4.4 GREEN INFRASTRUCTURE

Development of the Hildersley Farm site offers an opportunity to provide an enhanced GI offering, over and above what the current agricultural site can offer - particularly with regard to the multi-functional aspects of the landscape provision and the range of ecosystems services provided within the site, both for residents and visitors, including existing residents from nearby settlement areas.

GREEN INFRASTRUCTURE MASTERPLAN

The figures on page 16 and 17 provide a visual summary of the overall GI Strategy and Masterplan for the scheme. This underpins the final proposed layout and seeks to provide GI which delivers as diverse a spread of ecosystem services as possible within this relatively small site. The annotations to the plan provide an indication of the multiple ecosystem services which each key element of the GI provides. Further detail and explanation is provided within the accompanying Green Infrastructure Strategy (January 2021) prepared by EDP.

Figure 4.3 EDP Ecosystem Services Wheel

Figure 4.4 EDP GI Strategy Approach (p16-17)

GI ELEMENT	DESIGN APPROACH AND PHYSICAL ATTRIBUTES
1. Local Equipped Area for Play (LEAP)	Modern, safe, accessible and inclusive play facilities set within a secure fenced area with appropriate safety surfacing, seating, bins etc.
2. Boundary Hedges	Boundary hedges are retained along the northern, southern and south western edges of the site where existing species rich edges provide habitat connectivity for local wildlife. A further hedge is retained, connected to the southern boundary, running to the east of the public open space and provides further species diversity and habitat opportunities. Where necessary, hedges will be reinforced with a range of native species which include those with foraging value to add to the edible landscapes approach sought by the landscape scheme.
3. Sustainable Drainage Basin	This feature, which will attenuate surface water run off during peak rainfall events adds visual and ecological interest to the site, providing a seasonally wet environment which is attractive to a range of wetland species. The basin will be planted with an appropriate mix of annual wetland wildflowers and managed as a meadow.
4. Formal Kickabout	The formal kickabout area provides a flat pitch space with fixed junior goalposts and is set within the wider informal and naturalistic open space scheme. While providing excellent recreational opportunities for a range of sports activities, it is hoped that users will also be drawn into the wider POS to engage with nature to a greater degree.

GI ELEMENT	DESIGN APPROACH AND PHYSICAL ATTRIBUTES
5. Woodland Trail Park	The area around the kickabout is designed to develop into a woodland park. Planted with a range of native trees and woodland edge species and under-seeded with meadow grass and wildflowers for immediate value, the extensive area provides an evolving natural environment which will mature over the lifetime of the development. The tree selection includes a number of species which have foraging value, forming part of a wider 'edible landscape' approach across the site. Areas of natural play - logs, boulders and landform, are intergated within the woodland trail, again seeking to enhance play opportunities and encourage younger children to engage with their environment.
6. Green Corridor	Running centrally east-west through the site, the key green corridor provides both habitat and pedestrian connectivity. Planted with further fruiting tree species such as apple, cherry and pear, the corridor is a key element of the 'edible landscapes' offering and will also provide further food sources for pollinator species and other wildlife across the year
7. Off-site Woodland Planting	The off-site woodland planting seeks not just to compensate for the loss of the on-site woodland (on a greater than 1:1 basis) but also to provide woodland habitat which is better connected to the wider GI network and Penyard Park Woods, rather than isolated within an agricultural landscape as is the current block. Planted with a range of native woodland and woodland edge species, the new woodland connects the site and its new habitats to the mosaic of habitats some 360m to the south creating a key new habitat corridor for local fauna.

Figure 4.5 Illustrative Green Infrastructure Strategy

Land at Hildersley Farm, Ross-on-Wye
Illustrative Green Infrastructure Strategy

The Hildersley site does not lie within a strategic GI corridor (as identified within Herefordshire Council documentation) but despite this, clearly has some degree of GI value and includes a range of assets.

