



## **PLANNING STATEMENT**

**Residential Development of 30 houses on land adjacent to Valentine Court and Meadow Drive, Canon Pyon, Herefordshire HR4 8NZ**

**Herefordshire Council ref. N123135/CE and 130166/F**

### **The Site**

The site is located at the southern end of Canon Pyon village and is immediately adjacent to the settlement boundary as defined by the current Herefordshire Unitary Development Plan 2007. The site area is 0.888 ha and is set back approximately 4.0m from the A4110, screened from the road by semi mature hedge planting. The site itself rises gently from east to west by approximately 1.0m overall. An existing mature hedge (to be retained as existing) forms the western site boundary with farm land beyond. A residential development known as Valentine Court is located directly to the north of the site and was completed approximately 6 years ago; Meadow Drive a more mature residential development is located immediately to the south of the site. Existing retail and recreational facilities, including a public play ground, post office, shop and playing field are all located within a five minute walk of the site.

### **The Proposal**

These application proposals comprise erection of thirty new dwellings in total, ten of which will be affordable dwellings, with the remainder being open market dwellings. The houses are predominantly semi detached, although two of the larger dwellings are detached. Ten of the dwellings incorporate integral garages, whilst the remainder all include on plot car parking for at least one vehicle, with the larger units having two or more on plot parking spaces. Secure cycle storage will be provided within each individual plot.

The site is arranged with dwellings facing onto the A4110 set behind a low garden wall with individual garden gates and short front gardens. This arrangement maintains the existing rhythm of the roadside dwellings within Canon Pyon. Generous private gardens are provided to the dwellings, each of which includes provision for vehicle hard standing. The remainder of the dwellings are arranged informally throughout the site to maximise their aspect and

amenity, all with private front and rear gardens, including individual on plot vehicle hard standing provision.

The dwellings are very traditional in form in order to relate closely to other existing buildings within the immediate vicinity of the application site. Facing materials comprise predominantly of facing brickwork walls with pitched roofs covered in plain tiles and painted timber joinery throughout. Brick faced chimneys are included on each of the six different house types, together with a porch, to further emphasise the traditional form of the development.

### **Planning History**

The site was the subject of a recent full planning application ref. N111770/F that was refused planning permission firstly due to the alignment of the houses fronting the A4110 and secondly the removal of the roadside hedge. Both of these reasons for refusal have been overcome in the amended layout the subject of the current proposal.

A subsequent planning application ref 130166/F was refused planning permission on 15<sup>th</sup> May 2013 despite being recommended for approval in the Planning Committee Agenda Report of the same date, and despite favourable Pre-Application Advice given by the Planning Authority dated 4 December 2012. This re-application addresses each of the reasons for refusal on the following basis, referring to the numbering on the Refusal notice:-

1. Herefordshire Council is currently unable to demonstrate a five year supply of housing land, and as such the presumption in favour of sustainable development contained within the National Planning Policy Framework takes effect. As such, any conflict with current UDP policy H7, which precludes housing outside settlement boundaries, is not a reason for refusal that can be sustained. On this basis Herefordshire Council has adopted an interim policy which recognises the absence of a 5 year supply of housing but aims to ensure that new housing development is located at sustainable locations, considered to be sites adjacent to settlement boundaries and with low/minor constraints.

This site falls within this category and accords with this interim policy, as confirmed by the Pre-Application Advice dated 4 December 2012 ref N122135/CE. Furthermore the consultation reply from the Head of Strategic Planning and Regeneration stated *'the site is appropriate in principle for residential development as it accords with the interim policy position for residential development on suitable SHLAA sites.'*



2. The design of the proposed development is wholly in accordance with the Pre-Application Advice received from the Planning Authority, and subsequent consultations with the Planning Officer and Landscape Officer. The Landscape Officer stated in her consultation reply that *'the proposed site is suitable in landscape terms as it does preserve the linear character of the original settlement of Canon Pyon.'* and further *'the proposed terraced appearance fronting onto the road will have a positive streetscape impact.'*
3. This re-application includes a comprehensive and bespoke Sustainable Urban Drainage System as set out in the Surface Water Management document dated June 2013 produced by Hydro-Logic Services wholly in accordance with policies DR1 and DR4 of the Herefordshire UDP.
4. Policy H19 of the Herefordshire UDP allows for off-site financial contributions to existing play facilities in lieu of on-site provision. The Principal Leisure and Countryside Recreation Officer in her email of 19 October 2012 (copy submitted for ease of reference) specifically requested an off-site contribution towards the existing facilities in Canon Pyon, and this was included in the draft S.106 Heads of Terms Agreement submitted with the planning application, and re-submitted with this re-application, in the sum of £32,866.
5. Policy DR5 of the Herefordshire UDP does require the inclusion of planning obligations, and a draft S.106 Heads of Terms was agreed with the Planning Officer and submitted with the planning application, and is re-submitted with this re-application. The Planning Committee Agenda Report included a recommendation for approval subject to standard condition B07 relating to completion of the Section 106 Agreement in accordance with the agreed Heads of Terms as submitted.

## **Conclusion**

Herefordshire Council is currently unable to demonstrate a five year supply of housing land, and as such the presumption in favour of sustainable development contained within the National Planning Policy Framework takes effect. Formal Pre-Application Advice, and the Planning Officer's Planning Committee Agenda Report supported this proposal and recommended planning permission be granted. To quote the Planning Officer's own Reason for Approval

'The lack of a five year housing land supply is considered to outweigh the loss of the roadside hedge and meadow that would result as a consequence of the development of the land, particularly as neither has either national or local designated protection. Canon Pyon is a sustainable settlement, having a good range of local services and access to public transport facilities and the scheme is considered to accord with policies S1, DR1 and H13 of the Herefordshire Unitary Development Plan and the guiding principles of the National Planning Policy Framework in this regard. The proposal demonstrates that a safe means of access with appropriate visibility splays in either direction can be provided and is compliant with policies DR3 and T8 of the UDP. It is also considered that the design has been influenced by the characteristics of the site and that the strong road frontage development is reflective of and complementary to the character and appearance of the village and the proposal also accords with policies DR1 and H13 of the UDP.'

For the above reasons this current re-application for residential development of 30 houses on land adjacent to Valentine Court and Meadow Drive, Canon Pyon accords with all relevant policies of the Herefordshire UDP and the National Planning Policy Framework and should be granted planning permission.

James Spreckley MRICS FAAV  
Brinsop House  
Brinsop  
Hereford HR4 7AS  
01432 761777  
[james.spreckley@virgin.net](mailto:james.spreckley@virgin.net)  
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