



Design and Access Statement

Residential Development
on Land at Brampton
Abbotts, Ross-on-Wye
Version 04



Overview

This Design and Access Statement has been prepared by Clancy Design Services Ltd on behalf of Mr. A West and is in support of the full planning application submitted for the development of land south of Church Road, Brampton Abbots, Ross-on-Wye, Herefordshire.

This is a revised scheme following the refusal of application P163755/F.

The site, as per the whole of Brampton Abbots and surrounding area (including parts of Ross-on-Wye), is within the statutory designated Wye Valley Area of Outstanding Natural Beauty.

The application site covers an area of approximately 0.74 hectares (1.83 acres) and planning permission is sought for the development of 7 residential dwellings, together with sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works.

Purpose of this document

This document has been based on DCLG guidance "Guidance on Information Requirements and Validation (2010)" and provides an overview and sets out the context and characteristics of the site and its surroundings together with the design strategy of the scheme. All of this is to demonstrate how the proposals constitute a distinctive, high quality and sustainable residential development.

An assessment-involvement-evaluation-design process has been followed as recommended in CABE's 'Design and Access Statements- how to write, read and use them' (2006) which sets out best practice.

In the preparation and design of the scheme, care has been given to following the Council's development plan policies, national policy and design guidance. This has allowed the creation of both a sustainable and successful development that has been receptive to policy, the community and the implications of the site characteristics.

This document explains the design and access thinking behind the proposed residential development and includes a written description and justification of the planning application. It also demonstrates that the form, character, quality and layout of the proposed development was informed by and responds to the guidance and relevant policies of the Local Planning Authority.

Mr. A. West assembled a project design team to formulate the residential development proposals for the Full Planning Application and the resulting scheme for the site is both deliverable and sustainable. All consultants' technical reports and drawings deemed necessary will accompany and support the Full Planning Application.

Supporting Documentation

This statement should be considered in conjunction with the planning application drawings and reports in order to gain a complete understanding of the application proposal.

Brampton Abbotts

The village of Brampton Abbotts is situated just over a mile to the north of Ross-on-Wye and 10 miles south-east of Hereford, close to the M50 motorway.

The total area had a population of 330 during the 2010 UK Census and forms one of the civil parishes of Herefordshire.

The local housing stock is predominately rural in character, with an eclectic material palette throughout the village including brick, stone, render and exposed timber frame. Properties are generally detached and one or two storeys in height.

St. Michael's Church is situated near the heart of the historic village while the local school, shops and amenities lie on the other side of the A49 to the south.

Agriculture is the primary industry in the area and the majority of the village is dedicated to arable farming.



Site description

The application site consists of roughly 0.74ha (1.83 acres) of greenfield land close to the historic centre of Brampton Abbots. Church Road runs along the north and western boundaries. This stems from Ross Road, which is separated from the eastern boundary of the site by several houses and Oak House Nursery School.

Arable land lies immediately to the south of the site. This boundary consists of overgrown hedgerow. Several other trees lie at points around the remainder of the site perimeter. Landscaping within the main mass of the site is of poor quality.

Electricity and communications services run through the site via overhead cables and there is currently no connection to the sewer network. Mains water runs under the length of Church Road. Access to the site is gained via a gate located in the north east corner of the site and a gate located in the south west corner of the site. Both give access onto Church Road.

The last use of the site was as a paddock, however, the site has not been used for quite some time.

