

DESIGN AND ACCESS STATEMENT

CASTLE END, LEA, ROSS-ON-WYE, HEREFORDSHIRE

APPLICANTS – BELL HOMES LTD

**PROPOSAL – OUTLINE PLANNING APPLICATION TO ERECT 30 NEW
RESIDENTIAL HOMES INCLUDING 11 AFFORDABLE PROPERTIES,
LANDSCAPING, ACCESS, EGRESS AND TURNING AND MANOEUVRING
AREAS AND PARKING**



J. L. B. Kendrick B.A.Hons. (Econ.),
Cert. T.P., F. Inst. L.Ex., M.E.I.D.
Commissioner of Oaths.
for John Kendrick Ltd
P.O. Box 69
Ross-on-Wye
Herefordshire
HR9 7WG

ASSESSMENT

The application comprises land which is part of the village of Lea and adjoins, on the upper part of the site, the new primary school. The lower site is surrounded to the south by residential development and to the north by a small low-key industrial enterprise and in an area where planning permission for new residential uses, by way of barn conversions, by the Local Planning Authority. The vernacular of the style in this part of the village represents large executive homes in a variety of styles but with a roadside perspective and continuation. The lower site offer considerable views over adjoining farm land, however the scheme encompasses a range of apartments, size and tenure of dwellings, one, two, three and four bedroomed and affordable housing and a financial contribution under Section 106 Agreement payments to local libraries, Sport England, recreation, leisure, local school, public transport in the area et al. in the sum of approximately £250,000. The Applicants seek by this submission to achieve **outline** consent with appearance and scale as reserved matters and to move forward with a detailed scheme in the near future.

INVOLVEMENT

The Applicants have sought to establish a rapport with neighbours in relation to their proposals and have held a local Consultation Event within the village of Lea, put up notices and engaged with the Statutory Authorities, including Welsh Water and the Local Parish Council. Formal pre-application enquiries and discussions have taken place with the Local Planning Authority and guidance has been received with regard to the portrayal of the current scheme and the Council's requirements for new residential development in main villages such as Lea.

In fact, four pre-applications with regard to the land and various parts of it in relation to this planning application have been made and the Applicant conducted the Consultation event on 13th July 2013 in the Crown Inn, Lea. Over 30 people attended and 18 questionnaires were completed. The nub of responses was that whilst the vast majority of the consultees both understood and realised that new housing could be required in the village, that traffic calming measures and school numbers were of increasing importance in any scheme.

As a result of public consultation, 11 participants have been written to and supplied with further information and plans. It was of course explained that a planning application was yet to be submitted, this would be in the near future, to the County of Herefordshire District Council.

The local member of Herefordshire Council has also been contacted and made aware of this proposal, as have the Lea Parish Council together with its individual members and an offer made to address the Parish Council if this is felt necessary as the application proceeds through the planning consultation stage.

EVALUATION

The land, the subject of this application, seeks to make the best and most efficient use of land. Whilst the lower site has only recently been identified for residential development, there is sufficient land to provide privacy in terms of overlooking from neighbouring properties and the Applicant, even though the scheme is submitted in outline only, has prepared a detailed landscaping scheme. The proposed accesses and egresses to this site, both upper and lower, have been carefully researched and proposals have been safety audited by AMEY, professional highways engineers. Continuing discussions are taking place with the Local Highway Authority with regard to the provision and link between the sites of a new pelican crossing. The Applicant has undertaken porosity tests on site and had discussions with Welsh Water with regard to surface water drainage. There is no reason why foul sewage from this development cannot be dealt with by the existing Lea sewage treatment works which is only running at 35%-40% of capacity.

Environmental Impact Assessments were carried out on both sites.

DESIGN

Even though the properties are a mix of both tenure and provision of bedroom spaces they will follow an agreed vernacular style within the area and the Local Planning Authority have provided significant input into the type, scale and range of dwellings to be provided. There would appear to be no objection in principle to the development of this land in the future for uses as proposed.