

Contents

1.0 Introduction

- 1.1 Purpose
- 1.2 S&A Group
- 1.3 The Professional Team

2.0 Understanding The Context

- 2.1 Site Location
- 2.2 Orientation and Topography
- 2.3 Views and Vistas
- 2.4 Land Use and Historic Pattern of Growth
- 2.5 Heritage Assessment
- 2.6 Landscape and Ecology
- 2.7 Access and Connectivity

3.0 Process and Development of the Brief

- 3.1 Summary of Analysis
- 3.2 Design Development
- 3.3 Involvement

4.0 Agricultural Workers Accommodation (Full Planning Application)

- 4.1 The Vision
- 4.2 Use and Amount
- 4.3 Layout
- 4.4 Scale and Intensity
- 4.5 Appearance
- 4.6 Response to Heritage Assets
- 4.7 Access and Connectivity
- 4.8 Public Open Space
- 4.9 Drainage Strategy

5.0 Residential Development of Family Housing (Outline Planning Application)

- 5.1 Design Principles
- 5.2 Use and Amount
- 5.3 Layout
- 5.4 Scale and Intensity
- 5.5 Response to Listed Buildings
- 5.6 Access and Connectivity
- 5.7 Landscape and Ecology
- 5.8 Drainage Strategy

6.0 Sustainable Design

- 6.1 Layout
- 6.2 Sustainable Construction
- 6.3 Renewable Energy and Fuel Conservation
- 6.4 Surface Water
- 6.5 Recycling

7.0 Conclusion

- 7.1 Overview
- 7.2 Character
- 7.3 Continuity and Enclosure
- 7.4 Ease of Movement
- 7.5 Legibility
- 7.6 Sustainability

1.0 Introduction

1.1 Purpose

- 1.1.1 The purpose of this Design and Access Statement is to explain the design approach adopted in t two separate but simultaneous applications by S&A Group, for development at and adjacent to Brook Farm, Marden, Herefordshire for redevelopment of the existing agricultural workers caravan site, and a proposed new residential development of family homes
- 1.1.2 The two discrete but (physically, functionally and commercially) interrelated applications to which this Statement directly relates and supports are;
 - i) A Full Planning Application for: Agricultural Worker's Accommodation (the 'AWA'): The phased clearance of existing seasonal agricultural workers accommodation site (comprising caravans and demountable buildings [granted planning permission under ref DMCW/092985/F dated 17th March 2010]) to provide up to 69 Houses in Multiple Occupation (UCO sui generis) for the accommodation of agricultural workers, together with ancillary facilities, a new vehicular access, private internal access roads. On-site parking, off road footway, amenity open space, landscaping and a sustainable urban drainage system;
 - ii) An Outline Planning Application for: Residential development of Family Housing (with all matters reserved except means of access) for up to 75 dwellings (UCO Class C3) (comprising open-market and affordable housing [including starter homes]), together with a new vehicular access, on-plot car parking, supporting infrastructure and facilities including amenity open space, landscaping and a sustainable urban drainage system.
- 1.1.3 The statements in this report relating to the site context and analysis are applicable to both proposed application sites. Analysis of each proposed application proposal for schemes i) and ii) is set out separately in this document. The two development proposals are linked by a comprehensive Illustrative Master Plan intended to integrate and unify the layout and design of both these and the other two separate and simultaneous application proposals described in 1.1.5 below. The Illustrative Masterplan is intended to inform, amplify and give expression to

the design considerations discussed in this and the other two D&AS's described in 1.1.6 below and thereby to assist the decision-maker in the determination of all four Applications.

- 1.1.4 s As foreshadowed above, there are two further separate, but simultaneous applications for planning permission relating to sites at and adjacent to Brook Farm that complement the Applicant's current business, and improve the amenities of Marden village.
- 1.1.5 The two applications, again discrete, but interrelated, that are referred to in this Statement are;
 - iii) A Full Planning Application for: Demolition and clearance of existing operational buildings and erection of a new headquarters office building (UCO Class B1), including ancillary staff canteen/mess facilities, dedicated staff and visitor car park and modification to form two separate vehicular accesses (to the new offices and to the existing operational farmstead / pack house).
 - **iv)** A Full Planning Application for: Demolition of the existing public house (The Volunteer Inn) and erection of a new family public house with rooms (UCO Class A3/A4), customer car park and relocated vehicular and pedestrian access.
- 1.1.6 Separate Design & Access Statements have been produced for each of these two Applications, but both they and this D&AS have been produced in the knowledge of and having full regard to four all proposals. Moreover, all four have been linked through the aforementioned Illustrative Masterplan.

1.2 The Applicant – S&A Group – and the Needs for the Proposed Development

1.2.1 S&A Group has an established agricultural business based at Brook Farm, Marden This business and the need for the development the subject of the Planning Applications to which this Statement relates is described in other Planning Application documents, notably in the Strategic Development Plan, The Economic Impact Assessment and the covering explanatory letter drafted by Aspbury Planning Limited which accompanies the Applications.

1.3 The Professional Team

The Applicant has instructed a consultant team to prepare supporting documentation for the planning applications;

- Aspbury Planning Limited Spatial Planning Consultants Spatial Planning Statement and Statement of Community Consultation.
- Nicol Thomas Architects Illustrative Masterplan and Design & Access Statement
- DLA Landscape Architects and Environmental Planners Landscape and Visual Impact Assessment;
 Tree Survey; Ecological Assessment and Phase 1 Habitat Assessment (Bats)
- Bancroft Consulting Transport Consultants Traffic Statement and Travel Plan
- Envireau Water Drainage Consultants Flood Risk Report, and Drainage Strategy

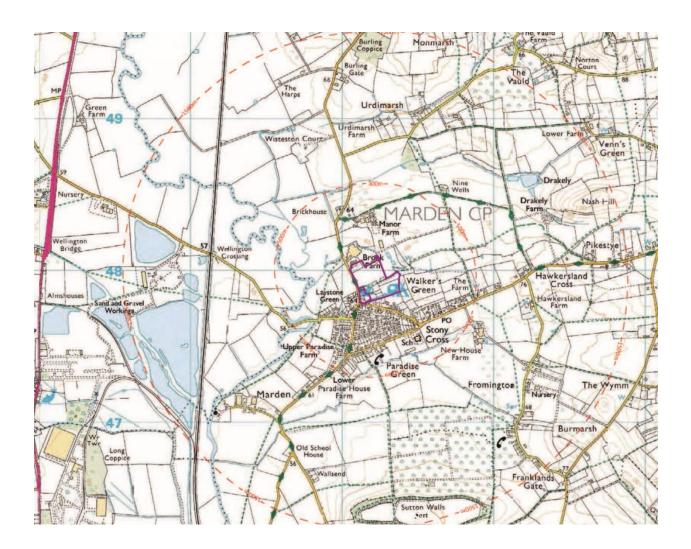
•

- Intali Limited Viability Assessors Viability Assessment
- Gaskell Limited Construction Cost Consultants Construction Cost Assessment
- Burges-Salmon Planning Lawyers S106 Heads of Terms

2.0 Understanding the Context

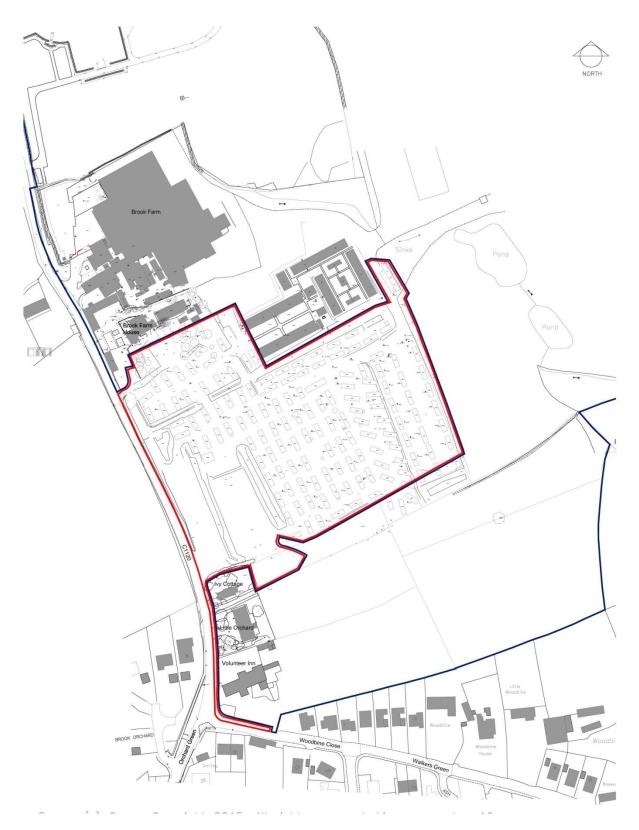
2.1 Site Location

2.1.1 The proposed developments are located on land at and adjacent to S&A Group farmstead facilities on the northern edge of the village of Marden, Herefordshire