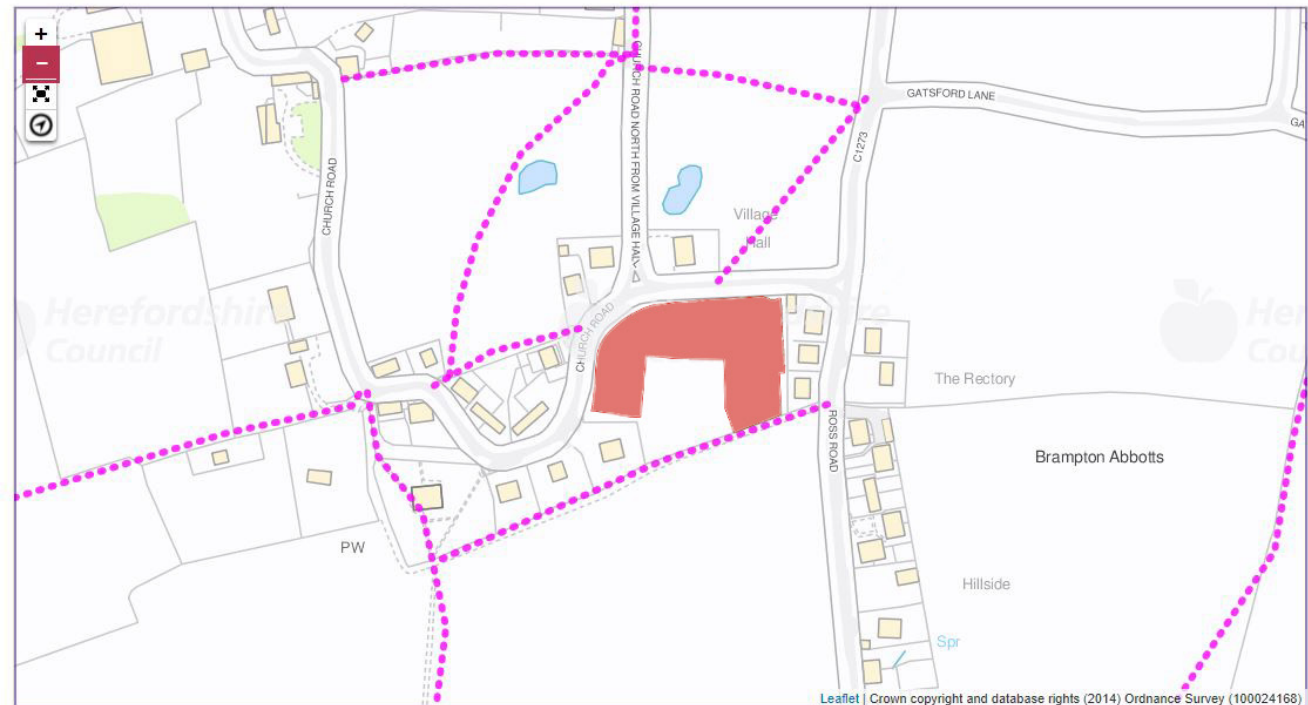
There is a gentle rise across the site from east to west.



Public rights of way

There are a number of public rights of way near to the site however, none of them cross the site.

There is a public footpath running adjacent to the southern boundary on the opposite side of the boundary hedge. There are a further 2 public footpaths on the opposite side of Church Road. One is north of the site and travels in a north easterly direction linking with Ross Road. The other public footpath is to the west of the site and links back to Church Road.

