 hectares of Public Open Space (POS) inclusive of a Local Equipped Area of Play (LEAP), SUDs scheme, amenity open space and existing and supplemented vegetation, this equates to double the quantum required as part of the Outline Permission.

4.2 The scheme is based on a landscaped-led design starting at the access and creating a tree-lined avenue which draws the wider landscape into the centre of the development. This is supplemented with a central green space and play area, within close proximity to the school to promote its use and integrate the scheme into the wider community.

4.3 The southern boundary which abuts the Hawthorn Rise development has been buffered with additional vegetation and continues along the eastern boundary.

Existing Vegetation

4.4 The site has the opportunities of existing hedgerows and trees which have been retained where possible and supplemented with additional tree planting. Some trees proposed for removal are diseased (Ash dieback) as recorded in the updated tree survey/report.

- The trees proposed for removal are generally low quality and are not worthy of retention from a landscape or ecology perspective, furthermore they have no bat potential (ground level tree assessment by BSG included within the submission;
- In addition, some trees proposed to be removed are diseased (Ash dieback) as recorded in the updated tree survey/report included within the submission;
- The ecology report for the outline approval P201441/O, notes the internal hedgerow as containing 3 species (hawthorn, blackthorn and elder) and are described as having grown out to individual trees rather than maintained as a hedgerow. with bramble infilling the gaps between the trees. The hedgerow doesn't meet the criteria of an 'important hedgerow' within the Hedgerow Regulations 1997 as (from an ecology point of view) it does not satisfy at least one of the criteria listed in Part II of Schedule 1 (of the regs);
- The proposed losses will allow for a more efficient layout design and will be mitigated for on-site by way of additional tree & hedgerow planting as shown on the proposals and within the Landscape and Ecological Management Plan (LEMP); and
- Trees of higher quality (i.e Category A) are proposed to be retained at the site. A Tree Protection Plan has been prepared and will be submitted for condition 6 of the outline.

Play Facilities

4.5 The Local Equipped Area of Play (LEAP) is located in the centre of the site within the POS area and abutting the primary school to form a logical link with its intended users. The LEAP includes both timber and natural play opportunities to emphasise a connection to nature; providing opportunities for exploration, imaginative and social play. Seating and picnic benches are located within the LEAP and the surrounding amenity areas to provides resting points and will help to provide a sense of ownership for the space.

Kompan – Two Seat Swing
Product nr – NR0904
Age : 3+



Kompan – Crawling Pyramids
Product nr – NR0826
Age : 4+



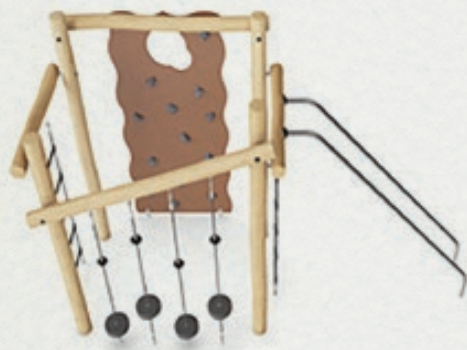
Kompan – Wheelchair Carousel
Product nr – PCM157
Age : 2+



Kompan – Spica 3
Product nr – GXY8016
Age : 6+



Kompan – Two Seat Swing
Product nr – NR0904
Age : 3+



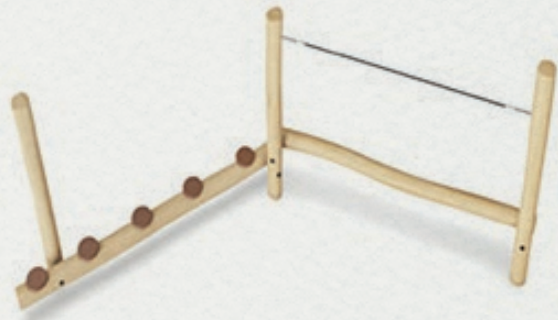
Kompan – Crawling Pyramids
Product nr – NR0826
Age : 4+



Kompan – Wheelchair Carousel
Product nr – PCM157
Age : 2+



Kompan – Spica 3
Product nr – GXY8016
Age : 6+



Proposed Planting Strategy

4.6 Tree planting is proposed where possible along the primary route within grass verges to provide a verdant streetscape and create a green link through the site. Proposed trees and planting within gardens will help soften the edges of the site. Orchard tree planting (with species chosen due to their local heritage links) are used to provide an edible resource within the scheme as well as enhancing biodiversity.