EDP has considered the GI at a number of levels:

- GI context – the nature of the GI network around the site has been investigated, exploring the network of connections, habitats and open spaces;
- GI assets – the number, nature and quality of GI assets on site (e.g. trees, hedgerows, woodlands, play facilities, footpaths etc.); and
- GI Functionality – exploring the way in which the GI of the site connects with the wider GI and the ecosystems services which it currently provides.

Consideration of the above has driven the proposed GI Strategy response which encompasses the following principles:

- Habitat connectivity – currently, key connectivity is provided by the network of perimeter hedging and vegetation which connects to the on-site plantation woodland. Such connections provide commuting and foraging routes for local wildlife. The proposed GI strategy seeks to retain key elements of this network, primarily those hedgerows associated with the south western and southern boundaries of the site, reinforcing it where necessary with further planting. Such vegetated boundaries to the south provide a further key connection to off-site woodland some 325m south of the application site. This route will also be reinforced and enhanced through further planting (further detailed below).














- Woodland compensation – the proposals require the removal of circa 1.75 ha of young plantation woodland and hedgerow habitat. To mitigate and compensate for this loss, significant tree and shrub planting is proposed around the area of Public Open Space proposed across the south western extents of the development in addition to the provision of further woodland and woodland edge planting proposed off-site to the immediate south. Such off-site planting is designed to form a significant green corridor connection to additional woodland habitat present beyond the development to the south, whilst ensuring an overall net gain.
- Human connectivity – the site lies around 1km to the east of Ross on Wye town centre which is readily accessed via footways to the local road network. A wider network of Public Rights of Way can also be accessed from the town and provide access to the Wye Valley Area of Outstanding Natural Beauty.
- Play and recreation – the proposed open space offers a range of play and recreation facilities including a traditional Local Equipped Area for Play with attractive timber equipment, plus natural play features (boulders, logs and landform) integrated into meadow grass clearings set within the wider woodland open space. A formalised level kickabout space, with junior size football posts is also provided for more formal sport and recreation while a network of paths through the open space connects to a central green corridor running approximately east-west through the built form and connects to further perimeter routes on the eastern side of the development to create a doorstep network for new residents to enjoy.
- Edible landscape – all new planting, including woodland, hedgerow, street tree and domestic garden planting will include a range of species which have 'forager friendly' properties from fruits, nuts, seeds and leaves. Information boards and/or welcome packs for new homeowners will be provided to encourage engagement with this aspect of the landscape. Such edible landscapes will also provide further foraging potential for wildlife.

Overall, the proposed GI strategy seeks to compensate for the overall loss of inaccessible greenspace and woodland through the provision of a high quality public open space network, play provision, biodiversity connections and habitat/foraging opportunities, providing an overall enhancement through the delivery of the scheme.

4.5 BUILT FORM & CHARACTER

The Proposed Development is broadly consistent with the three 'Character Areas' defined within the approved DAS (see also **Figure 4.6**):

Gateway

- Built form arrangement and strategic landscaping designed to create a gateway feature.
- Built form comprising 2-storey development with key corner turner buildings at focal locations.
- Low hedge boundary treatments, red brick with grey roof types, bay windows, porches to be apex/ more traditional form.
- Parking predominantly provided to the side or rear of properties, particularly at the gateway location to the site.
- Provision of small front gardens and clearly defined boundaries along the key routes.

Residential

- Core residential area with built form comprising primary 2-storey development, including detached, semi-detached and small terraces. Two blocks of 1-storey semi-detached bungalows are located centrally. Key buildings are located at focal locations.
- Mixture of brick with rough cast render at key properties, contrasting brick band courses, brick corbelling and dental coursing, gable features, porches.
- The central 'Main Street' extends from the northern part of the site towards the south.
- Garages set back from the highway with long drives at right angles to the street, screened by the building line.
- The northern hedgerow is be retained outside private curtilage with secure access for maintenance.

Development Edge

- Predominantly 2-storey detached dwellings along the south and south-western edge of the development footprint, with a semi-detached block of bungalows. Units more informally arranged, improving the relationship with the wider countryside;
- Traditional porches, sage colour windows and doors, with farm house red brick and wooden fencing to POS.
- Tree planting within the open space and along the boundary to filter views
- Garages set back from the highway with long drives at right angles to the street, screened by the building line with some front parking associated with the semi-detached and terraced units behind.