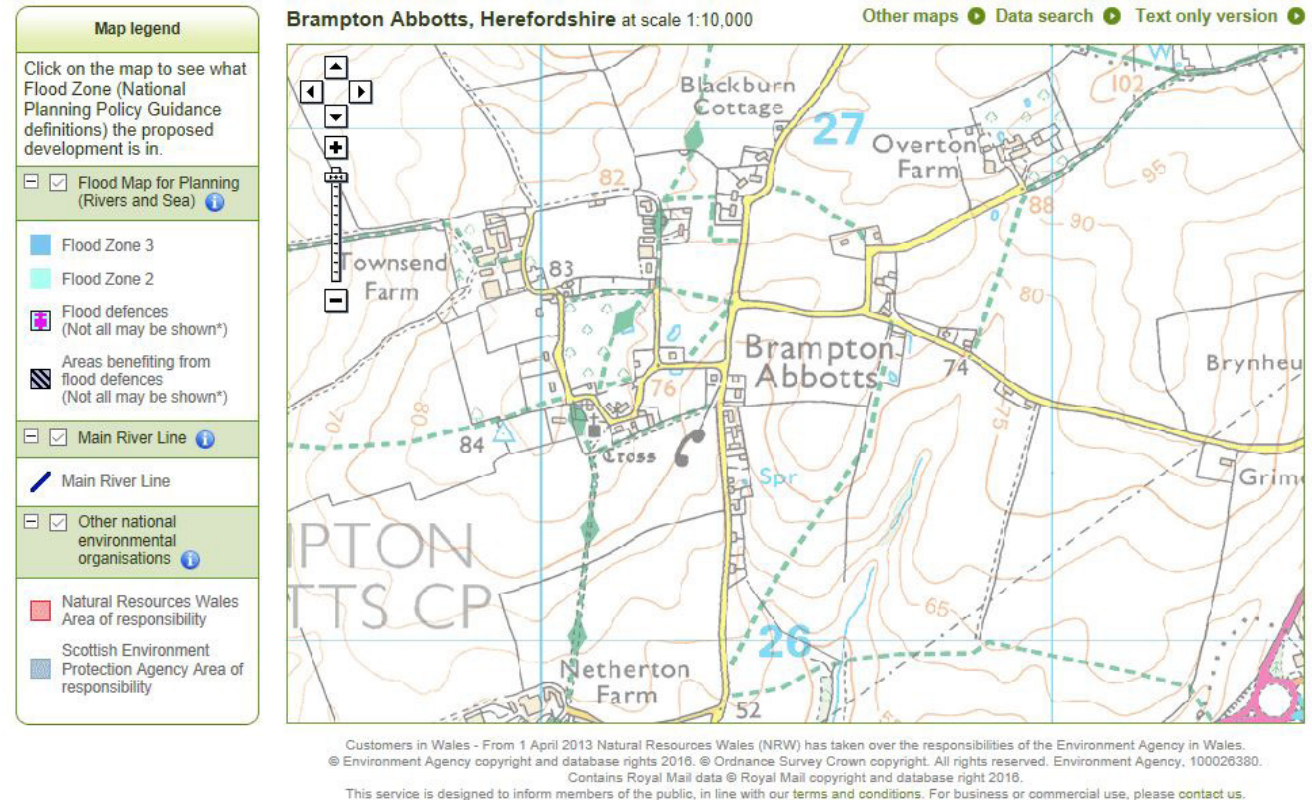


Key

APPLICATION SITE	■
The map uses the following key for public rights of way:	
PUBLIC FOOTPATH	---
PUBLIC BRIDLEWAY	---
RESTRICTED BYWAY	---
BYWAY OPEN TO ALL TRAFFIC	---
PARISH BOUNDARY	---

Flood risk

The application site falls within Flood Zone 1 (less than 1:1000 annual probability of river or sea flooding). As such, it has been determined that a Flood Risk Assessment is not required in support of the application.



Landscape and ecology

The current landscaping across the main mass of the site is of poor quality and largely comprising poor semi- improved grassland with a smaller area of more diverse grassland in the northern part. Overgrown species poor semi-natural hedgerow runs along the majority of the perimeter along with small clusters of trees and scrub.

The existing flora on site, although generally of poor quality, are of local ecological value, providing nesting opportunities for birds and a habitat for wildlife indicative of the area. The central, open portion of the site is suitable for grazing livestock but is currently not used for this purpose.

Planning History

As previously mentioned, this application is a re-submission following the refusal of an earlier application for 10no. dwellings under ref. P163755/F.

Pre-application advice (Application no. 152760/CE), together with negotiations following submission were undertaken with the LPA. Numerous amendments were made to the proposals based on this feedback which are still relevant to the current application and can be summarised as follows:

- The site is situated within the statutory designated Wye Valley Area of Outstanding Natural Beauty;
- Several sections of the National Planning Policy Framework are particularly relevant to the site including:

Introduction – Achieving Sustainable Development

Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring Good Design

Section 10 – Meeting the challenge of climate change, flooding and coastal change 21

Section 11 – Conserving and enhancing the natural environment

Section 12 – Conserving and Enhancing the Historic Environment

- The Herefordshire Core Strategy should be referred to in lieu of the Brampton Abbots and Foy Group Neighbourhood Development Plan, which is currently incomplete.
- The development should place an emphasis on sustainability so as to enrich Brampton Abbots as a local sustainable community. This includes an emphasis on positive improvements in the quality of the built, natural and historic environment, as well as people's quality of life.
- Any housing should be modest in size in order to preserve the character of the original settlement. It should also follow the pattern of individual dwellings set in large plots of land following a roadside pattern.
- Any development will be well contained and will not obstruct views to and from the wider open countryside. Near views from neighbouring properties may be affected.
- The landscaping at the perimeter should be strengthened to preserve the amenity of adjacent dwellings.
- As the site is located within a small village, there is no requirement for formal areas of play.