4.7 Wildflower meadows are proposed surrounding the LEAP to enhance the open space and create a diverse environment for wildlife and varied visual amenity for residents. Scattered tree planting and orchard trees add colour and interest to the space, as well as providing foraging opportunities.



SUDs Strategy

4.8 Sustainable Urban Drainage Systems (SuDS) offer numerous benefits for the proposals including:

1. Flood Risk Alleviation: Managing surface water runoff, reducing the risk of flooding.
2. Water Quality Improvement: Filtering pollutants from runoff, improving the quality of water that enters natural water bodies.
3. Biodiversity Enhancement: The proposed pond is supplemented with wetland and marginal planting species that contribute towards the creation of habitats and wildlife.
4. Aesthetic and Recreational Value: The SUDs is located at the entrance to the site, providing an arrival space that is well landscape and contributes to the schemes aestheti, whilst simultaneously providing furteher recreational opportunities for residents.
5. Climate Resilience: By managing water sustainably, SuDS help developments adapt to climate change impacts, such as increased rainfall and extreme weather events.


































Ecological Enhancements










4.9 The site proposes a series of ecological enhancements which are identified in the supporting Landscape and Ecological Management Plan (LEMP). These include hedgehog gaps in fences and insect hotels. Bird and bat boxes are to be installed as part of the scheme and in accordance with the ecologist's recommendations. These Ecological improvements have been placed primarily in locations that will support uptake of the features by wildlife, with some of these locations (such as the northern insect hotel) providing an opportunity for public engagement.

Bird Boxes to be installed as part of the scheme.

*Example of a Bug
Hotel, providing
an opportunity for
public engagement.*



-  Red line boundary
-  Existing vegetation to be retained - RPA indicated by pink dashed line
-  Existing vegetation to be removed
-  Proposed trees
-  Proposed orchard trees
-  Proposed native specimen shrubs
-  Proposed native shrub planting
-  Proposed wetland shrub planting
-  Proposed ornamental shrub
-  Proposed bulb planting
-  Proposed marginal planting
-  Proposed native hedgerow planting
-  Proposed wildflower meadow to basins - e.g. EM3 Meadow Mix for Wetlands by Emorsgate seeds (or similar)
-  Proposed flowering lawn - e.g. E11 Flowering Lawn Mixture by Emorsgate Seeds (or similar)
-  Proposed amenity grass - e.g. EG22 Strong Lawn Grass Mix by Emorsgate seeds (or similar)
-  Proposed short mown path
-  Easement / Existing power line
-  Proposed litter bin - LBSR 112 Square Rounded Lockable Litter Bin by Woodscape (or similar), FSC certified timber, 580(x)580(x)900mm(h), 200mm below ground (B)
-  Proposed dog bin - simple contemporary steel dog waste bin, not fixed, e.g. Furnitubes Lucky Dog Bin galvanised and powder coated in green LUK 745F
-  Proposed seating - Straight Type 2 Double Backrest Seat by Woodscape (or similar), FSC certified hardwood timber legs, 2000(x)450mm(h), 200mm below ground (B)
-  Proposed picnic table - standard picnic set by Woodscape (or similar), FSC certified timber, table 580(x)1800(x)690mm(h), seat 1800(x)400mm(h), 200mm below ground (B)
-  Play area/greenspace signage - boards are to be located as shown, timber in construction, and note contact details to report damage/vandalism and rules of spaces
-  Grasslok safety surfacing in green by Playdale or similar
-  Proposed boulders
-  Proposed self binding gravel footpaths
-  Proposed 1.3m high estate railing
-  Proposed 0.5m high timber knee rail
-  Proposed 1.3m high post and wire fence
-  Proposed 1.8m high close boarded fence
-  Proposed 1.8m high timber panel fence
-  Proposed engineering

- Ecological Enhancements**
-  Bird Box 1 to be integrated or surface mounted onto east/south-east aspect* eg. Schwagler ISP Sparrow Terrace by Wildcare or similar
 -  Bird Box 2 to be located on the tree (east aspect) eg. Schwagler 20ft Nest Box 3x27mm by Wildcare or similar
 -  Bird Box 3 to be integrated or surface mounted onto north-east aspect eg. Woodstone build-in swift box by Wildcare or similar
 -  Bat Box 1 to be integrated* on south/south west aspect eg. Integrated ECO Bat Box Cavity by Wildcare or similar
 -  Bat Box 2 to be located on existing tree south aspect eg. Vincent PRO Bat Box by Wildcare or similar
 -  2no. Insect Hotel eg. Insect Hotel XXL by Wildcare or similar
 -  2no. Hedgehog home eg. Hoglo Hedgehog Home by Wildcare or similar
 -  Hedgehogs highway - to be installed to allow movement of hedgehogs through gardens which back on to green space/existing hedgerow/trees.
 -  Wildlife refuge - to be approximately 2m in length, a mixture of stone grades / logs dug into a low bund and covered with topsoil.