Figure 4.6 Character Area Plan

4.6 HEIGHT, SCALE & MASSING

- Homes to be mainly 2-storey. A small collection of 1-storey semi-detached bungalows are proposed.
- The proposed scheme therefore complies with the outline DAS which states: "Buildings will be mainly 2 storey with limited 2.5 storey in key locations".

4.7 DENSITY

- A density range of 34 to 38 dwellings per hectare, reducing towards the south, in line with the parameters set out within the DAS.
- The proposed scheme complies with the outline DAS which shows a density range of 35 to 40 DPH.

4.8 MOVEMENT

The movement and access proposals for the site, summarised and illustrated below, explain our approach to achieving a bespoke, high quality and inclusive design in accordance with Core Strategy Policy RW2 (see **Figure 4.9**).

Vehicular Access

The site is access from the north east. The incorporation of an emergency access to the south east is no longer considered a requirement.

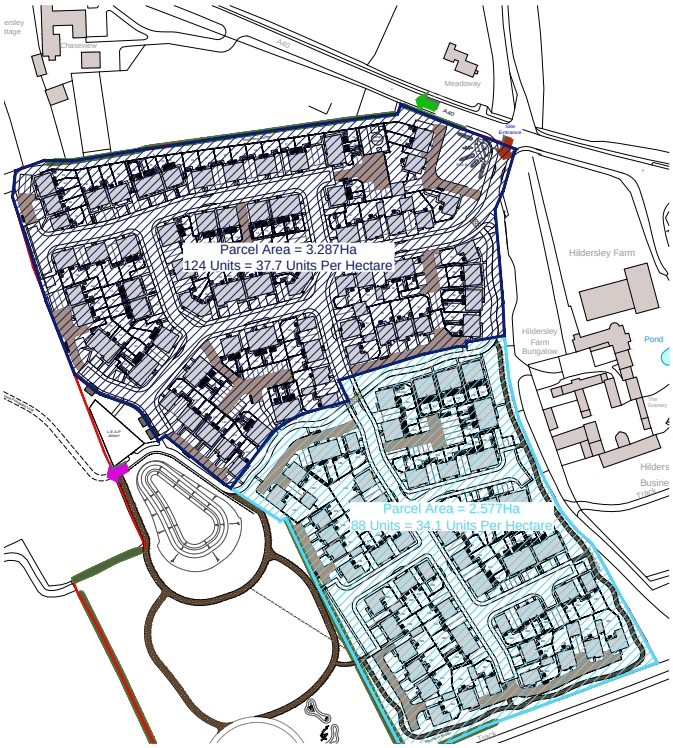
Street network

The Proposed Development provides a street hierarchy in accordance with Section 6.3 of the approved DAS. It provides a clear and logical movement network, incorporating a key 'Main Street' through the centre of the site. 'Mews Streets' and private drives provide other links and access routes throughout the development, which have been designed in accordance with the 'Highways Design Guide for New Development'.

Vehicle tracking has been undertaken as part of the RM

Figure 4.7 Heights Plan

Figure 4.8 Density Plan



submission to confirm the layout works from a refuse perspective.

Pedestrian and Cycle Access

A permeable development, within an attractive landscape setting is proposed. Pedestrians and cyclists are accommodated through a series of well-surveyed, active routes.

The proposed development provides a pedestrian route along the site's western boundary which provides a 'green link' that connects the area of public open space with the wider development and beyond.

The remainder of the link, connecting to the Town Trail is located in third party ownership. It can be provided when the landowner brings forward this part of the outline consent as a separate Reserved Matters approval.

Cycle Provision

Each dwelling will have sufficient storage space within a garage or separate outdoor shed to enable bikes to be securely stored (see drawing reference **BSP-01**).