Despite attempts to address the issues raised the application was refused for the following reasons as it was not possible to resolve outstanding matters within the timescale allocated for determination:

1. The proposal would have an adverse impact on the character and appearance of the Wye Valley Area of Outstanding Natural Beauty, failing to preserve or enhance the special and defining qualities of the landscape hereabouts and not represent an appropriate response to the established context and development pattern contrary to Herefordshire Core Strategy policies SS1, SS6, RA2 and LD1, the Wye Valley AONB Management, National Planning Policy Framework and CROW Act.
2. The Impact of the development on the highways network, both the immediate and wider area has not been assessed or adequate consideration given to linkages with services and facilities by means other than the private car and as such the proposal represents an unqualified risk to highway and pedestrian safety and the free flow of traffic and is contrary to Herefordshire Core Strategy policies SS4 and MT1.

Revised Design Proposals

The principal of residential development was clearly established by the previous application with the LPA confirming that the site is in a sustainable location.

This new application has addressed the matters necessary to remedy the harm identified within the reasons for refusal, as outlined in the Planning Officers Delegated Decision Report, and the proposals now provide an acceptable form of development with the following changes made:

- Reduction in the overall number of dwellings proposed to a total of 7no. providing an appropriate density for the location and context;
- Dwellings designed to provide an open linear form of development along the site frontage with the existing highway in keeping with the established settlement patterns in the local area;
- Development within the south eastern area of the site has been removed to both reduce dwelling numbers and to provide additional open green space/ paddock land. This area is to be landscaped to help integrate the new development into its rural setting; preserve the amenity of adjacent buildings; as well as improve ecological and biodiversity opportunities;
- Visibility for the 2 access points onto Church Road have been calculated using the 85th percentile speed derived from the traffic survey taken during the week of 27th February 2017. Using the formulas set out in Manual for Streets 2, the visibility splays have been calculated to be 2.0m x 33m.

Site layout

The proposed layout consists of 7 no. 2 storey detached dwellings in a mix of 3 and 4 bedroom homes. Dwellings have been orientated to provide a varied and informal frontage facing out on to the existing highway which bounds the western and northern sides of the site. Dwellings are set back from the highway within large plot curtilages to allow for ample of green space to be provided to frontages to reinforce the informal rural feel.

Access to the homes is gained via two private drives which minimises the number of new access points onto Church Road. The layout is informal in nature and in-keeping with the local vernacular whilst responding to neighbouring properties to create an integrated street scene.

Garages have been restricted to single units and have only been provided to the 4 bedroom dwellings. All units will be provided with timber constructed car ports as a response to the rural nature of the site. Garages and car ports have been positioned with gaps to the side of dwellings to improve the open informal nature and set back from frontages to avoid a car dominated streetscene.

The south east corner of the site which was originally designed to have bungalows will be retained as a paddock with additional fruit tree planting.



Character, scale and materials

The proposed scheme has been designed to fit comfortably into the village character which is typified by the palette of materials, detached dwellings and landscaping.

All units are 2 stories in height and set informally with large spaces in between the homes, which achieves a feeling of lower density across the site. This is also helped by the use of car ports for each dwelling. Their open elevations maintain the open, informal character of the site.

Traditional style house types in a simple plan form are proposed which demonstrate an empathy with the surrounding streetscape. A palette of brick, render and traditional roof tiles with simple detailing has been used across the site to respect and reinforce local character.

House types are in keeping with the village feel, and reflect elements which feature frequently in the Brampton Abbott's eclectic housing stock to ensure new development is sympathetic and harmonious with the local vernacular and the rural setting.



Landscape & Ecology

Wherever possible, existing trees and hedgerows are to be retained, with additional planting to open spaces and around individual plots.

Part of the existing poor quality hedgerow along the northern boundary will need to be removed to provide the necessary visibility to ensure safe vehicular access to the site; but will be enhanced and replaced with new tree and hedge planting as part of the proposals. The existing stone wall along this section of the northern boundary will also require to be re-aligned to form the new access to plots 3-7.