Sustainability

4.10 Herefordshire Local Plan states that all new developments must demonstrate how they have been designed to incorporate measures to make them resilient to climate change in respect of carbon reduction.

4.11 A climate change checklist is also included within the RM application in accordance with Local Plan Policy SS7: Addressing Climate Change, alongside a Sustainability and Energy Statement by Darren Evans to support the proposals. The scheme proposes the following to achieve compliance with Policies SD1 – Sustainable Design and Energy Efficiency and SD2 – Renewable and Low Carbon Energy Generation.

- A sustainable location within an already established community with nearby facilities and education;
- Orientation of dwellings/roof pitches to maximise solar gain without overheating and to provide sufficient roof space for Photovoltaic Panels (PV);
- Additional and improved pedestrian/cycle routes to promote sustainable methods within close proximity to existing amenities;
- Air Source Heat Pumps (ASHP) are also in line with the Government's up and coming Future Homes Standard (FHS) ASHPs are a key pillar of this strategy to deliver Net Zero Ready homes as the national grid continues to decarbonise. The use of this renewable heating solution alongside the solid fabric specification places this scheme firmly in line with current and future Part L standards;
- Materials selected for construction, including hard and soft landscaping elements, are carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable;
- Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans;

- The development reduces the buildings CO2 emissions when compared to the baseline Part L1A 2021 TER target achieved through a combination of passive measures, building fabric design improvements and the installation of high efficiency, renewable, low temperature, heating and hot water services;
- Every dwelling has been provided with either a wallmounted or floor mounted EV charging point, as per condition 13 of the Outline Approval;
- Storage for bicycles and waste;
- Condition 17 of the outline requires a Travel Plan, which will contain measures to promote alternative sustainable means of transport; and
- A sustainability Assessment by Darren Evans outlines the schemes sustainability strategy in more detail which accompanies this Reserved Matters.

BDW and Sustainability

4.12 BDW has maintained their position as the 'Leading National Sustainable Housebuilder', in 2024, receiving the Gold Award for the 8th consecutive year, Crystal Award for Transparency for the fourth time and the Innovation Award for the Energy House 2.0, following a 2022 win for the Zed House.

4.13 We are determined to be the UK's most sustainable national housebuilder and our Building Sustainably Framework brings together our sustainability ambitions and targets, including:

- All homes to be zero carbon by 2030 Barratt to be Net Zero in our own operations by 2040;
- In 2021 we achieved a 17% reduction in waste intensity against our 2015 target;
- Formal partnership with the RSPB, delivering c.4000 swift bricks by 2022; and
- 100% of our own electricity will be on renewable tariffs by 2025 and 100% of our company car fleet will be free of diesel and petrol by 2030.

4.14 BDW's Building Sustainably Framework sets out the Group's ambitions, targets delivery action plans and accountabilities related to the sustainability issues that matter most to our key stakeholders.

- The framework is built on the three key pillars of Nature, Places and People: – Our Nature pillar is focused on the urgent need to reduce carbon emissions and preserve natural resources.
- Our Places pillar is focused on creating great places and unlocking green finance solutions to make green living more affordable.
- Our People pillar is focused on championing the rights and wellbeing of partners and colleagues and supporting underrepresented groups within our industry.
- The Building Sustainably framework has been created as a 'living framework' – one that can and will evolve to reflect changing risks and opportunities.

4.15 Our sustainability commitments mean that local authorities can be certain of Barratt delivering a scheme which they can be proud of. One that is future-proofed by meeting and exceeding regulatory requirements. Our scale ensures low-cost, high-impact solutions.

- From 2022, all homes will deliver a 31% carbon reduction, compared to Building Regulations;
- From 2025 this will rise to a 75–100% reduction;
- All planning applications to deliver a minimum +10% Biodiversity Net Gain from January 2023;
- Water efficiency of 105 litres per person per day – 16% below national requirements;
- Over 90% of our materials UK sourced; and
- 30% of all homes to be built via Modern Methods of Construction by 2025.