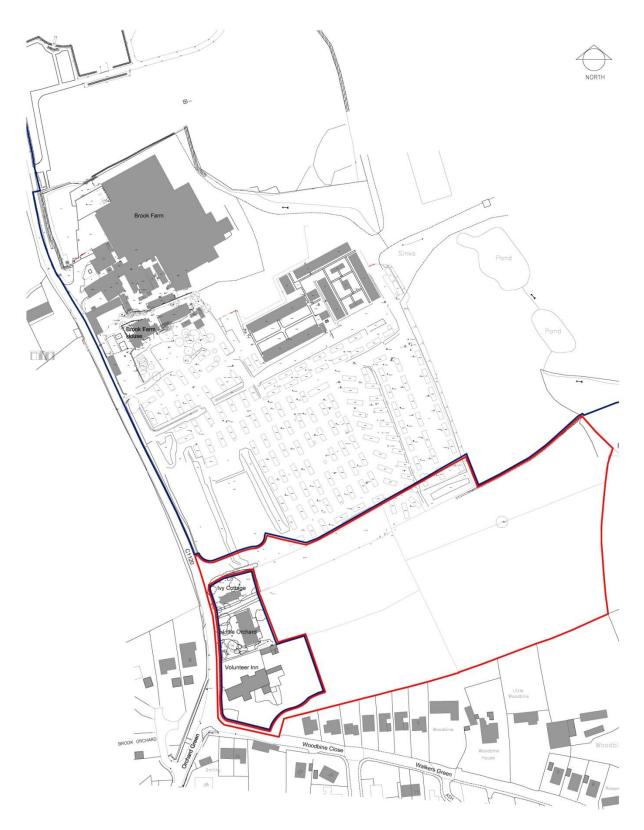


Location Plan of The development Site(s) at Marden, Herefordshire

- 2.1.2 The two proposed major development sites lie to the north of Marden Village, on land between Brook Farmstead, and Walkers Green/Woodbine Close. The City of Hereford is located approximately 10 kilometers to the south of the site.
- 2.1.3 The proposed AWA site, which is occupied at present by the caravans and demountable modular accommodation pods, is bounded to the west by the C1120 road, to the North by the rest of the operational Brook Farmstead complex, including administrative offices, pack house/cold store and staff amenity buildings. This boundary then wraps around the rear of a series of prefabricated accommodation blocks also used for workers to live in, before joining an area of woodland. To the south of this site is a boundary hedge and fence marking out a loosely planted area of young tree cover, leading from the C1120 for approximately 70M, then cutting through a section of the current caravan site. The eastern boundary is contained by planted woodland and boundary fence. Access into the current premises is at the northern leg of the C1120 for visitors and goods inward and outward. Access to a car park is also from the C1120 adjacent to lvy Cottage
- 2.1.4 The Family Housing site sits between the proposed AWA and Walkers Green/Woodbine Close. The northern boundary of this site coincides with the southern boundary of the AWA site, leading further eastwards flanking the woodland perimeter up to a return boundary hedge and access gate onto open fields beyond. A public right of way (PRoW) passes through the tree planted area and then follows the woodland boundary. The eastern boundary is contained by a mature field hedge, as is the southern boundary at the rear of Walkers Green/Woodbine Close properties, up to and including part of the rear parking area of the Volunteer Inn. To the west, again mature field hedges complete the boundary between Ivy Cottage and the Volunteer Inn.



Agricultural Workers Location Plan



Residential Development of Family Housing location plan

2.2 Orientation and Topography

- 2.2.1 The AW site is orientated approximately running north east to south west and can be described as "square" on plan, whereas the Family Housing site is more rectangular on plan orientated south west to north east, and comprises of four fields, two for agriculture, one for pasture and one formerly for recreation (the now redundant cricket pitch at the rear of the Volunteer Inn).
- 2.2.2 The combined sites are flat in general topography. The main area of the combined sites is at circa 64.5M Above Ordnance Datum (AOD). The existing caravan site (AW) falls gently from 64.0M AOD to c 62.5.0M AOD up in series of almost flat plateaus, terminating at a 2.0M high earth mound running south west to north east across the site, planted with a continuous line of poplar trees that separate the majority of the caravan site from the amenity and administration buildings. From this point the land falls to a level of c59.0M AOD at Brook House, and then to 57.0M at the entrance to the pack house from the C1120 road, in a series of informal shallow plateaus. The C1120 road follows a gentle drop in height from the 64.0 AOD level to the pack house entrance. The boundary between the site and the road is steeply sloped, formed from a mature hedge interspersed with mature trees that contain the higher ground and an existing surface car park within the existing AW development.
- 2.2.3 In addition to the linear earth mound cutting through the AW site, the there are a number of further earth mounds that screen the caravan site from the C1120 and the western corner adjacent to the boundary woodland. These mounds are approximately 2.0M tall, and are grass covered.
- 2.2.4 Beyond the site boundaries the land rises gradually to the north-east, east, south-east and south. This includes high points at 75m AOD just east of Urdimarsh, approximately 1.15km from the site; 105m AOD at Nash Hill, approximately 1.4km from the site; 100m AOD to the south-east of Burmash, approximately 2km from the site; and 90m AOD at Sutton Walls fort, approximately 1.34km from the site. The landform to the south-west, west and north-west is flat across the base of a valley at 55m AOD, the River Lugg runs north / south within the valley approximately 500M from the sites.

2.3 Views and Vistas

2.3.1 The site currently consists of the existing AW site made up of caravans on the northern part of the development area, and four fields. The four fields are located on the southern part of the development area, on the proposed Family Housing site. The combined sites are largely bordered by dense boundary hedges and trees, however, parts of the southern boundary are less densely planted and in parts sparse, which will allow views into the site from the rear of the properties along the northern edge of Marden village, and from the open aspect at the rear of the Volunteer Inn. Woodland obscures views into the AW site from the east. Due to the intervening vegetation, and landform the views of the site are limited. The significance of the existing poly tunnels to the east of the development sites have been assessed in considering their impact on the elements that make up the character of the site. These are explained fully in the Landscape and Visual Impact Assessment, to be read in conjunction with this document.









2.3.2 One of the intrinsic characters of the locality is roads bounded by tall hedgerows. The C1120 is bounded on both sides by tall hedges, which obscure views into and out from the site(s). There are open views into the site from the C1120 at the current car park entrance adjacent to Ivy Cottage at the western end of the public right of way, and similarly at the eastern end of this footpath from open fields beyond. Thereafter to the north, east and west, the views are filtered through natural vegetation and hedgerows. The southern boundary, whilst contained by a hedge, there are gaps along its length in particular from the rear of the Volunteer Inn, allowing views into the proposed Family Housing site, and partial views from upper floors of houses on Woodbine Close





Views north and south along the C1120, illustrating the tall screening hedgerows typically associated with the vernacular landscape





Ivy Cottage to the south west of the site(s) and the public right of way leading to the north east through the proposed residential development site.

2.3.3 From the immediate surrounding roads, footpaths and residential properties, the existence of tree cover, woodland and hedgerows offer limited, filtered and transient views into and out of the site(s), with only parts of the development sites visible at any one time. Views to the site(s) will therefore be limited to close proximity. There are no long distance viewpoints





Views east and west along Walkers Green illustrating the vernacular building styles of later bungalows and earlier two storey houses

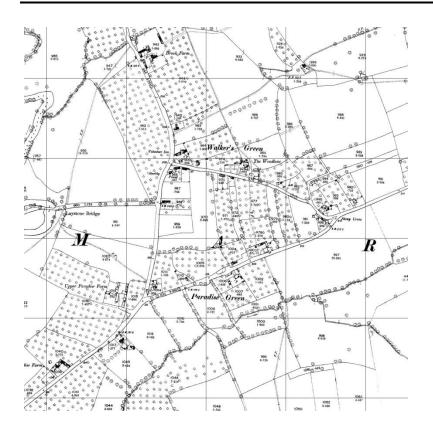




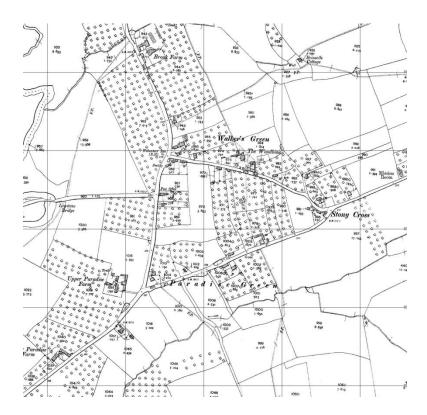
Views north and south from the Volunteer Inn, with Brook Orchard development of large family houses set behind a tall enclosing hedge

2.4 Land Use and Historic Patterns of Growth

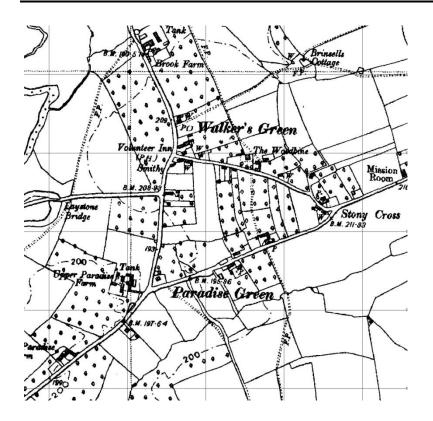
- 2.4.1 The major part of the combined development site is currently occupied by stoned hard standing for 139 static caravans, including some ancillary temporary structures such as communal laundry and storage "pods". The Family Housing site is as described earlier laid out to four fields, one of which is the redundant cricket pitch, one for pasture and two as Grade 2 agricultural land.
- 2.4.2 The village of Marden, the traditional site of the Palace of Offa, King of Mercia (at Sutton Walls), has a population of approximately 1300 residents. The village grew around two hamlets Paradise Green and Walkers Green. These two hamlets were separated by hop orchards and grazing land from the 1880's up to 1952 with little change in the built form of the village. In 1961, development of new bungalows and houses began, populating the "triangle" of land either side of Walkers Green, Woodbine Close and Orchard Green. Further development from 1971 to 1985 saw the infill of the former hop orchards with cul-de sac developments, and houses along the northern edge of Walkers Green / Woodbine Close, extending the curtilage of the village further northwards. The early building phase was predominantly bungalows, with two storey houses built in the early 1980's. The overriding vernacular is red brick facades and tiles roofs. Some individual houses are rendered. The built form is clearly established as primarily linear in form with infill cul-de-sacs in more recent years. There is however a rich heritage in many of the listed buildings in the village, and examples further afield of an earlier rural vernacular style, of timber framed buildings, rendered infill panels, steep roofs and black painted timber cladding with external freestanding chimney stacks.