The eastern part of the site will provide an area of open green space with orchard tree planting proposed in the south eastern section.

The retention of existing hedgerows, together with new tree, hedge and shrub planting to dwelling frontages and creation of the eastern open space/ paddock area will provide a green edge and help maintain the rural character and appearance of the area to ensure the proposals are fully integrated into the existing natural context.

New planting will be used to create the following:-

- Help strengthen local green infrastructure networks and mitigate visual impact;

- Form a setting and soften the proposed build form and help integrate the proposed development into the existing natural context;
- Enhance wildlife habitats;
- Protect the private amenity space to new and existing residential dwellings.

Fully detailed Landscaping Proposals, together with protection measures for existing landscaping features are submitted as part of this application.

Driveways, fences and gardens are to be treated as indicated on the external works plan which forms part of this application.

The majority of the site is of low ecological value but the existing boundary hedgerows and trees do provide local ecological value.

The following ecological mitigation and enhancement measures are proposed:-

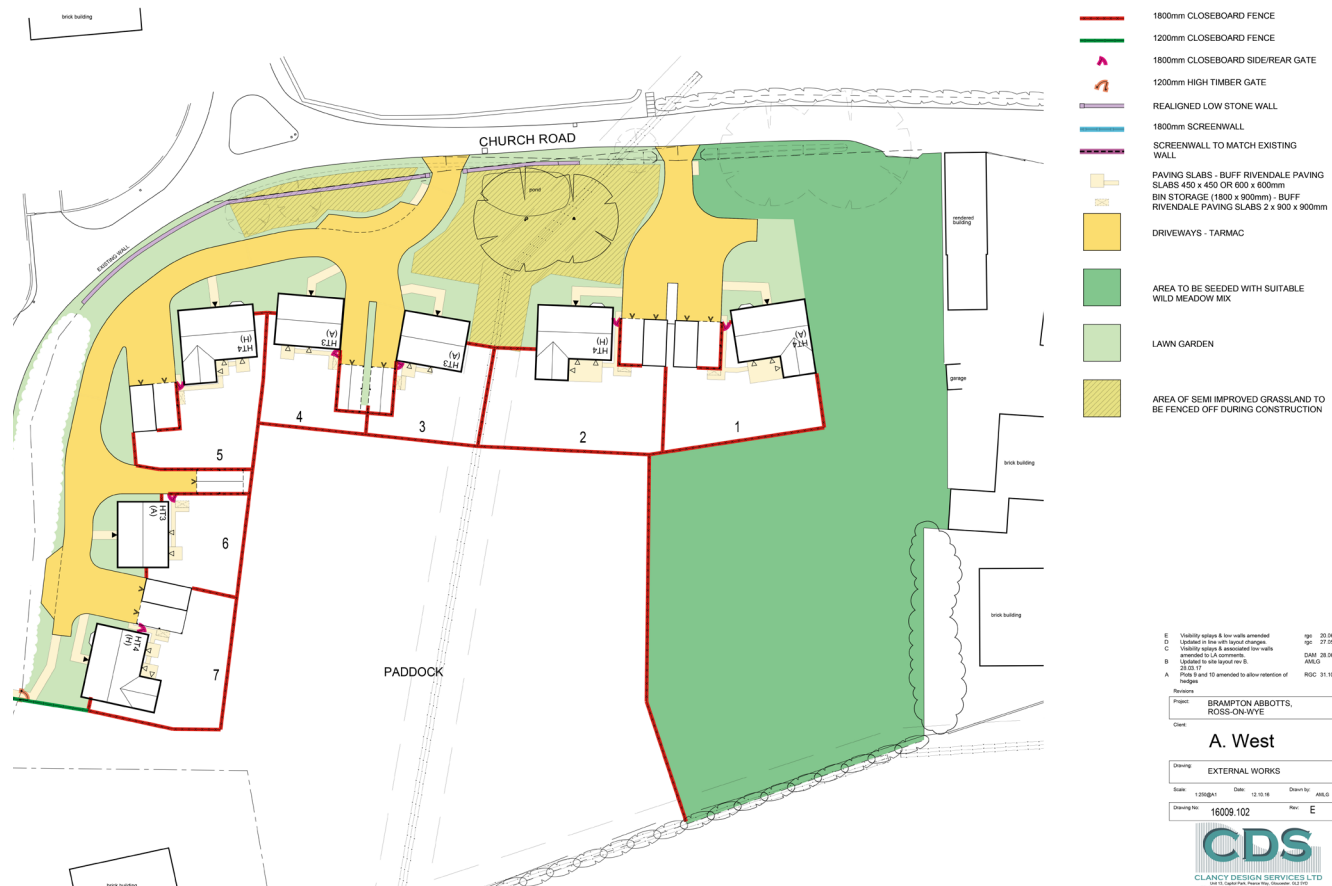
- Implementation of general construction safeguards;
- Retained hedgerows/ trees to be protected through erection of protective fencing;