MATERIALS AND WASTE RECYCLING

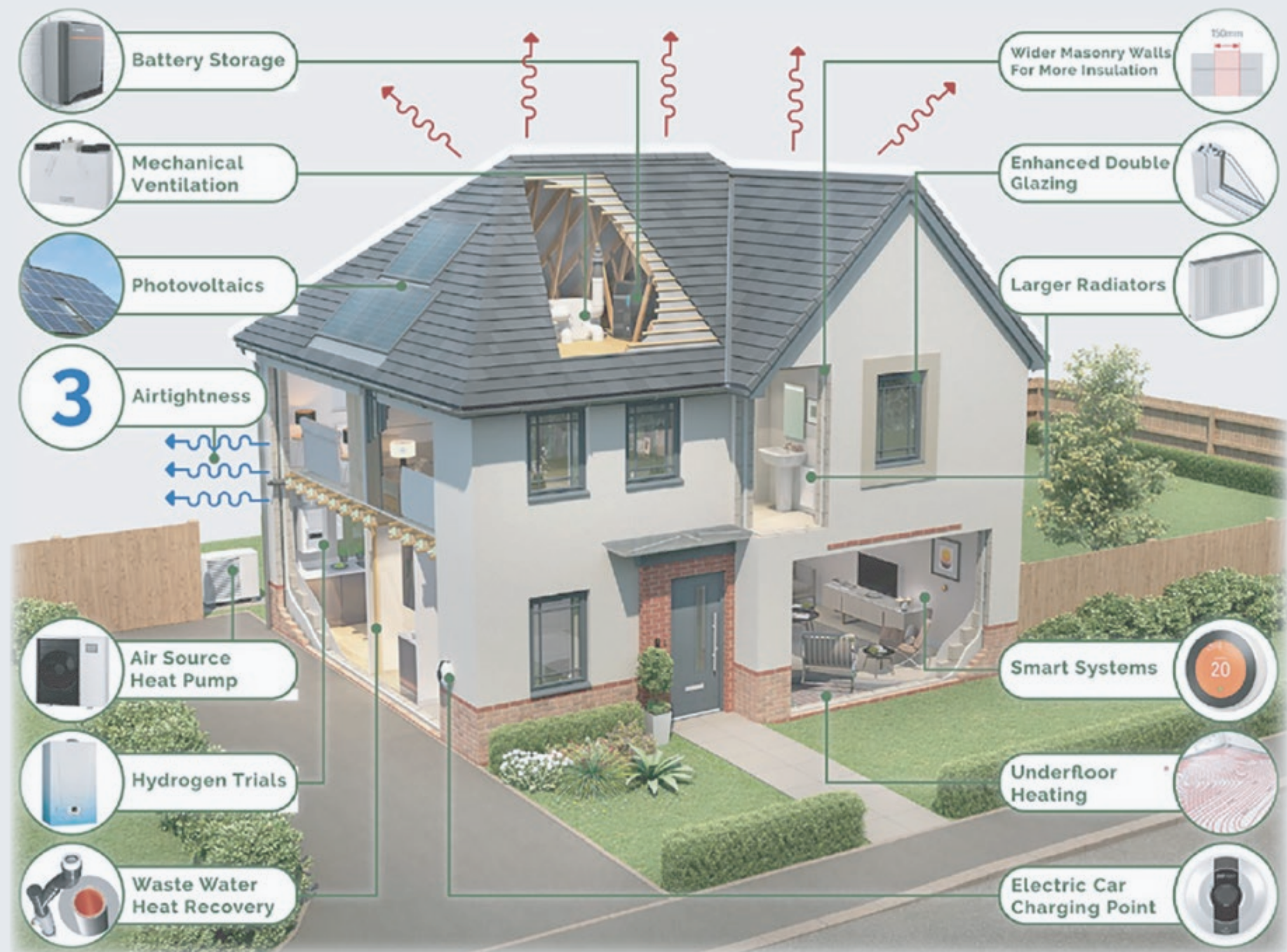
4.16 Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable.

4.17 Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

ELECTRIC VEHICLE CHARGING

4.18 Every dwelling has been provided with either a wallmounted or floor mounted EV charging point, as per condition 13 of the Outline Approval.

4.19 Details of the electric vehicle charging point location accompanies this application.



5.0 Conclusion

5.1 This statement demonstrates how the development proposals for Land at Hawthorn Rise, Peterchurch accord with the principles established within the Outline Planning Permission and the Herefordshire Core Strategy. Through consultation and pre-application advice as well as the undertaking of additional due dilligence, the site has needed to evolve to ensure the best possible scheme for the existing and future residents of Peterchurch.