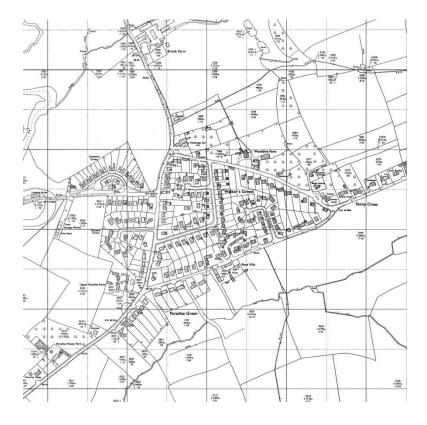
Map of Marden Parish c 1874 showing the two hamlets of Paradise Green and Walkers Green with the "triangle" of land filled with orchards



Map of Marden Parish c **1904** showing little change between the two hamlets of Paradise Green and Walkers Green



Map of Marden Parish c **1952** showing the two hamlets of Paradise Green and Walkers Green and gradual development along the street frontages



Map of Marden Parish c **1971** showing the two hamlets of Paradise Green and Walkers Green conjoined with infill development and the loss of the former orchards

2.5 Heritage Assets

- 2.5.1 Marden has a number of listed buildings within the village, three of which are immediately adjacent to the development sites;
- 2.5.2 **'Bradnor'**, located at the eastern part of Woodbine Close, and to the south east of the Volunteer Inn, is listed as Grade II. Considered to be of 17th Century origins, there is an engraved keystone dated 1733 in the south gable. The house is timber framed, with coursed and dressed rubble to the south gable, an artificial slate roof and brick chimney stack to the rear. It is two storey's tall, and has three bays orientated north to south some early 1900's leaded lights remain with later glazing bar casements. There is applied vertical timber decoration to the eaves. The house is separated from the proposed Family Housing site by a 1.8m close trimmed hedge and to the east by a mature stand of trees that screen the house from the Volunteer Inn car park.



View of **Bradnor** from Walkers Green illustrating typical historic vernacular of timber cladding and deep eaves

2.5.3 'Ivy Cottage' is located between the existing car park entrance (and proposed new vehicular access) and the public right of way. Also a Grade II listing, formerly two cottages but altered to one house. The building dates from the late 17th Century, and is timber framed with brick infill, slate roof, a rendered stone chimney stack on the west gable incorporating a detached brick chimney. It is one and a half storey's high and L shaped in plan having a small cross wing on the eastern end. The timber frame in three bays, each with five rendered panels, each three panels tall. The western gable is part clad in horizontal black timber cladding and part in render. The windows are square and are 29th Century casements of either four or six panes. This building is surrounded by a mature hedge. The roof has been adapted previously to accommodate a shallow dormer window in the roof.



Ivy Cottage, located on the C1120 at the eastern edge of the development sites

'Brook Farm House', also Grade II listed was built sometime in the 17th to 18th Century. It is a 2.5.4 timber frame building, mostly four panels tall and hipped roofs. The plan approaches a T shape sitting on a local stone plinth. To the north side a later 19th Century lean to was added. There are two detached stone based and brick upper chimney stacks on the north elevation and one on the south elevation, and there is a bay window to the west façade facing the C112. Generally three to four panels high rendered elevations sit under large slate roofs. The later accretions to the north elevation are painted to match the render panels set between the timber frames. On the south elevation, the windows are generally square, sex panel leaded lights. This building is used for to accommodate some of the workers and ancillary residential amenity facilities. The setting of this building is one of uneasy compromise to an area of south facing open space, with a sand pit, play area, and a number of the static AW caravans. The immediate external environment is of mature native trees immediately to the south, a pond and densely landscaped area to the west. To the north is an L shaped range of single storey, timber clad and pantile roofed buildings accommodating recreational and social amenities for the seasonal workers community.





View southwards from Brook Farm House through informal mature tree planting

Brook Farm House, located between the farmstead and the Agricultural Workers Accommodation site. Brook Farmhouse existing Southwest and Northwest elevations, reproduced from drawings prepared by Hook Mason Architects



Brook Farmhouse existing Northeast and Southeast elevations, reproduced from drawings prepared by Hook Mason Architects



2.6 Landscape and Natural Heritage

2.6.1 The site is located on land currently used for accommodation caravans for the workers at Brook Farm, two agricultural fields, and two recreational fields. There are no statutory designations on the site, however, there are numerous designations covering the River Lugg / River Wye to the west of the site and within the (Landscape and Visual Impact Assessment) study area. This includes one Site of Special Scientific Interest (SSSI), one Special Area of Conservation (SAC), one Special Wildlife Site (SWS), and one Site of Interest for Nature Conservation (SINC).

Site of Special Scientific Interest

• River Lugg, approximately 250m to the west.

Special Area of Conservation

• River Wye, approximately 250m to the west.

Special Wildlife Site

• River Lugg, approximately 250m to the west.

Site of Interest for Nature Conservation

- River Lugg, approximately 250m to the west.
- 2.6.2 The site is bounded by hedgerows on the south and west boundaries, a tree belt on the northern boundary, and dense woodland on the eastern boundary. Internally there are existing hedgerows and trees largely to the south of the site, with young woodland on the southern edge of the existing AW accommodation. The boundary vegetation links into the wider landscape creating biodiversity and habitat links. The surrounding landscape largely consists of medium to large scale agricultural fields with hedged and treed boundaries, and areas of dense woodland and wooded copses. The vegetation largely screens views from surrounding roads, public footpaths (PRoW) and surrounding dwellings.
- 2.6.3 To the north-east, east, south-east and south are small to medium scale fields surrounded by hedgerows and tree belts. There are small areas of dense woodland to the north and north-east,

the closest of which is adjacent to the eastern boundary. A dense tree belt surrounds the Sutton Walls fort approximately 1.34km to the south of the site. To the west are medium to large scale fields bounded by hedgerows. Alongside the River Lugg, running through the large fields, is a riparian tree belt. To the north-west of the site, but outside of the (Landscape and Visual Impact Assessment) study area, are dense areas of woodland at Crew's Wood, Chancehill Wood, Gates Wood, and Burghope Wood.

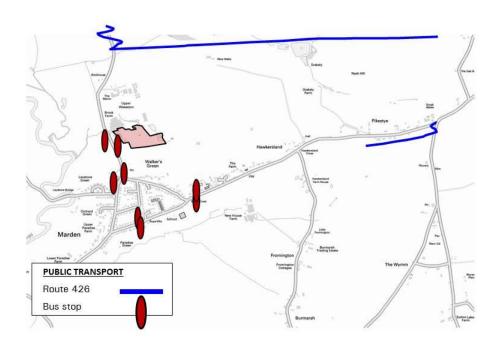
2.6.4 The existing use for workers' accommodation and the general ground covering of loose stone, means that there is little in terms of vegetation on the site. However there is a tree belt across the northern part, and a hedgerow to the south of the existing accommodation area. These tree and hedgerow links form potential wildlife corridors connecting throughout the study area. It is recommended that all existing vegetation on the site is to be retained and maintained as appropriate. No major ecological features will be directly affected by the development proposals. There are no Tree Preservation Orders (TPOs) on the site.

2.7 Access and Connectivity

2.7.1 The C1120 road passes the edge of the site and gives access to the current accommodation, and Brook Farm. There are numerous minor roads surrounding the site that provide access to the surrounding settlements. The closest major road is the A49 located approximately 2km to the west. All Brook Farm HGV and agricultural traffic has a prescribed route from the C1120 through the southern edge of Marden to divert heavy goods vehicles away from the village centre

Public Transport Links

2.7.2 The No 426 bus route passes along the C1120 with bus stops adjacent to the site boundaries and within a 12 minute walk from the proposed sites, operating on an hourly service between Hereford and Leominster Monday to Friday. The Shrewsbury to Hereford railway line is located to the west approximately 920m from the site and within the study area. However, the closest stations are at Hereford, approximately 7.5km to the south south-west and Leominster, approximately 11.5km to the north north-west.



Walking and Cycling

2.7.3 There is a PRoW running through the southern section of the site, to the south of the existing accommodation land, which connects to a network of additional PRoWs surrounding the site. There is also the Three Rivers Ride Recreational Route located within the study area, adjacent to the western boundary of the site at its closest point. There are no National Trails that cross the study area. There is no pavement access along the eastern edge of the C1120, however the properties between Brook Farm and the Volunteer Inn, namely Ivy Cottage and Little Orchard are owned by the applicant and have sufficient land available to create a public footpath to connect the village to the proposed entrance to the sites. Access from the public highway and public rights of way into the any of the operational areas of Brook Farm are strictly controlled, for safety and bio security reasons. Resident workers have a limited number of controlled and secure access points to gain entry to the site from within the small car park adjacent to the C1120, and adjacent to Brook Farmhouse where a gated access leads into the farmstead and pack house.