- New areas of planting to provide enhanced opportunities for nesting and foraging by wild birds and bats. Further enhancements for these species will also be provided with the provision of bat and bird boxes.
- Precautionary safeguards in respect of hedgehog, nesting birds, bats and reptiles during construction and habitat clearance works;
- New habitats managed using ecological principles;
- Retained hedgerows and trees will be enhanced by infill planting where required to help increase species diversity.
- New landscape planting will include native shrubs and tree planting with a known benefit to wildlife in order to maximise their value.
- The improved management of both retained and newly created habitats will maximise their biodiversity value.

Taking into account all ecological mitigation and enhancement measures no net negative significant impacts are predicted to arise due to development of the site. In fact the proposals are likely to result in net positive gains for biodiversity.

An Ecological Assessment has been carried out which provides details of the ecological mitigation and enhancement measures proposed and is submitted as part of the application.

Landscape



Schedule

The overall net internal floor area of the proposed development is 998 square metres and consists of 7 no. units, comprising 3 no. 3 bed and 4 no. 4 bedroom house types.

There are 7 no. car ports across the site, 4 of which have integrated single garages. In addition to this, there are 11 no. car parking spaces distributed between plots and a further 3 no. casual visitors car parking spaces provided across the site.

Schedule of Accomodation Land off Church Road, Brampton Abbotts Site Layout 16009.101 rev. D

HOUSETYPE			AREA (SQ.M.)	No.	TOTAL AREA (SQ.M.)
HT3	2 Storey	4 Bedroom	107	3	321.6
HT4	2 Storey	4 Bedroom	151	4	604.8
			Sub Total	7	926.4
GARAGES					
SINGLE	1 Storey		18	4	72
			Total	7	998.4

Gross Site Area	0.74 hectares
Site Dev. Area	0.74 hectares
Coverage	1349 sq.m./hectre
Density	9.5 units/hectre
Total Sq.m.	998 sq.m.