5.2 The proposals consider the local needs as well as adhering to the 3 key NPPF objectives of sustainable design;

- A social objective
- An economic objective and
- An environmental objective.

The benefits of the scheme are shown adjacent.

5.3 The development proposals also showcase that alongside Barratt David Wilson Homes experience and credentials, the site will provide a high quality housing development. Creating housing choice and providing areas of truly accessible public open space, whilst improving public access across the site and the wider pedestrian network.

5.4 The design is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.

5.5 Development accords with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.

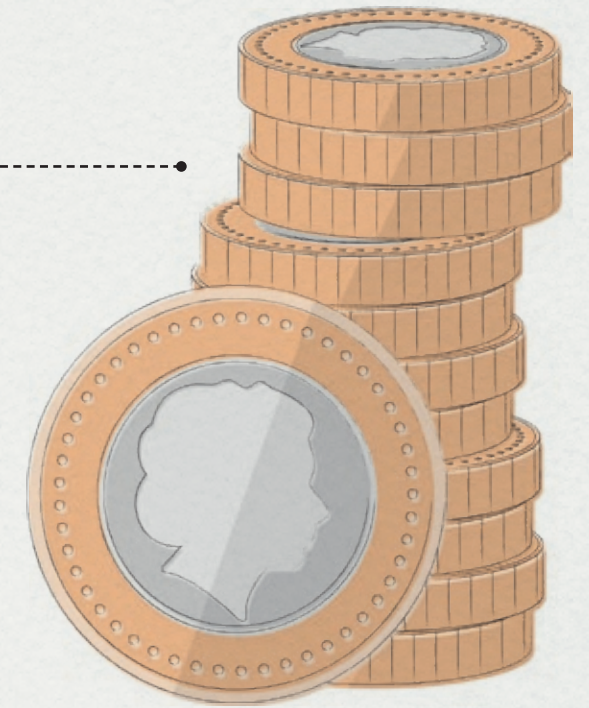
“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”

(Para. 16, NDG 2021)



Mix of **family homes**, ranging in sizes including affordable homes, increasing opportunities for home ownership and rental in the local area.

Economic support for local businesses in Peterchurch from new residents.



Employment opportunities including full time and supply chain jobs during the construction period.

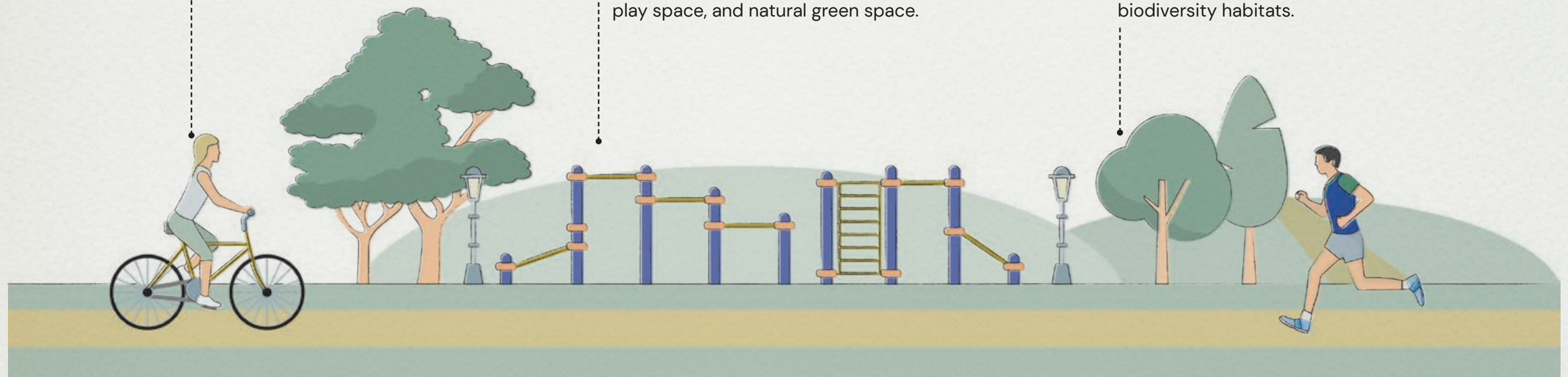


Section 106, contributions to support Peterchurch and Hereford Council.

Excellent **walking & cycling** connectivity to village centre.

Access to **new open spaces** for leisure and recreation, including children's play space, and natural green space.

The **protection and enhancement** of existing landscape features and biodiversity habitats.



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