3.0 Development Guidelines and Process

3.1 Summary of Analysis

- 3.1.1 The findings of the survey, appraisal and technical work completed to date have established that the site is a suitable location for a residential development which could be brought forward without giving rise to adverse environmental and amenity effects. The site has a sustainable location adjacent to the existing urban edge and is within walking and cycling distance of the local primary school, shop, sports pitches, post office and public transport connections.
- 3.1.2 The aforementioned survey, appraisal and technical work completed to date have established that there are no material ecological, heritage, transport, drainage or other environmental and infrastructure constraints which would otherwise preclude the development of the site.
- 3.1.3 The surveys also indicate that the site is y unconstrained with regard to nature conservation and ecology. Such nature conservation and ecological value as there is will be protected if hedgerows and trees are retained. A proposed programme of habitat enhancement and creation should result in a small positive impact for nature conservation and ecological value at the local level, when implemented through an appropriate management regime.
- 3.1.4 The site is a well-defined contained parcels of land with an edge of settlement location. When viewed from the wider perspective, the site sits against a back-drop that is the existing Village Envelope which comprises an abrupt building line of 1 and 2 storey houses, the massing of which is obscured by hedgerows and trees.
- 3.1.5 It is considered there are no significant constraints associated with providing access to the site by private vehicle. The site can be readily accessed from the local adopted highway network and there are no opportunities to link development to existing footpaths and the Public Right of Way that will promote inclusiveness and encourage sustainable modes of travel.

Brook Farm, Marden Design and Access Statement

3.1.6 This section identifies these and shows associated responses and design progression.

3.2 Design Development

Stage 1 Masterplan

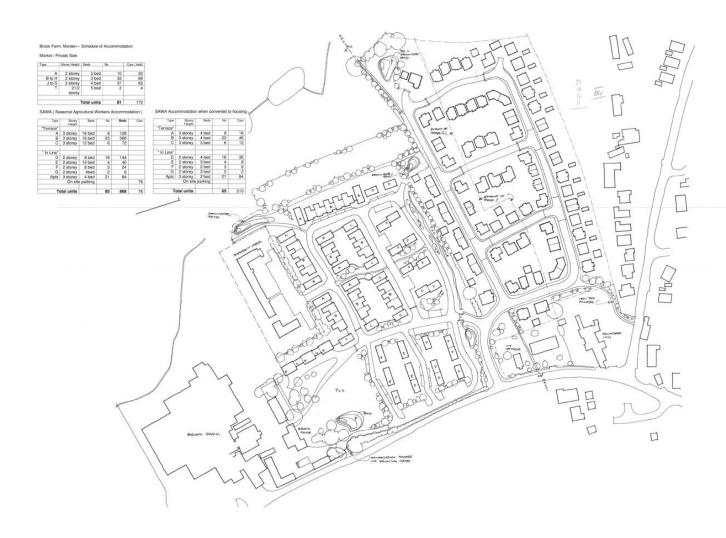
- 3.2.1 Following a site visit and survey work, Option 1 Masterplan was prepared to translate early ideas and develop the following design principles;
 - Replace all of the caravan and adjacent demountable modular accommodation "pods" with new permanent AW accommodation.
 - At the same time, develop a previous study for 23 residential units on two of the open fields to the south east of the caravan site, previously discussed with Herefordshire Council prior to the current proposal, through increasing the area of land to be made available
 - Position new dwellings such that they complete the housing block along Woodbine Close
 - Create more open space in front of Brook Farmhouse to enhance and improve the setting of the listed building
 - Retain the public right of way in its current location
 - Retain as much of the existing field hedges in the southern section
 - Provide a single shared point of access onto the C112, with segregated accesses for the AW site and the family housing to maintain operational security for the former.
- 3.2.2 The design for the AW accommodation in the northern part was initially based on a generic family house layout, but at this stage had not considered that the implications of HMO room space and facilities standards, which necessitated "conventional" garage units to be used as workers accommodation. This was a useful exercise to understand the quantum of units required to accommodate up to 850 workers.
- 3.2.3 It was calculated that 95 AW units would be required in this option, at a density of 35 dwellings per hectare, in predominantly 3-storey dwellings and 85 Family Housing units on the southern site would have resulted in density of 30.07 dwellings per hectare. The exercise was useful in order to help clarify and interpret the Applicants commercial requirements.

Stage 2 Masterplan

3.2.4 Before progressing onto this stage an design exercise was carried out to investigate how the Masterplan could be simplified to bring the overall development density down to a more acceptable and appropriate level, in accordance with the then adopted UDP, and achieve a smaller and thus more economical range of house types, whilst allowing a more positive response to character and vernacular style. The Masterplan evolved to provide 2 alternatives:



Option 2 Masterplan incorporating apartments and developing AWA unit HMO house plans. Public open space on the Residential Development site is concentrated to the north eastern corner



Option 3 Masterplan incorporating apartments and developing AWA unit HMO house plans. A more established network of streets is explored

3.2.5 Option 2:

- Reduce the number of new AW units to reduce the amount of space required.
- Explore the potential for a 3-storey apartment block in the place of the single-storey demountable modular accommodation pods at the north end of the site.
- Create a clearer hierarchy of form and scale within the AW development site.
- More closely align the built form of the AW and Family Housing to improve the visual and design compatibility of the two developments

3.2.6 Option 3;

- Reduced the number of Family Homes from 85No to 75No to increase the open space provision and engage more sensitively with the rural edge.
- Create clusters of Family Homes which round off the rural built form on the northern edge
 of the village to create zones of outward facing buildings, relating more positively to the
 adjoining countryside than do the backs of the existing properties on Woodbine Close and
 Walkers Green.
- Create a hierarchy of roads through the Family Housing site, to make navigation easy and legible and to reduce traffic speeds.
- Ensure as many houses as possible presented their front door onto the public realm and wider countryside, rather than back gardens to promote a sense of well being and security and natural surveillance.
- Introduced sustainable drainage feature within a comprehensive landscape strategy.
- Include a pedestrian and cycle link from the Family Homes site onto Woodbine Close and Walkers Green to improve connectivity to village amenities.
- 3.2.7 These latter options in respect of the AW accommodation worked on a principle of 5 house types, based on two overall widths of construction but with alternative internal space planning, number of storeys and length of building. By reducing the variations on overall length and width, off-site or modular construction would be possible, being more energy efficient in the process of manufacture, generate less on-site waste and incorporate recycled materials.

Stage 3 Masterplan

- 3.2.8 This option consolidated the technical work, and surveys undertaken to prepare a scheme considered to be both viable and provide the right quantum and quality of development. This option;
 - Removed the apartments from the AW development site, and replaced the numbers of bed
 spaces following a more detailed assessment of the individual HMO house type designs
 - Located the higher occupancy and taller 3 storey HMO's close to the Brook Farm industrial buildings to enable a better transition of scale towards the perimeter of the site
 - Design the AW units in clusters, enclosed with appropriate boundary treatments

Stage 4 Masterplan

3.2.9 The final stage in the development of the Masterplan came to fruition in considering the proposals to redevelop the Applicant Company's administrative/headquarters offices and to demolish and rebuild the Volunteer Inn (to be renamed, the Applicant proposes, "The Marden" public house) to be the subject of two separate full planning applications. The incorporation of these two additional proposals into the Masterplan facilitated a comprehensive and integrated approach to the replanning of the area between the existing Village edge and Brook Farmstead complex and offers an opportunity for a significant improvement to the overall character and appearance of the area. The proposed new operational offices and replacement public house building (both located broadly in the same location as their predecessors, in particular created an opportunity to enhance the frontage to the C1120 and to create a garden area to the south of the new Pub, facing Walkers Green and the C1120, and to incorporate a positive pedestrian link into the Family Housing site.

3.2.10 The plan developed to:

- Locate the public open space to the north of the public house, Little Orchard and Ivy Cottage.
- The open space would enhance the setting of Ivy Cottage and Bradnor by creating an informal grass and native planted buffer between the proposed Family Housing and existing homes.
- The residential layout is concentrated further to the eastern part of this site, increasing the separation distance between proposed houses and existing neighbouring houses.
- A revised street layout retains the three development blocks but more organic in form, connected by an internal spine road, and shared surfaces and private drives towards the perimeter.
- The southern boundary hedge has the opportunity to be more intensively under planted with native shrubs and grasses in a maintained green buffer zone between the proposed and the rear of existing houses along Walkers Green.
- Redevelopment of the Volunteer Inn allows for a new planted boundary to the east, further filtering views into the Family Housing site.

3.3 Involvement

3.3.1 The Statement of Community Consultation prepared by Aspbury Planning Limited describes the details of engagement of the applicant with the local community Herefordshire Council and other stakeholders, the representations received and the Applicant's response to these representations.