Parking Provision

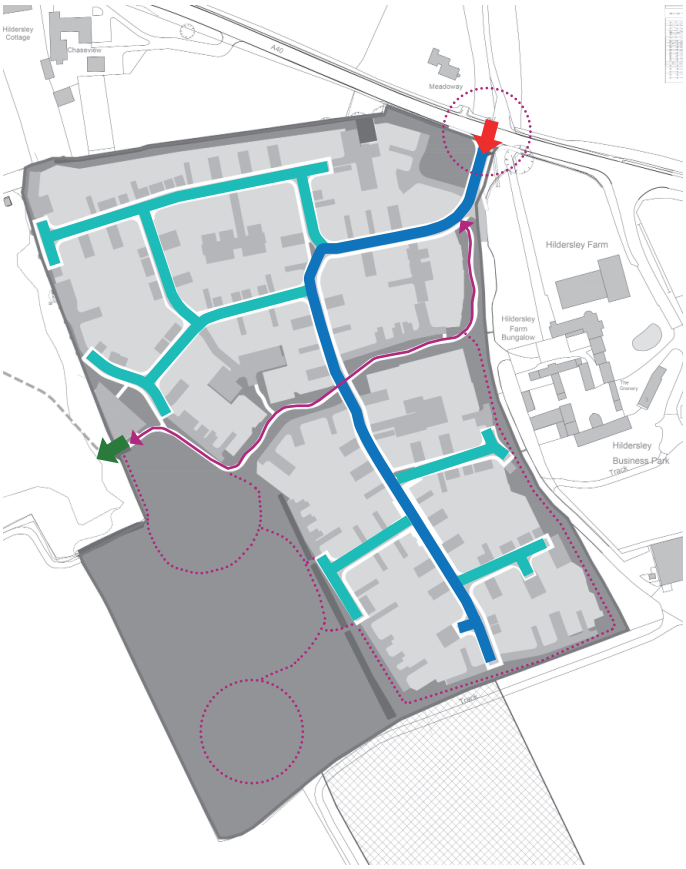
Parking is predominantly provided to the side of plots, with some use of frontage parking. In select locations we have provided parking courts to enable the built form to more directly frontage onto the street/green corridor.

Two spaces per plot are provided for open market units, with three per plot for larger units with garages (note, we have considered that garages may not be used for parking). 1.5 spaces per plot are proposed for affordable units.

Refuse Strategy

Refuse collection will be via the main carriageway. Refuge collection points are provided where properties are accessed off private drives.

Figure 4.9 Movement & Access Parameter Plan



Key

- Site access
- Existing pedestrian links to the A40
- Future pedestrian access
- Main street
- Mews Street
- Private drives / Parking Court (indicative)
- East-West Pedestrian Link
- Informal walking routes

4.9 GREEN INFRASTRUCTURE & LANDSCAPE STRATEGY

The Proposed Development includes a significant amount of formal and informal public open space provision, including a Local Equipped Area of Play ("LEAP") and a trim trail which totals over 1,200 sqm of formal play space. Both areas of formal play are situated towards the western boundary of the site in accordance with the approved outline parameter plan.

A green infrastructure corridor has been introduced, meandering through the site from east to the west.

Along the southern boundary, the existing hedgerow will be retained and enhanced to provide appropriate screening for the development.

An attenuation basin has been incorporated within the area of open space.

Appropriate planting will be provided which will also enhance the ecological value of the proposed development.

The landscape buffers around the boundaries of the site have been enhanced. However, they have not been enhanced to 20m because this request is considered to be unjustified. In this regard, a farm access road, which is lined with mature trees, and a group of farm buildings is located along the eastern boundary, therefore the site boundary is not considered to be immediately adjacent to open countryside and the need for a 20m tree belt was not identified during the outline stage of the planning process. Furthermore, through the proposed landscape buffer, the setting of the farmstead is respected.

4.10 ECOLOGY

The Proposed Development retains existing boundary hedgerows where possible and built development is set back from the hedgerows to minimise ecological impacts and the buffers will be planted with appropriate native shrubs and plants to enhance their ecological value.

No dormice have been found on site.

