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**Proposed New Dwelling
on
Land Adjacent to Graftonbury Court
Grafton Lane Hereford HR2 8BN**

Design & Access Statement

March 2023



The Site is located within the grounds of Graftonbury Court, Grafton Lane, Hereford
Picture Courtesy of Bing Maps

CURRENT USE:

The application site of approximately 0.38 acres forms part of the curtilage of Graftonbury Court, located within the settlement of Grafton approximately 2 miles South from Hereford City Centre and accessed along Grafton Lane from the A49. The site is bounded by Graftonbury Court to the West, open farmland to the South and neighbouring property of The Woodlands to the East. Existing private single dwellings are situated further to the East and Glastonbury Court consists of 8 private dwellings. The character and pattern of properties in the Grafton area is one of larger detached properties of two-storey sitting within spacious plots.



Site Photographs taken 03-06-2020

PLANNING POLICY AND HISTORY:

Herefordshire's Local Plan Core Strategy: The site is acknowledged to be located within a sustainable location and as such the presumption in favour of sustainable development (CS policy SS1), which mirrors NPPF (2) para 11 should apply. The site has been registered as suitable for development as part of the Herefordshire Strategic Housing Land Availability Assessment.

National Housing Delivery Test: The NPPF includes a specific additional benchmark for all local planning authorities in respect of housing delivery, in the form of a Housing Delivery Test which was introduced in 2018. The results for 2019 were published on 13th February 2020 and confirmed that Herefordshire achieved 80% which is less than the 95% delivery rate of the Housing Delivery Test action plan for 2020.

Five-year housing land availability: Herefordshire Council's latest published Annual Position Statement in respect of housing land supply dated April 2021 details that the five-year housing land supply amended at 20th July 2021 is 6.90 years. This confirms that Herefordshire Council is currently unable to demonstrate the requisite five-year housing land supply, a position which has repeated for several years. All current indicators suggest that the Council's five-year housing land supply will further deteriorate when data for 2020 is published.

Additionally, Herefordshire Council's cabinet voted in August 2019 to pause further work on the planned bypass and southern link road, a decision which Council officers have publicly acknowledged can only further impact detrimentally on housing delivery during the remainder of the plan period. A review of the Core Strategy is planned which will consider future development requirements for an extended period up to 2041.

APPLICATION PROPOSALS:

The proposal consists of an application for erection of a new dwelling and associated private amenity spaces within the curtilage of Graftonbury Court. The access to these proposed dwellings will be via the current site entrance to Graftonbury Court.

There is no local distinctive vernacular within Grafton so this offers some design flexibility. The local properties are predominantly two storey height and materials are a complete mix of brick, render and timber cladding to walls under both slate and tiled roofs. Graftonbury Court is a three-storey building of brickwork under a slate mansard roof. A recently completed dwelling (P172134/F) immediately adjacent and to the East of this site has been constructed using a natural timber cladding and brickwork plinth under an artificial slate roof.

The proposed two storey dwelling is to be finished in a similar timber cladding to the upper floor and with a brick lower to reflect materials from both Graftonbury Court and this recently completed dwelling to merge the transition between both properties.

On plot car parking and secure cycle parking will be provided to the new dwelling in accordance with the requirements detailed within the Council's Highways Design Guide for New Development (2006).

An initial check with the EA on potential flood risk within the site confirms that no part of the site falls within Flood Zones 2 or 3.

The setting of the proposal will be behind the existing mature hedge to the South and set back from its own boundary within the grounds of Graftonbury Court. This will reduce any visual impact the proposal may have on the existing views from the South.

Ecology: An extended phase 1 ecological survey has been undertaken at the site and the report on forms part of this planning application submission.

Surface water management plan and foul water drainage strategy:

The former Graftonbury Court was a 35 bedroomed Hotel and was served by its own suitably sized sewage treatment plant which was installed in 2008. Attached to this application are details of the installation. With conversion of the former hotel into 8 dwellings totalling 21 bedrooms it is understood that there is sufficient capacity to take the additional 5 bedrooms as part of this proposal.

Stormwater drainage will be managed using individual below ground stormwater crates to discharge to ground.

ACCESS

Strategic transport infrastructure: Strategic transport infrastructure will be unaffected by these application proposals.

Inclusive access: The development will be constructed entirely in accordance with current Building Regulations requirements, including those within Approved Document Part M.

CONCLUSIONS

Pre-Application advice was obtained on the suitability of development at this site in July 2022 following which adjustments to the layout were made. The conclusion of this advice was that the provision of a single dwelling on the site is acceptable in line with the issued advice letter.

These application proposals represent sustainable development in each of its three defined objectives: economic, social and environmental. The development will make efficient use of a deliverable site informed by its local context in this settlement location, creating an additional quality home for occupation by members of the local community.

The development will contribute in part to reducing the county's current shortfall in housing supply whilst helping to ensure the long-term viability and vitality of the settlement.

There are compelling grounds to justify the siting of this dwelling which will maintain the low-density character of the area reflecting the size and function of the settlement. As such these application proposals accord with all relevant policies within Herefordshire's Local Plan Core Strategy & the NPPF.

Clive Emerson AC/AT

Associate

For and on behalf of Hook Mason Ltd.