4.0 The Agricultural Workers Accommodation



4.1 The Vision

- To significantly improve residential accommodation for the Company's (seasonal) agricultural
 workers through the phased development of modern, commodious, high quality, energy-efficient,
 secure permanent buildings in the form of 'large' houses in multiple occupation (HMOs) in an
 attractive landscaped environment
- Whilst retaining the new accommodation within a secure perimeter containing the whole of the
 operational site at Brook Farm, nevertheless securing a complementary and compatible relationship
 with the new family housing and with the rest of the built-up area of Marden Village through an
 integrated approach to layout, design, landscaping, and infrastructure.
- Create a new development for I agricultural workers that;
 - o is of permanent construction (with all the benefits that confers);
 - is attractive and of a high quality and specification (internally and externally) to appeal to an international workforce market;
 - o constitutes a new 'destination' with a clear sense of character and identity;
 - o is reflective of the Herefordshire building vernacular;
 - o is economic to construct using a limited palette of materials, and house types;
 - is capable of being delivered in phases
 - comprises a range of building sizes and formats permitting the Applicant to respond to short and long terms changes in the accommodation needs of its workers;
 - is flexible to manage, offering, amongst other things, the facility to accommodate a fluctuating workforce over the year and the opportunity for short-term letting to *other* workers during the increased vacancy out-of-season period;
 - accommodates limited on-site car parking, reflecting the low private car usage by seasonal workers (consequent upon restrictions on car usage imposed by the Applicant on its staff), but with facility to increase that provision should circumstances change in the long term;
 - a gated and secure environment to maintain bio- and operational security for the Brook
 Farm complex;
 - o provides stronger physical and visual links to the Village to create a more sustainable and inclusive development, without compromising security;

4.2 Use and Amount

- 4.2.1 The development is for residential purposes (large houses in multiple occupation [HMOs] UCO sui generis), with the same capacity as the permitted caravan and demountable modular pod accommodation that is, up to 850 individuals, so as to provide flexibility in the Company's long-term employment requirements. . The area of the AW site equates to 2.8901Ha.
- 4.2.2 At present the site accommodates 139 static caravans, laid out in four groupings, separated by earth banks screening views into and out of the site. However, planning permission (see Aspbury Planning Limited Application Covering Letter and Spatial Planning Statement) exists for up to 185 caravans (each X 4 persons) plus hostel accommodation for an additional 110 people (giving a total capacity of 850 workers). The proposed amount is for a new development of 69 HMO's providing accommodation for up to 856 workers to replace the temporary caravan accommodation.

4.3 Layout



Layout of Agricultural Workers Accommodation

- 4.3.1 In order to create a high density development that is sympathetic to its rural setting, the design of the individual units and the layout has challenged perceived thinking on a "traditional" housing development, given that the new houses will be HMO's and must cater for a variety of level of occupancy, which is transient throughout the year.
- 4.3.2 The layout constructs a core of larger units, up to 2 ½ storeys high in the northern part of the site, closest to the pack house/cold store and ancillary operational buildings at Brook Farm, laid out in a regular pattern of terraces accessed by a circuit of streets. To balance this core, a series of lanes lead away to the west and south, on which are in-line detached and semi-detached units of smaller size and occupancy, to visually break up the scale of the development and respond to the rural edges with a more open pattern of buildings. The units on the outer boundaries have been reduced from 3 storeys in height to 2 storeys after consideration from comments made by residents at the consultation event, and in recognition of the setting and location.
- 4.3.3 Each grouping of new HMO's is laid out in legible, identifiable clusters, each cluster being outward facing such that front doors face the public realm and rear areas are secure and screened. Each cluster is to be secured with a perimeter wall accessed by gate from the surrounding street pattern. In so doing, the layout can accommodate a fluctuating workforce number in a manageable way, opening up clusters in the height of the operational season, and effectively securing others during the quieter months, whilst allowing the permanent workforce to be housed in units to the western edge of the site where access from the highway, and into the farm area can be naturally overlooked and surveyed.
- 4.3.4 Care has been taken to locate the taller 2 ½ storey units in the north of the site, making best use of the topography, at the lowest part therein. Units along the western boundary are orientated east to west, to present gable ends towards the C1120 to create a skyline punctuated and articulated with pitched roofs rather than a potentially more overbearing line of ridges and eaves. Moreover, the views of these units will be progressively reduced as existing and proposed landscaping matures.

- 4.3.5 The rear "garden" area to each cluster is designed as an open communal recreation space, interspersed with tree and native shrub planting to afford areas of privacy and screening, but which greatly improve upon the amount of functional and attractive open space from the existing caravan park.
- 4.3.6 The principles adopted have developed a limited range or house types, five in total, derived from two basic house types;
 - Terrace House generally 2 ½ storey accommodating up to 14 people sharing communal facilities.
 - In-line (detached and semi-detached) units, ranging from 2 to 2 ½ storeys accommodating between 8 and 10 workers.

4.4 Scale and Intensity



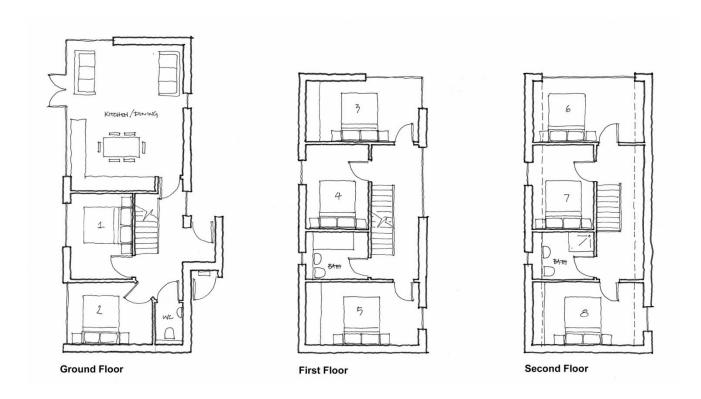
Parameters Plan illustrating the proposed scale of the developments

- 4.4.1 The AW development covers a site area of 2.8901Ha, and provides a density of 25 dwellings per hectare/12 per acre, which represents an efficient use of the Site consistent with the provisions of the Herefordshire Local Plan Core Strategy (See Spatial Planning Statement).
- 4.4.2 The terraced units are "book-ended" by detached units to create a rhythm along the street frontage and a varied skyline. These are key buildings to create focal points that frame views and mark changes in orientation, and help to define the street edge.
- 4.4.3 Proposed accommodation is set out as follows in 5 No house types, including variations on each type to account for orientation and access;

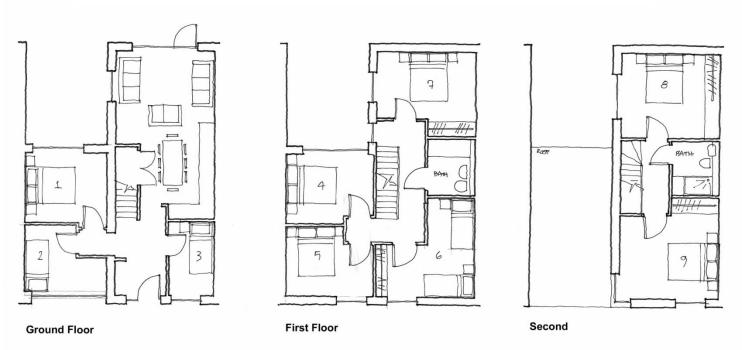
Туре	Storey	Beds per	No of units	Total Beds	Area (NIA)	Total NIA
	Height	unit			M2	M2
A	2 ½	14	3	42	164.36	493.08
В	2 ½	14	23	322	160.00	3,680.00
С	2 ½	14	23	322	152.60	3,509.80
D	2	8	15	120	98.70	1,480.50
E	2	10	5	50	110.570	552.85
Totals			69	856		9,716.23

4.5 Appearance

- 4.5.1 The design of each new HMO is derived from simple plan basis that comprises;
 - Terrace house on a plot width of 7.75m and the main body of the house at 4.0m x 10.8m internal dimension. These are 2 ½ storeys in height
 - In-line (detached and semi-detached) are all from the same 4.7m internal width but with two changes in length, from 10.5m and 11.25m, and a variation in height from 2 storeys to 2 ½ storeys. The location of porches and bay windows vary the character of the street scape.



Typical 3 storey detached / in-line HMO unit developed from a constant 4.7m wide internal plan, allowing the length to vary according to the location and numbers of occupants



Typical 3 storey terrace HMO unit developed from a constant 4.0m wide internal plan

4.5.2 Elevation treatments, adopting a modern interpretation of the local vernacular in terms of materials and design details, adopt a simple palette of materials, being dark blue grey artificial roof slates, dark blue grey stained timber weather board cladding to the upper storeys, and red brick cladding to lower storeys. Eaves treatments vary, from projecting over the cladding to create deep shadow lines, to continuous so create a seamless transition between wall and roof. The materials have been selected by taking reference from the immediate village vernacular, and elements of timber cladding present on a number of historic and character buildings in the vicinity. This aesthetic approach is also well suited to the overall agricultural character of Brook Farm. The proposed AWA buildings make the visual transition from agricultural buildings to the north and the domestic architecture of Marden village to the south.



Illustration of a typical 2 storey HMO dwelling with a simple palette of materials: red brick cladding to ground floor, and black stained timber cladding to upper floors topped with dark grey / black roof slates.



4.6 Response to the Listed Buildings

Ivy Cottage

4.6.1 Ivy Cottage will remain at the entrance to the site. Whereas at present there is an access drive to the north of the garden leading into a graveled surface car park, in this proposal the new site access road will be located here. The boundary treatment to Ivy Cottage garden will be enhanced by additional structural planting to the hedgerow, and offset to the east by formally laid out open space. To the north, the existing surface car park will be replaced by formal landscaping, and beyond a winding street with new 2 storey modern timber clad units overlooking open space and a planted swale. Ivy Cottage will become a key building in the landscape, taking a prominent place at the entrance to the site, and acting as a gateway building to the development.

Brook Farm House

- 4.6.2 The original farm building, as described earlier in this report, is an imposing two-storey timber-framed building. The present static caravan accommodation is located 30m away from the southern façade, with a small sandy play area, surrounded with informal groups of mature trees. The proposal aims to improve the setting by locating new accommodation in excess of 60m from the south façade, retaining the informal tree planting and laying a lawn and an informal sports area up to the building, through which an access pathway leads from the AW accommodation into the pack house and administrative area. The function of the building will remain as part of the ancillary facilities for the farm, but will be given greater prominence in an appropriate landscaped setting by clearing away the clutter of caravans and haphazard landscape features, making it the focal point and gateway between new accommodation and existing farm operations.
- 4.6.3 The separate application for listed building consent and planning permission to be brought forward for this Brook Farmhouse seeks to make repairs to the fabric of the building, externally and internally, and refurbish the interior spaces to enable rooms to be used as ancillary functions to the operation of the farmstead and provide up to six residential units

4.7 Access and Connectivity

4.7.1 Access to the AWA development is proposed off the C1120 in the position of the existing car park entrance adjacent to Ivy Cottage. At this point the levels are most easily accommodated as the C1120 falls away to the north, whereas the on-site level extends generally flat northwards. The initial access road will also serve the Family Housing development described below.