Mitigation and enhancement is being provided at a ratio of 1: 1.5. In addition hedgerow friendly fencing, bird and bat boxes will be provided.

The precise split between of on-site and connected off-site habitat is indicated on the Site Planning Layout (see **Figure 4.1 / Drawing Ref TP-00**).

The development will incorporate 22 bat roost features boxes integrated into new dwellings at between 4m and 7m height above ground level in accordance with manufacturer's specifications, sited carefully in relation to aspect (ideally south facing) and adjacent habitat, and to avoid any features that would obstruct access by bats.

The devleopment will include 54 bird boxes integrated into new dwellings in clusters, allowing for the provision of up to 3 nesting chambers per residential dwelling selected.

Five hibernacula will be be created adjacent to retained hedgerows and/or within areas of informal open space located away from publicly accessible areas. Additionally, logs and brash generated from clearance of trees and scrub will be retained where possible and used to create informal refugia alongside hibernacula provision. Deadwood will also be retained where feasible.

Attractive walking and cycling routes through open space

4.11 DRAINAGE

It is confirmed that infiltration tests have been completed at the site and infiltration rates are poor.

The results of the tests have informed the proposed drainage strategy for the site. The test results along with the detailed engineering information form part of the Reserved Matters submission.

4.12 SUSTAINABILITY AND ENERGY EFFICIENCY

Herefordshire Council has declared a 'Climate Emergency'. Herefordshire Local Plan states that all new developments must demonstrate how they have been designed and how they have incorporated measures to make them resilient to climate change in respect of carbon reduction.

DWH instructed Darren Evans Ltd to prepare an Energy and Sustainability Statement to inform the scheme.

The statement includes an energy demand assessment showing how selected energy efficiency, low carbon and renewable energy measures have been considered and those, which are deemed appropriate for the scheme.

- SAP Calculations have been prepared for the development based upon the construction specification set out within the report and using the detailed planning drawings.
- The conclusion of the energy strategy is that the development reduces the buildings CO2 emissions when compared to the baseline target, through a combination of passive measures, building fabric design improvements and the installation of high efficiency heating and hot water services and the addition of photovoltaic panels.
- An average saving in CO2 of 32.54% is estimated to be achieved annually compared to the building regulations compliant baseline assessment across the site. Photovoltaic panels have been specified to achieve a 25.81% reduction in CO2 from on-site renewable energy regeneration.
- Policies SD1 - Sustainable design and energy efficiency and SD2 - Renewable and low carbon energy generation have also been addressed and satisfied in the document. The water efficiency measures incorporated within the homes will ensure the water use is less than 125 litres per person per day.

The statement has reviewed the sustainability performance of the proposed development at Hildersley Farm and confirms the developer has considered all sustainable solutions and has reduced the energy demand and resultant carbon dioxide emissions of the development above and beyond any requirements of the Building Regulations Part L1A. The proposed energy strategy has been proven to meet the key regulatory and local planning policy targets set out in the Herefordshire Local Plan Core Strategy.

The report has shown how the proposed development has been designed in order to deliver significant carbon dioxide savings. In particular, the design team have sought to minimise emissions at source by the incorporation of the "Fabric First" approach utilising the principles of passive design. Furthermore, the implementation of sustainable design features such as the high efficiency combi boilers coupled with advanced controls, as well as high efficiency lighting throughout. The overall energy strategy through the combination of a fabric first approach, sustainable design and the use of on-site generation will ensure the proposed development at Hildersley, Ross on Wye achieves a reduction in CO2.

The report and the calculations that have been carried out alongside this show compliance with policies SD1 – sustainable design and energy efficiency and SD2 – renewable and low carbon energy generation. It was essential that these two planning polices, along with the climate change emergency were shown to have been considered and factors implemented for the development at Hildersley in which all three comply.

5 APPEARANCE & DETAILING

5.1 OVERVIEW

The Core Strategy Policy RW2 and pre-application feedback requires a 'bespoke, high quality design' for the site. This section explains the approach to appearance and detailing.

