

Design, Access and Planning Statement

For land at Kings Road, Orleton

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1.0 Introduction

- 1.1 This statement accompanies a Variation of Condition application to allow a new proposed master site plan along with updated houses and garages, and revised drainage. In addition an area of LPG storage tanks.
- 1.2 This statement explains how the proposal accords to national and local planning policy, is of a suitable design and in an appropriate location and has no technical constraints preventing development of the site.
- 1.3 The development benefits from Full Planning Permission 180517. This application seeks to vary Condition 2 of the application as described in 1.1

2.0 Location, Site History and Information

- 2.1 The site lies on the outskirts of the village of Orleton which is located midway between the historic market towns of Ludlow and Leominster, approx 5 miles from each.
- 2.2 Orleton village is set within beautiful, rural Herefordshire countryside with a Post Office/local convenient store, a primary school, doctors surgery, farm shop, a well equipped village hall and 2 public houses. The population number is reported to be around 850
- 2.3 The village has excellent public transport links via the 490 bus to Ludlow, Leominster and Hereford, each of which has a railway station with links to Shrewsbury, Chester, Manchester Piccadilly, Hereford, Newport, Cardiff, Milford Haven and Holyhead.
- 2.4 Orleton is within close proximity to the Mortimer Trail which runs through the nearby Mortimer Forest, attracting walkers and cyclists to the area. Tourists are catered for with a number of B&B's, self catering holiday cottages and caravan parks situated within and round the village.
- 2.5 The site is approximately 32 miles from J5 of the M5 along the A443
- 2.6 The site is a green field site just off the B4362, to the north west of the village, on Kings Road.
- 2.7 The village is largely a mixture of detached and semi-detached properties with some small terrace units. There are some small commercial premises in the village (local post office and store, and public houses) and there is a local primary school opposite the site.
- 2.8 Kings Road runs along the south east of the site. The south west end of the site has some existing residential gardens backing up to the site boundary and remaining boundaries of the site are surrounded by open fields and farmland.
- 2.9 The houses to the south west are semi detached built post war circa 1950 on Halletts Well.
- 2.10 There is a sewage pumping station to the north east of the site.

2.0 Location, Site History and Information

- 2.11 The Post Office and store is an 8 minute walk to the south west of the site.
- 2.12 The site lies within an agricultural area and is surrounded by farmland. The villagers largely expanded offers main arterial roads, Kitchen Hill Road and Kings Road.
- 2.13 The village is largely residential with agriculture surrounding. The local economy is supported by tourism of walkers and cyclists visiting the Mortimer Trail. There is a village post office and store, and two public houses.
- 2.14 Orleton C of E Primary School is situated opposite the site, on the south west boundary.
- 2.15 Kitchen Hill Road and Kings Road cuts through between the B4361 and the B4362
- 2.16 Agricultural uses dominate the areas but around the village, residential and commercial uses have developed. The village supports its own post office and store, situated on Kitchen Hill Road, Caravan parks and B&B's have sprung from the local tourism brought by the close proximity to the Mortimer Trail.
- 2.17 The B4361 and B4362 are close to the village and link to the A49, a major link between Ludlow and Leominster. There is a local bus service.
- 2.18 The buildings in this area vary in both scale and form. The majority of the buildings within the area are two storeys, with a mixture of semi detached and detached buildings. The materials in the village vary but the seam of character along Kitchen Hill Road offers traditional hand thrown red brick, stone, and timber framed houses with brick infill panels. Later developments have brought in more modern red bricks for example along Halletts Well (on the south westerly edge of the site). Some recent extensions have been clad in timber boarding, a nod to the agricultural heritage of the area. A few properties have been white rendered.
- 2.19 The majority of properties and those adjacent to the site have red brick facades under a dark roof.