Hierarchy of Streets



- 4.7.2 The development is laid out and accessed through a distinctive street hierarchy, providing easily recognisable routes that are formed by the buildings that define the streets and spaces between them. A single main street connects the development to the site access, with secondary lanes and walks connecting the clusters of houses and linking through the clusters. The overriding principle is for the access to be on foot, where vehicles are subservient to pedestrians. Vehicles will only use the access lanes around the site for maintenance and emergency purposes. By creating a pedestrian priority site, access roads become shared surfaces and the environment takes on a distinctive "rural campus" character
- 4.7.3 A gated entrance located to the north of the access road provides security for the farm operations, which is a necessary to maintain safety and security. The main spine road laid to tarmac designed to adoptable standards and 7.2m wide leads northwards, terminating in a turning head towards the northern extent of houses. The remainder of the access roads around the Site will be laid to rolled gravel, and vary in width from 3.0m wide lanes around the clusters of units, to 1.2m wide walks linking clusters and meandering between them. Parking for seasonal workers is limited on an area running parallel with the C1120, unmarked with provision for approximately 30 cars. The proposal provides designed spaces for 33 cars. The status of seasonal workers is such that cars are rarely owned or used, the vast majority arriving to and travelling around the locality on public transport. Some of the more permanent workers may choose to use cars; however this is by exception rather than the norm. Cars are parked close to the entrance in groups, to reduce visual clutter, and provide pedestrian friendly access throughout the greater part of the development.
- 4.7.4 Graveled driveways around each cluster of houses provide the primary pedestrian access around the site, and for emergency vehicles and internal refuse collection. Refuse bins shall be collected internally by private vehicle and deposited on hard standing areas along the tarmac drive, to allow for collection by the local authority.
- 4.7.5 A secondary emergency access will be provided off the C1120 using the drive and gated access that currently exists at Gate No 4. This will provide alternative vehicular access in the event of an emergency, and will be gated, out of use under normal operating conditions.

- 4.7.6 Pedestrian routes around the development connect either to the farm buildings or to the Village centre, bus stops and local amenities.
- 4.7.7 Footpath access into the farm buildings is channeled via a broad walkway to the administration buildings adjacent to Brook Farmhouse, and then via secure gates into the pack house, and also into the polytunnels on land to the east.
- 4.7.8 Pedestrian access into Marden village will be provided along the northern edge of the C1120, with a new 2.0m wide footpath between the carriageway and hedge line reset behind the new footway in front of Ivy Cottage and Little Orchard houses, which are in the Applicant's ownership, and beyond to the junction with Walkers Green. Currently no footpath exists, and this provision will greatly improve safety and connectivity not only for residents of the AWA and Family Housing site, but also the general public wishing to access the Public Right of Way that crosses the development sites. In addition residents of the AWA will be able to use the footpath/cycleway running across the family Housing Site and debouching onto Walkers Green/Woodbine Close next to the redeveloped Public House.

4.8 Landscape and Ecology (See DLA L&VIA , Tree Survey and Ecological Assessment)

- 4.8.1 The landscape proposal aims to integrate the development into the surrounding landscape setting, retaining existing features where practicable, and providing enhancement opportunities for the local biodiversity and encouragement of habitat creation.
- 4.8.2 There are some existing landscape features on the Site that are to be removed; the earth banks built to screen the caravans from view, and the earth bank cutting east to west across the site that is planted with poplar trees. These are somewhat alien/intrusive, recent, man-made features and, taken together with the proposed, somewhat subtler and more sympathetic landscape will enhance, rather than detract for the landscape and provide more appropriate filtering/screening of the new development.

4.8.3 The following key principles are promoted:

- Retention of the perimeter boundary hedges, infilling the gaps therein and where necessary supplemented with native tree planting.
- Removal of the earth banks to open up the site such that it has a visual connection to the surrounding context, importantly from within as well as from without.
- Retention of key trees, particularly in the vicinity of Brook Farmhouse to retain, and build upon, the character and landscape setting.
- Reinforcing green corridors that link the woodland to the west up to the open countryside and River Lugg valley to the west of the C1120 road. This can be achieved by a densely planted corridor along the southern boundary (also the boundary with the Family Housing site) that will provide habitat and foraging corridor for bats, in addition to a northern belt of new native tree planting and hedge retention in the place of the poplar covered banks.
- An area of native woodland with mixed native shrub understory to be planted close to Brook Farmhouse to improve the setting of the building.
- Amenity grass to be sewn in the rear areas of the HMO clusters.
- Pollen rich wildflower seed mix to be sewn into meadow grass mix in the rear amenity spaces of the central clusters and in front of Brook Farmhouse to encourage habitat for pollinating insects such as bees and butterflies.
- Meadow grass mix with bulbs planted in swathes to be sewn along the main access street edge, and along the edge of the lanes and walks to enhance the character of the site and give seasonal identity to different parts.
- The sustainable drainage ponds although generally dry, will be planted with marginal and wetland planting to encourage more specific ecology to take hold, and to create visual interest and focal points within the site.







4.9 Public Open Space

- 4.9.1 Policies OS1 and OS2 of the Core Strategy (see Spatial Planning Statement) require provisions to be made for open space equivalent to applicable standards (taken from saved policy RST3 of the UDP): 2.8 Ha per 1,000 population comprising 1.6 Ha for sport, 0.8 Ha for children's play, and 0.4Ha for public open space. The guidance also states that the provision of open space is to be appropriate to the community it serves.
- 4.9.2 The nature of the seasonal agriculturally workers "community" on this site is adult only. No children are accommodated on the site. As a result, no allowance has been made for children's play areas. Space for sport is an important facility that has been included in the proposal, with a small football pitch located between Brook Farmhouse and the new units, close to the social facilities in Brook Farmhouse and buildings behind.
- 4.9.3 Elsewhere, the lack of boundary enclosures between the proposed units means there is a provision of general open amenity space and recreational activities provided within new HMO clusters, along the southern boundary, and to the south of the Brook Farmhouse. A total area of 1.23 Ha is provided for open space, excluding the allowance for children's play, due to the nature of the site, and the status of the resident workers.



Parameters Plan illustrating the extend and location of open space

4.10 Drainage Strategy

- 4.10.1 The Masterplan proposes new buildings and short section of tarmac road that represent an area of 0.5 Ha of impermeable space, equivalent to approximately 20% of the site area. Currently there is no engineered surface water drainage on the site. The site slopes from c 64.0m AOD in the south to 58m AOD in the north, and the C1120 forms a catchment divide to the west. Surface water drains over grassed areas and gravel hard standing areas into an open drainage ditch within the built up farm area in the north, and then into a culverted section under the C1120 and continues into the River Lugg.
- 4.10.2 A Sustainable Urban Drainage system is proposed by way of attenuation two attenuation basins located in the northern area of the SAW site, one at the north eastern corner on the edge of the woodland area, and the other in the north western corner between Brook Farmhouse and the new units within open space to accommodate surface water. Waste water will continue to be discharged under formal agreement to the existing Welsh Water public foul sewer under Woodbine Close via a pumped system.

5.0 The Family Housing Site



Layout of Residential Development for Family Housing

5.1 Design Principles

- 5.1.1 Create a new development for family housing in a range of sizes to;
 - Create a sustainable (development plan) 'policy compliant' and commercially viable family
 housing development providing a mix of housing sizes, types and tenures, that boost the
 supply of housing locally
 - Create new linear roads that draw precedence from the existing residential streets of Woodbine Close, Walkers Green and Paradise Green, with interlinking lanes.
 - Develop outward facing clusters of houses to promote natural surveillance of the public realm.
 - Create architecture that uses a palette of materials that is reflective of the local vernacular and housing. Use of varied streetscapes and housing patterns to engender local distinctiveness.
 - Promote a sustainable balanced community by providing a mix of house types and sizes
 dispersed across the development, and providing some larger plot sizes which influences
 lower densities in parts and offers flexibility for residents to adapt or extend dwellings at a
 later date
 - Provide a natural rounding off of the built-up area of the village, through the development
 of visually –contained space between the operational Farmstead (including the AWA
 development) and northern edge of Walkers/Green/Woodbine Close.
 - Create an outward facing eastern rural edge, where new dwellings overlook open space.
 - Create layout that is legible, and that has a clear identity and the opportunity to develop a
 distinctive architectural character.

5.2 Use and Amount

- 5.2.1 The Masterplan proposes a residential development of up to 75 dwellings, which equates to a residential density of 26 dwellings per hectare, which represents an appropriate density in context and an efficient use of land. A range of house types is proposed that will create a balanced and sustainable community. A number of smaller dwellings are proposed, pepper-potted throughout the development to add character and variety. The site area for the Family Housing development is 2.9034 Ha.
- 5.2.2 A range and size of proposed dwellings is provided in the form of 2, 3 and 4 bed Family Housing, as terraced, semi detached and detached dwellings. The indicative Masterplan that accompanies the outline application for this site shows the following mix;

```
25% / 18 No 2 bedroom houses
37% / 28 No 3 bedroom houses
38% / 29 No 4 bedroom houses
75 No Total dwellings
```

5.3 Layout

- 5.3.1 The Illustrative Masterplan submitted with the four Applications illustrates a possible form for the development. Subject to the grant of Outline Planning Permission, the proposed Masterplan does not preclude alternative layouts being brought forward as part of the Approval of Reserved Matters or Detailed Planning Application for the Family Housing Development, providing the underlying principles established in this document are satisfied and the delivery of quality within the built environment is achieved.
- 5.3.2 The development is proposed to have a distinctive layout and structure which draws upon characteristics of the local residential vernacular. The structure of the layout has a strong functional rationale, which is informed by views, existing landscape components, site constraints and the aspiration to create a new, integrated environment.