5.2 DAVID WILSON BRAND

The David Wilson brand provide the highest standards in design and construction, delivering high quality homes nationwide.

We are the only major national house builder to be awarded this key House Builder Industry award 11 years in a row, since 2009.

Great design is at the heart of all our developments. On page 24 we have provided a selection of DWH developments, showing how groups of houses positively front the public realm. The types of material shown is also similar to the materials proposed for this development.

Figure 5.1 Character Area Plan (CA-01)

Attractive properties fronting open space at King's Wood Gate.

The Development Edge character area: Example of 2 storey detached units with brick detailing fronting open space (Goitre Fach)

The Gateway Character Area: Example of 2.5 Storey terminating a key vista and forming an attractive focal point in the street (Centurion Park)

Residential Core Character Area: Range of 2 and 2.5 storey, gable feature with render / brick facade and detailing (Goitre Fach)

5.3 BUILT FORM

The layout proposes a highly legible and accessible development, with focal buildings and frontages situated at key situations throughout the development.

Specific examples include the provision of large 4-bed properties forming a gateway feature into the site.

Care has also been taken to orientate properties such that they front on to the highway and to maximise active frontages.

In accordance with the approved Design & Access Statement, properties along the eastern, southern and south-western edges of the development are oriented outward, fronting onto open space. Properties located along the northern boundary back or side on to existing homes, to minimise amenity and privacy impacts.

The Proposed Development includes a significant amount of new tree planting within the streetscape and within private gardens.

5.4 FINISHES & COLOUR STRATEGY

The strategy for house finishes and colour has been informed by contextual analysis of the surrounding area, consideration of the Ross-on-Wye Neighbourhood Plan, Character Area 5 study (Hilldersley) and the principles established in the outline DAS.

Red brick and render are considered the predominant materials, with architectural detailing varied. Roofs are typically tiled, with timber doors and windows. Boundary treatments vary, some grassed, others with low brick walls, hedges or railings.

A mixture of building types, incorporating a range of different brickwork and render, architectural detailing and tiling is therefore proposed. See page 26 (see **Figure 5.2 / HF-01**):

In addition, **Figure 5.3** presents a series of street scenes through the site illustrating the variations in proposed built form, elevation treatment and general appearance (see also drawing Street Scenes **SS-01**).

Extracted photographs from Ross-on-Wye NDP Character Area 5 appendix.

Figure 5.2 House finishes plan (drawing ref HF-01)

House External Finishes

Brick Finish - Main Brick: Brunswick Antique
Detail Brick: Tryfan Grey
Windows Colour: White UPVC


Main Brick: Brunswick Antique


Detail Brick: Brunswick Tryfan Grey

Brick Finish - Main Brick: Balmoral
Detail Brick: Staffordshire Slate Blue Smooth
Windows Colour: Grey/Black UPVC


Main Brick: Balmoral


Detail Brick: Staffordshire Slate Blue Smooth

Brick Finish - Main Brick: Brunswick Farmhouse
Detail Brick: Brunswick Autumn
Windows Colour: Sage UPVC


Main Brick: Brunswick Farmhouse


Detail Brick: Brunswick Autumn

Render - Render Type: Pearl Grey
Detail Brick: Balmoral in *'Gateway'* zone,
Brunswick Antique in *'Residential'* zone.
Windows Colour: Grey/Black UPVC


Render: Pearl Grey


Main Brick: Balmoral


Main Brick: Brunswick Antique

Roof Tile - Redland Mini Stonewold Tudor Brown


Redland Mini Stonewold Tudor Brown

Roof Tile - Redland Mini Stonewold Slate Grey


Redland Mini Stonewold Slate Grey

Screen Walls

Brick Screen Wall - Brunswick Antique

Brick Screen Wall - Balmoral

Brick Screen Wall - Brunswick Farmhouse

Additional Notes

- All external single doors to be GRP. Style as per the house type planning drawings
- All windows to be PVCu.
- All soffits and fascias to be PVCu. Colour: White
- Rain water down pipes to be round PVCu. Colour: Black
- Gutters to be half round PVCu. Colour: Black.