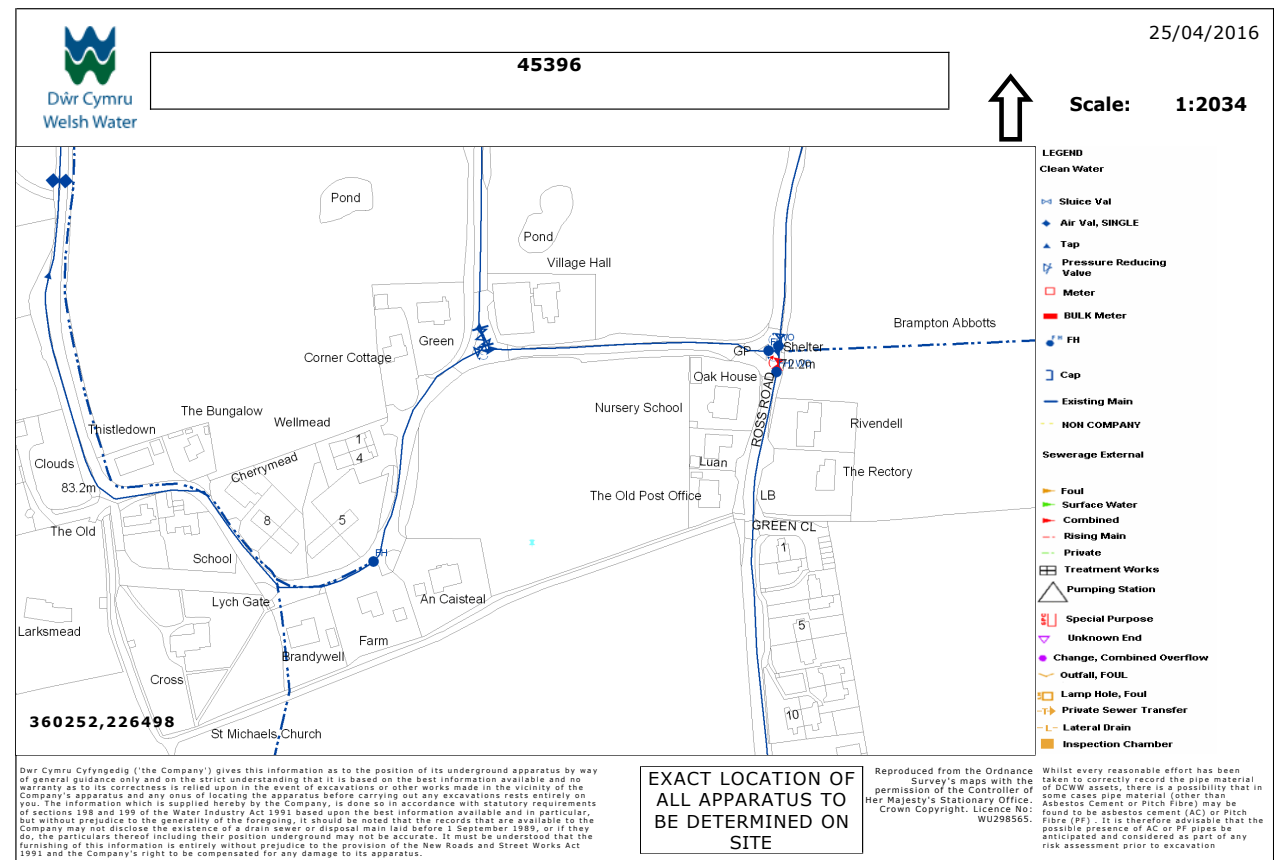
Drainage, utilities and services

The proposed scheme will connect to the existing mains and foul water system running along Church Road. Welsh Water have advised that at present the proposed development would overload the existing Waste Water Treatment Works. However, improvements are planned for completion by 31st March, 2020, which will provide capacity and we can confirm that no occupations will be undertaken on site until this work has been completed.

Storm water from the site will outfall to an existing watercourse located further south in Ross Road. Various discussions and enquiries were made during the original planning application and a solution to connect directly into this watercourse was established.

Full drainage strategy details have been prepared and are included within the submitted application drawings.

Additional services currently running through the site will be re-routed for use within the scheme and grounded where necessary during this process. The only exception to this is an existing electricity cable which runs centrally north-south though the site which is to be retained and the necessary maintenance easement has been provided on site as part of the proposals.



Conclusion

This statement has been prepared in support of the full application for the construction of 7 no. residential dwellings on land off Church Road, Brampton Abbots.

The statement is to be read in conjunction with the technical information submitted as part of this application and in the context of the principles that have been established, which include the location of buildings, open spaces, vehicular and pedestrian access, and the drainage, ecological and landscape strategies for the site.

The process and proposals described in this document demonstrate that the application has addressed the issues raised as part of the previous refusal.

Reasonable public transport links are available with local facilities and services in close proximity to the development.

The layout has been carefully designed to ensure that an attractive and legible place is provided with good access to open spaces and recreational facilities.

The development will provide a high quality design with finishes that will complement the architectural styles of the locale.

An open rural village character will be provided which is informed by the characteristics of the site, local context and previous consultations with stakeholders. Existing hedgerows and trees will either be retained or replaced and new green open spaces are to be incorporated to provide an attractive green network of spaces and places, as well as enhance biodiversity in the area.

Proximity to the existing pedestrian links will provide a good level of permeability and connections to the local and wider area. This will ensure that the development integrates well with the existing residential developments.

For these reasons we strongly endorse the application proposal as it has been formulated with the correct contextual and design approach which will both protect and enhance the existing rural character of the area.

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