- 5.3.3 The development will comprise a number of rural built-environment features to achieve a high quality and inclusive residential development incorporating a series of inter-related development character areas which specifically address the village and wider landscape context in order to engender distinctiveness and identity whilst maintaining a common and unifying design theme.
- 5.3.4 The Illustrative Masterplan is based upon a series of development zones or housing groups' which comprises back to back arrangements of houses of varying shapes, sizes and densities, dependent upon their location within the Site. Each housing group ensures that frontages are outward facing so that new roads and open spaces are overlooked and natural surveillance is achieved. The use of group design principles provides some flexibility for designers to enable detailed layouts to be advanced in future.

5.4 Scale and Extent of Development

- 5.4.1 Overall the proposed dwellings will be of two storeys, with single-storey garages adjacent to or to the rear of the plot, in order to connect and provide a gentle transition between the scale and pattern of the proposed AWA to the north and Walkers Green/Woodbine Close to the south. The level of this Site is some 2.0m higher overall than the northern boundary of the SAW proposed site. New dwellings being two storeys tall will be of a similar scale to the adjacent properties on Walkers Green/Woodbine Close, and will screen the 2 ½-storey SAW units that are 150.0M from the southern boundary and set approximately 2.0M lower than the main Family Housing site.
- 5.4.2 New dwellings proposed adjacent to existing houses are set off the common boundary of the existing housing to the south to ensure adequate back garden lengths/sizes for the proposed housing, address tree root protection areas, and to avoid any overshadowing and/or loss of privacy. Separation distances of 21.0M will be maintained between new and existing dwellings, and in some areas exceeded. The Parameters Plan illustrating the proposed scale of development can be referred to in Section 4.4 above.

5.5 Response to the Listed Buildings

Bradnor

5.5.1 This building will retain views to the north from the upper floors over newly planted open space created at the western fringe of the site. Opportunities exist to enhance the immediate bordering open space and proposed footpath linking the site to Woodbine Close, with new hedging and native tree planning under sewn with meadow grass and pollen rich wildflower seeds. No new dwellings are proposed directly to the rear of Bradnor thus retaining its open aspect. The nearest residential plot proposed being is a minimum of 35.0 M to the north east. The proposed redevelopment of the Marden Public House is located broadly in the same location as the current Volunteer Inn, and is described in separate application proposals.

Ivy Cottage

5.5.2 As described earlier, this listed building will henceforth become a gateway building into the proposed site, and will gain more visual prominence from both the street (C1120) and public access within the proposed development site, strengthening the visual character of the village and improving its setting.

5.6 Access and Connectivity

- 5.6.1 Access to the SAW development is proposed off the C1120 at the existing car park entrance location. At this point the levels are most easily accommodated as the C1120 falls away to the north, whereas the development site extends generally flat northwards. The initial access road will also serve the Family Housing site which is described later in this document.
- 5.6.2 Pedestrian access into Marden village will be provided along the northern edge of the C1120, with a new 2.0m wide footpath between the carriageway and hedge line in front of Ivy Cottage

and Little Orchard houses, which, as already noted, are both in the Applicant Company's ownership, and beyond to the junction with Walker's Green/Woodbine Close. Currently no footpath exists, and this provision will greatly improve safety and connectivity not only for residents of the SAW and Family Housing site, but also the general public wishing to access the Public Right of Way that crosses the development sites.

5.6.3 To encourage more travel on foot and by public transport, a second and more direct footpath is proposed through the rear of the Volunteer Inn in the south west corner. This path will connect the Family Housing (and the AWA) to Woodbine Close and then into the Village 'Centre' (including shops the Primary School and community facilities, passing through open space, and planted borders.

Public Right of Way

5.6.4 The line of the public right of way that crosses nth site from west to east will, in the proposed layout, remain on its current line. The path will cross the access road at the rear of Ivy Cottage, and continue for a further 90M along a metalled pavement until reverting to an open unmade track through grassland up to the access stile on the eastern boundary. The addition of a formal footway along the C1120 will improve general access onto this PRoW.

Hierarchy of New Roads

5.6.5 The strategy for the road pattern relate to the generally rural context of the Site, moving from the main access point on the C1120 in the west, through a series of roads that reduce in size, specification, vehicular traffic speed and increase in pedestrian priority from the C1120 to lanes and walks when progressing eastwards through the development, and then into open space and countryside beyond. The access road leads along the north and south parts of the site, in a 5.5M wide spine road allowing interconnecting secondary street and lane at 4.5M wide to define discrete development blocks of between 11 and 16 dwellings. The "spines" terminate towards the eastern part, where access continues in a more meandering 3.7M wide walk around the rural fringe. Each road/lane is defined by the buildings that contain and define it, and its place in the overall hierarchy. The spine road will have footpaths to each side, onto which some semi

private and defensible garden space overlooks. The road and lane that interconnect the spines are proposed as shared surfaces defined by a change in surface material, colour, texture and variation in footpath width, each serving no more than 6 dwellings. The rural edge likewise is proposed as shared surface, predominantly serving dwellings on one side only and finished in an appropriate surface material such as paviours or resin-bound gravel.

- 5.6.6 The use of different public realm paving treatments (within a rurally compatible palette) adds to the distinctiveness of the space, creates character areas and promotes a perceived change in priority. Carriageways and parking spaces will be finished in a continuous surface, of coloured tarmac, resin-bound gravel, or paviours promoting lower vehicle speeds giving these spaces a greater degree of safety.
- 5.6.7 The hierarchy of streets is illustrated in the Parameters Plan referred to in Section 4.7 above.

Parking

- 5.6.8 Taking reference from the Framework, the Development Plan, and Highways Design Guide, the parking provision standards set at 1.5 No spaces per unit x 75 units would equate to a provision of 113 No spaces (rounded up). However consideration has been given to the market demand and current standard provision for parking spaces associated with new family homes, and the development proposes 2 No parking spaces each for 2 bedroom houses, and 3 No spaces for 4 bedroom houses making a total on site provision for 179 No cars.
- A range of parking scenarios can be accommodated which again, complement character areas. Along the spine streets car parking spaces and garages are mostly set to the side of dwellings (with some integral garages and frontage parking) in order to be subservient to building lines and avoid car dominated frontages. This promotes landscaped frontages which engenders a 'leafy' feel to the streetscape. Along shared surfaces, parking located in front or to the side of plots will help to engender a courtyard feel to these areas. Within the development groups, parking is accommodated either discretely to the side of dwellings, or contained within integral garages/car ports and on plot parking to the front of the plot.

5.6.10 The Draft Travel Plan proposes, amongst other things, solar panel powered electric car charging points in garages and car ports and discrete secure on-plot bicycle storage facilities.

5.7 Landscape and Ecology

- 5.7.1 The landscape proposals aim to integrate the development into the surrounding landscape setting, retaining existing features wherever practicable, and providing enhancement opportunities for the local biodiversity and encouragement of habitat creation, using native/indigenous, locally-sourced tree and shrub species.
- 5.7.2 As with the AWA, there are some existing local landscape features that are to be removed; the earth banks built to screen the caravans from view, and the earth bank cutting east to west across the site that is planted with poplar trees.
- 5.7.3 The following key principles are promoted;
 - Retention, restoration and extension of the perimeter boundary hedgerows, infilling gaps therein and, where appropriate, supplementing these hedgerows with native trees particularly to the rear of the Volunteer Inn, Little Orchard and Ivy Cottage;
 - Removal of the alien earth banks to open up the site such that it has a visual connection to the surrounding context, importantly from within as well as from without;
 - Retention of key trees, particularly in the vicinity of Ivy Cottage and Bradnor to retain the character and landscape setting;
 - Reinforcing green corridors that link the woodland to the west up to the open countryside
 and River Lugg valley to the west of the C1120 road. This can be achieved by a densely
 planted corridor along the southern boundary (also the boundary division to the SAW site)
 that will provide habitat and foraging corridor for bats;
 - An area of native woodland with mixed native shrub understory to be planted close to the eastern boundary as a buffer to the rural edge within the open space;
 - Meadow grass mix with bulbs planted in swathes to be sewn along the main access street edge, and along the edge of the lanes and walks to enhance the character of the site and give seasonal identity to different open space

- The sustainable drainage ponds although generally dry, will be planted with marginal and wetland planting to encourage more specific ecology to take hold, and to create visual interest and focal points.
- Issuing of information packs to new householders to encourage the planting of indigenous countryside tree and shrub species which also promote bio-diversity in private gardens.