Figure 5.3 Typical Street Scenes

Scene A-A

Scene B-B

Scene C-C

Scene D-D

Scene E-E

Scene F-F

Scene G-G

Scene H-H

5.5 EXTERNAL WORKS

The proposed boundary treatments are described and located on the External Works Layout (see **Figure 5.4** and drawing reference **EW-01 and EW-02**).

Through design devleopment, over 3,500 sqm of surfacing has been changed from tarmac to block paved private drives and coloured tarmac has been included at key cross over points.

5.6 SOFT LANDSCAPE

The proposed soft landscape works are detailed on the accompanying Detailed Soft Landscape Plans (drawing ref edp5226_d002_C sheets 1 to 11). An extract of the proposals for the Gateway Area is provided on page 29 (See F**igure 5.5**).

Figure 5.4 Extract of external works plan (EW-02)

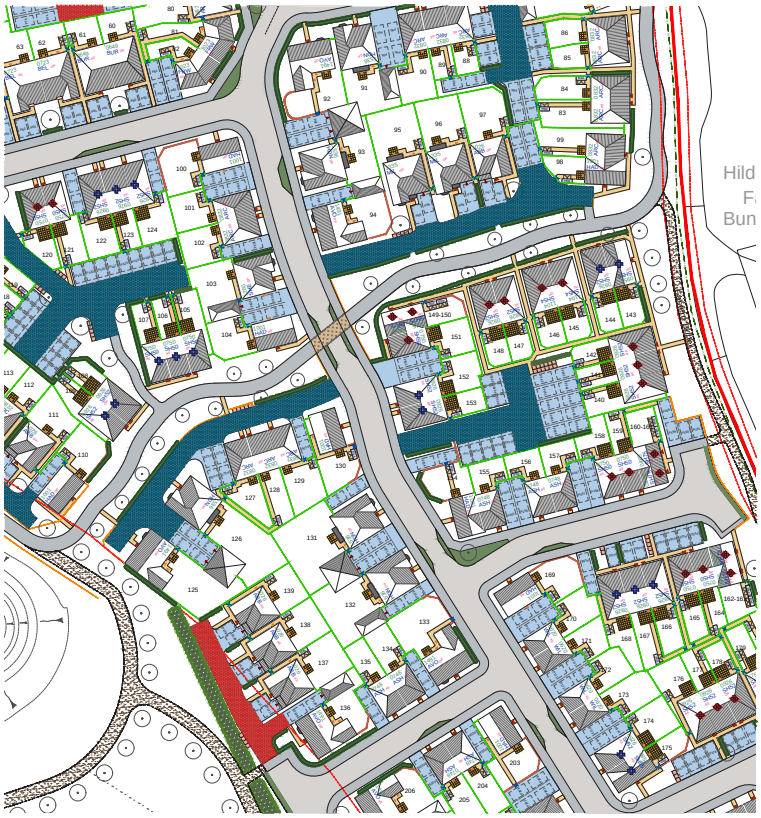
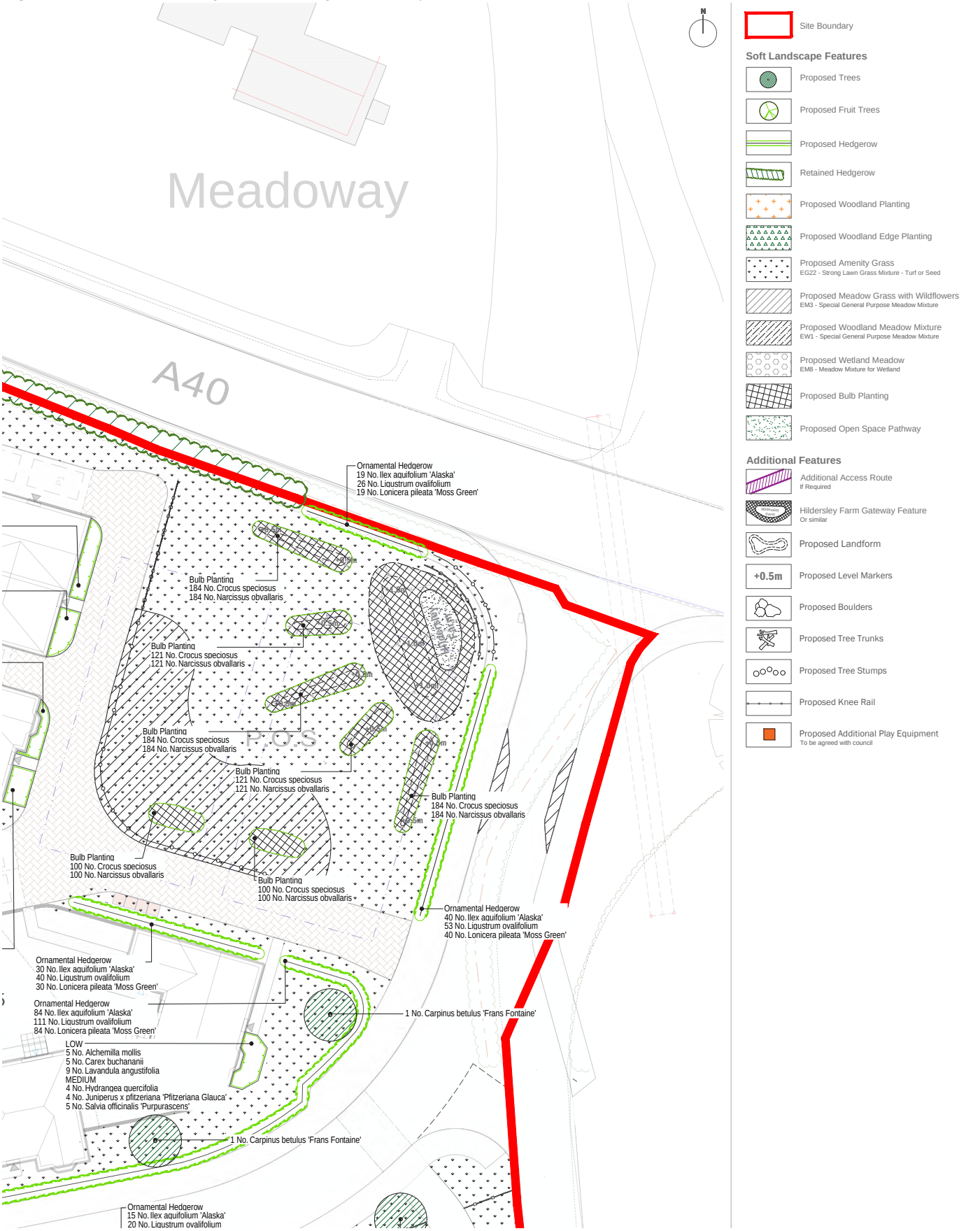


Figure 5.5 Extract of Detailed Soft Landscape Plan



6 SUMMARY

6.1 OVERVIEW

The proposed scheme at Hildersley Farm, comprises an attractive residential development of bespoke, high quality and inclusive design.

The proposed development will provide 212 homes, in a sustainable location. It will deliver a mix of open market housing and affordable housing (40%).

The design of the development incorporates an attractive, permeable development and a significant amount of formal and informal public open space. It respects and celebrates existing assets of the site; promoting biodiversity and encouraging healthy lifestyles.

In light of the above, we consider that the updated Proposed Development is consistent with the broad parameters established at the outline stage and also addresses the reasonable and relevant requests of Officers made following the previous pre-application feedback.

6.2 WHY DAVID WILSON HOMES?

We are confident the development at Hildersley Farm will meet our company vision:
"to lead the future of housebuilding by putting customers at the heart of everything we do. Our developments are planned to meet the needs of the local community, with the new homes we build."

We will continually innovate and consistently apply best practice across our four priorities:

- *Customer first*
- *Great places*
- *Leading Construction*
- *Investing in People.*


hammond
Architectural Ltd