2.0 Location, Site History and Information

- 2.20 The grain of the area is a typical ribbon pattern where development has spread backwards from the primary village road, Kitchen Hill Road.
- 2.21 The architectural in Orleton varies but there is a rich level of character along Kitchen Hill Road where the village initially grew from its early stages as a settlement. Most of the houses along Kitchen Hill Road are detached. The village post office and store however are within semi detached houses. New building in the village has always brought new styles of development and housing. The majority of these are red brick under dark roofs.
- 2.22 The site sits to the north east of the village of Orleton off Kings Road, within close proximity to the B4362. Currently it is a green field site mostly surrounded by agricultural open fields. The south westerly boundary of the site has existing residential gardens of Halletts Well backing onto the site. There are picturesque views over the open countryside to the east and north westerly sides of the site boundary. To the north there are a couple of existing detached dwellings and also a sewage treatment plant. The open aspect of the site offers valuable amenity and the new development can be arranged to maximise the views
- 2.23 The identified flood zone will restrict development in this area, however, it offers an opportunity to provide a nature area amenity space for the school opposite the site and local residents. The extent off the flood plain has been defined as mentioned in the Flood Risk Assessment by further modelling.

3.0 Policy



- 3.1 The application for the Variation to the Outline Planning permission reference 180517 has been submitted following a change of ownership.
- 3.2 The approved application was submitted on behalf of Connexus by contractors who were to construct the approved scheme on behalf of Connexus.
- 3.3 Shropshire Homes have subsequently agreed to acquire the site.
- 3.4 The Variation application has therefore been submitted to accommodate house types which we believe are of a more suitable design ,both externally and internally.
- 3.5 The form of the proposed layout is very similar to the approved scheme with the same number of dwellings and the same storey height .
- 3.6 The proposed Variation has no detrimental impact on neighbouring users as a result of the above.
- 3.7 The Variation also shows the location of LPG storage tanks as there is no mains gas available and this method of fuel is therefore to be utilised.
- 3.8 As stated, the proposed Variation follows the same overarching principles established by the Outline Planning permission and should therefore be approved.

4.0 Drainage, Services and Highways

- 4.1 A detailed flood risk assessment study has been undertaken to support this application, which confirms that the site can be satisfactorily drained with no risk of flood via an attenuation swale. The extent of the flood zone has been defined as covering a smaller area of the site than shown on the Environment Agencies flood map, following flood modelling of the watercourse.
- 4.2 Foul drainage will discharge directly into the existing public sewer which has capacity to deal with the proposed flows.
- 4.3 The site access is from Kings Road, which runs to the northerly end of Kitchen Hill Road.
- 4.4 The public greenspaces will be attractive recreation areas which are multi functional in nature, they create new habitat opportunities and help with the sustainable management of water.
- 4.5 As confirmed by the existing permission there are no ecological matters preventing the development of the site.
- 4.6 The houses will use LPG as an alternative to mains gas, which is not available. The storage will be located to the east of the development in the open space area adjacent to the school car park.

5.0 Design

- 5.1 The Variation Application mirrors the design of the Full Plan Application 180517, which was approved in May 2021
- 5.2 The road layout matches the approved application, almost identically.
- 5.3 The distribution of the smaller and larger houses around the site layout follows the approved application.
- 5.4 The application varies the houses both in style and plan from the approved application. The Variation application provides houses with a cohesive appearance with common details and materials throughout the development, which sits comfortably within Orleton.
- 5.5 The principles established in the Full Planning application are closely followed. These are; providing front gardens to houses set back from the road; maximise view over open countryside; avoiding development in the flood risk area of the site; providing houses of a similar size, and mass; and providing on plot parking.
- 5.6 As stated the Variation application houses are red brick under dark roof which match the materials of the adjacent houses.
- 5.7 A few of the houses have detached garages rather than integral garages. This gives the development a more spacious feel.
- 5.8 The individual properties with their simple palette of materials are elevated with gables, bay windows, and porches of varying styles to give variation to the development.
- 5.9 Street frontages have a soft landscaped approach where ever possible to fit in with this semi rural location.
- 5.10 Every property has a generous rear garden.
- 5.11 The site access has not been changed from its approved location.
- 5.12 Houses will have the ability to keep refuse bins within their rear gardens.
- 5.13 Off street parking is provided to all properties.