Public Open Space

- 5.7.4 Policies OS1 and OS2 of the Local Plan Core Strategy require provisions to be made for open space equivalent to applicable standards (taken from saved policy RST3 of the UDP); 2.8 Ha per 1,000 population comprising 1.6 Ha for sport, 0.8 Ha for children's play, and 0.4Ha for public open space.
- 5.7.5 The amount of open space provided is 0.7543 Ha c 35% in excess of the minimum requirement, summarised as follows, based on an occupancy of 173 calculated as 2.3 residents per dwelling in accordance with Hereford County Council guidance from the Parks and Countryside officer;

Per 1,000 population in	Space provided
accordance with UDP pro rata	
to 173 occupants	
outdoor sport = 0.277 Ha	Provided to the eastern edge of the site = 0.4041Ha
Informal children's play area =	Located on land at the rear of the Volunteer Inn = 0.2219 Ha
0.139 Ha	
Public Open Space = 0.069 HA	In pockets along the PRoW = 0.1283 HA
Total required = 0.485 Ha	Total on site provision = 0.7543 Ha

- 5.7.6 The location and layout of open space has been influenced by the following:
 - Policy requirements to provide new open space and play areas that are easy to access, well overlooked providing natural surveillance, and safe.

- The need to create soft edge along the eastern boundary as a transition between urban and countryside.
- Proactively protecting the inherited landscape through repair to hedges and enhancing it with new native species.
- Incorporating existing trees and hedges into the open space.
- Using open space not only for play and recreation, but to enhance biodiversity.
- 5.7.7 The Open Space Parameters Plan is referred to in Section 4.9 above.

5.8 Drainage Strategy

- 5.8.1 This development site is currently either grass fields or cultivated arable land, and therefore does not have any engineered drainage. The site will be split into three separate catchment areas based upon the existing field structure. Surface water will be intercepted and routed into an eastern and a western attenuation basin that are integrated into the wider landscape and ecology strategy. In turn the eastern basin will discharge into the existing water courses whilst the western basin will discharge to a new culverted section under the C1120, with both discharges leading west towards the River Lugg. Garden areas, lawns, retained hedges and domestic planning will add further micro storage and attenuation to storm water.
- 5.8.2 Waste water flows predicted should be discharged into the existing public foul sewer under Woodbine Close via a pumped system following an assessment by Welsh Water confirming the treatment works at Moreton on Lugg have capacity to accept increased volume.

6.0 Sustainable Design

6.1 Layout

6.1.1 The layout of each or the proposed residential developments seek to be sustainable in terms of their location, spatial arrangement and rural planning. The workers accommodation being located adjacent to the farmstead and pack house and the family housing forming a natural extension to the northern boundary of the existing village settlement both make best use of available land and promote a sustainable pattern of development that is in keeping with the respective settings of each.

6.2 Sustainable Construction

- 6.2.1 The Agricultural Workers Accommodation will has been considered to make best use of off-site construction techniques, facilitate through developing two internal plan widths from which internal building lengths can vary. Slight variations in elevation treatment and fenestration further enable repetition of wall panels throughout the different house types. Timber framed building components are proposed, in a "cassette" wall and floor system that will significantly reduce on site waste and reduce the overall construction periods.
- 6.2.2 The Family Housing design will be the subject of reserved matters applications to be made subsequently by the chosen developer. Common practice in house building is to build timber framed homes, clad in brickwork or other materials as appropriate. Standardisation of the frame panels, stair cases and the like, all constructed off-site also have the benefit of reductions in material waste and construction time.
- 6.2.3 Sustainable development is comprised of many elements, not just the location and orientation of buildings. Whilst these are important, the detail design of buildings proposed in both applications will be developed by adopting the "fabric first" approach. This involves maximising the performance of the fabric of the building, i.e. the materials they are made from, before considering the use of mechanical or electrical systems. A fabric first approach will adopt measures such as;

- Maximising air tightness between all the building components
- Using high levels of insulation in the ground floor, external walls and roof
- Optimising natural ventilation through room and window vents
- Optimising solar gain through the provision of openings and shading
- Using the thermal mass of the building fabric to help maintain a balanced internal temperature
- Using energy from occupants, electronic devises and cookers etc.

6.3 Renewable Energy & Fuel Conservation

- 6.3.1 Increasing demand is made for reducing lifetime energy requirements and reducing our reliance on traditional fossil fuels. The opportunity to provide photovoltaic cell energy panels will be explored in detail technical design of each unit. To fit with the overall aesthetic, horizontal PV tiles matching the banding of the main roof tiles may be utilised, to appear designed in rather than an afterthought and roof mounted on brackets. Careful selection of utility services providers will be carried out to ensure the highest level of renewable energy available is supplied.
- 6.3.2 Once constructed and incorporating fabric first construction principles, the new homes will incorporate the following measures to assist in conserving energy during normal day to day living;
 - Fitting energy efficient electrical goods
 - Fitting energy efficient fans, or passive vents with humidity controls
 - High levels of air tightness to reduce leakage of warm air through the building fabric.
 - Use water conserving measures such as external rain water butts, low flush toilets, water saving taps and shower heads.
 - Best practice controls for space heating

6.4 Surface Water

6.4.1 The technical studies carried out and proposals made will limit wherever possible the need to rely upon new drainage connecting into public sewers. Surface water will be intercepted and attenuated in basins integrated into the landscape and ecology strategy for the proposed developments, before discharging into existing water courses.

6.5 Recycling

- 6.5.1 During the construction phases site wide waste management plans will be developed with the contractors to ensure on site waste to landfill sites is kept to a minimum and recycling of materials is maximised
- 6..5.1 New residential homes will have dedicated areas for black and green bins with easy access to the road site for Herefordshire Council fortnightly collection of general household waste and recycling waste. Garden waste can be collected by the local authority, or taken to one of the nearby recycling centres at Hereford, Bromyard or Leominster.
- 6.5.2 The agricultural workers development will employ a managed waste collection from each HMO for both household waste and recycling waste collection areas throughout the proposed site.

7.0 Conclusion

7.1 Overview

7.1.1 This Design and Access Statement provides an analysis of the Application Sites and their immediate context and demonstrates the principles behind the development proposals for both AWA and Family Housing development. The proposed Agricultural Workers' Accommodation addresses a clear operational need for new and better specialist housing accommodation, primarily for the Applicant Company's large 'seasonal' workforce. In response to a demonstrable need for new housing and the Government's objectives for achieving a step change in housing delivery (as discussed in the Spatial Planning Statement), the proposals demonstrate that development of both contiguous sites consolidate and round off the built up area of Marden without causing visual intrusion or other harm to interests of acknowledged importance. The developments positively address the respective housing requirements, site constraints and opportunities and their wider landscape, visual, environmental, infrastructure and socioeconomic contexts and complement each other. All four separate but simultaneous and interrelated development proposals the subject of the Planning Applications amount to sustainable development and will not cause material harm to spatial planning interest of acknowledged importance.

7.2 Character

- 7.2.1 The proposed developments will be places each with their own distinctive character and identity, having a consistent layout and design that positively harmonises with the local vernacular and context and which complement each other.
- 7.2.2 The developments will share a strong integrated layout, design and landscape theme which will both successfully assimilate them into the local landscape and give greater coherence and visual unity/continuity to this part of Marden, establishing a more clearly defined and more defensible, but softer and less intrusive edge to the built-up area.

7.3 Continuity and enclosure

- 7.3.1 Public and private realm will be clearly defined. The development will connect to the existing movement network, improve connectivity and provide new routes or linkages that will promote sustainable modes of travel to access local amenities.
- 7.3.2 Public Open Space will function as a shared space encouraging social interaction and will be overlooked with housing frontages so that natural surveillance is achieved. Streets will be orientated towards green spaces to reinforce the setting of the site and the importance of pedestrian linkages to Public Open Spaces.

7.4 Ease of movement

- 7.4.1 The combined proposals, together and individually as standalone sites will have a clear and simple road hierarchy and the movement network will pass through character zones and open spaces. The development will appear as an extension of the existing streetscape typology found in Marden village.
- 7.4.2 Character areas, landscape features and building patterns will create focal point features that will create assist legibility through the site. The development will be easy to move around and will provide new pedestrian and cycle linkages to improve connectivity to the wider context.

7.5 Legibility

7.5.1 The development will have a sense of place, a clear image and will be easy to read. Similar patterns that are prevalent in the local residential context will be used. Focal point features and Public Open Spaces will address views, key locations, create identity and assist way finding through the development. Key buildings are placed at node points to frame views and articulate changes in street character. Active frontages are provided through placing buildings that turn corners, presenting principal rooms facing the public realm.

7.6 Sustainability

- 7.6.1 The development will have variety and choice with a common, unifying theme. The development will achieve sustainable building construction techniques in line with current Building Regulations. The development will also;
 - Encourage sustainable modes of travel and reduce walking distances via a new pedestrian/ cycle route and network of pedestrian footpaths which connect to the wider context, facilities and schools.
 - Promote habitat enhancement and creation through the retention and supplementation of
 existing hedgerows, provision of a SUDs attenuation basin system and the provision of a
 new wildlife corridor including native wildflower, shrub and tree planting.
 - Improve energy efficiency through siting, design and orientation of dwellings and provide dual aspect dwellings which achieve good levels of natural daylight.
 - Provide a percentage of dwellings that have space to be used as an office and work from home.
 - Use water conservation measures such as low flush w.c's, water saving taps and water butts.
 - Use simple traditional construction detailing and materials to achieve a robust and high quality build and use of building materials which are capable of being recycled.
- 7.6.2 New development offers flexibility in order to respond to future changes in lifestyle and demography as follows:
 - Larger plot sizes and garden lengths to provide homeowners the opportunity to extend dwellings whilst maintaining proportionate and usable garden space.

- Roof pitches that facilitate future loft conversions.
- Where possible, roof pitches with aspects 30 degrees of south to provide the opportunity for homeowners to retrospectively fit roof mounted energy panels.
- Provision of development dwellings capable of adaptation to meet the needs of people with a disability or mobility problems.