

Proposed Residential Development
Land at Orchard House, Credenhill, Hereford

6482.DAS.005
January 2019

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Preface

Guidance relevant to planning, listed building and building control applications has introduced the concept of Design & Access Statements as a way of demonstrating that design, refurbishment and product selection decisions have, or will, address the obligations of reasonableness introduced by The Disability Discrimination Act 1995 (amended 2005) which has since been replaced by The Equality Act (Disability Regulations) 2010.

The precise form of the Design & Access Statement and the level of detail it contains will vary according to the size, nature and complexity of the proposed development or alteration. This Design & Access Statement should therefore be seen as project specific, although some elements of the Statement will be more generic.

The Design & Access Statement process will assist in ensuring that the 'evolving duty' placed on service providers, employers and educators under the DDA can be addressed.



1.0 Background

1.1 THE VISION

The overall vision for the study area is to provide a distinctive and high quality development which enhances the settlement fringe character of the site and which positively defines the eastern settlement edge of Credenhill.

The development will create up to 69 homes with associated open space, it will provide a choice of housing to meet the needs of the area whilst respecting and enhancing the settlement fringe location. The design seeks to enhance the accessibility of the existing footpath network.

Housing will be set within a robust green infrastructure which includes the retention of the existing established vegetation structures to the site boundaries and key internal vegetation structures. The proposed green infrastructure aims to ensure the built elements can be successfully integrated within the landscape setting, and ensure that the proposals provide an appropriate transition between the proposed development and the wider countryside setting.

A landscape-led development approach has been undertaken, with the proposals taking reference from the existing landscape character, and the wider landscape setting.



1.0 Background

1.2 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Integer Planning & Development and is submitted in support of an outline planning application with all matters reserved except for access.

The proposals for the site comprise the erection of up to 69 homes, alongside new landscaping and public open space.

A suite of plans and documents are submitted in support of the outline planning application covering amongst other matters: Landscape and Visual Impact, Flood Risk, Highways, Ecology, and Arboriculture.

This Design and Access Statement should be read in conjunction with the technical plans, drawings and supporting documents.

The document sets out an assessment of the development based on the following matters:

Use, Amount, Layout, Landscape, Access.

Prior to considering these matters, the context of the proposals is established, including a description of the characteristics of the site and the surrounding area. Relevant planning policy guidance on design at a national and local level is also considered.

This process of context analysis has informed the indicative layout, positioning and scale of the built form.



Wider Site Location



View of the site from footpath to the north east

1.0 Background

1.3 DESIGN OBJECTIVES

The vision responds to the current and future needs of Credenhill, with the overall aim of providing a high quality environment and sustainable development. There are a number of key principles and design objectives which have informed the proposed development and which are explained in more detail throughout this Design and Access Statement;

- ❑ *To deliver a high quality 'place' that is sustainable, safe and attractive.*
- ❑ *To deliver a mix of housing of up to 69 new homes comprising 35% affordable housing and offering 1-4 bedroom properties.*
- ❑ *To create a considered and appropriate transition between the built edge and the wider countryside setting to the east and south through the implementation of landscape buffers including extensive planting along the eastern and southern site boundary.*
- ❑ *To preserve and where possible enhance the character and appearance of the site and its setting.*
- ❑ *To create an appropriate development in terms of scale and urban grain which links with the existing development pattern and references local vernacular and materials.*
- ❑ *To provide appropriate public open spaces alongside the retention of key vegetation along the site boundaries. Proposed open spaces should enhance biodiversity and be accessed and used by the existing adjoining residential areas as well as the new housing development.*
- ❑ *To establish a legible environment with interconnecting streets and spaces allowing access and connectivity across the site and between the adjoining areas.*

- ❑ *To promote sustainability and reduce energy consumption.*
- ❑ *Development proposals to be accompanied and influenced by a landscape and visual impact assessment.*



Examples of existing built form and architectural styles within Credenhill

1.0 Background

1.4 PLANNING POLICY

There is a great wealth of design documentation and guidance which provides a source of best practice design guidance for new development proposals. The National Planning Policy Framework (NPPF) is one of the key documents which have been embraced as part of the design and development process. A detailed assessment of the planning policy framework is set out in the Planning Statement which accompanies the planning application.

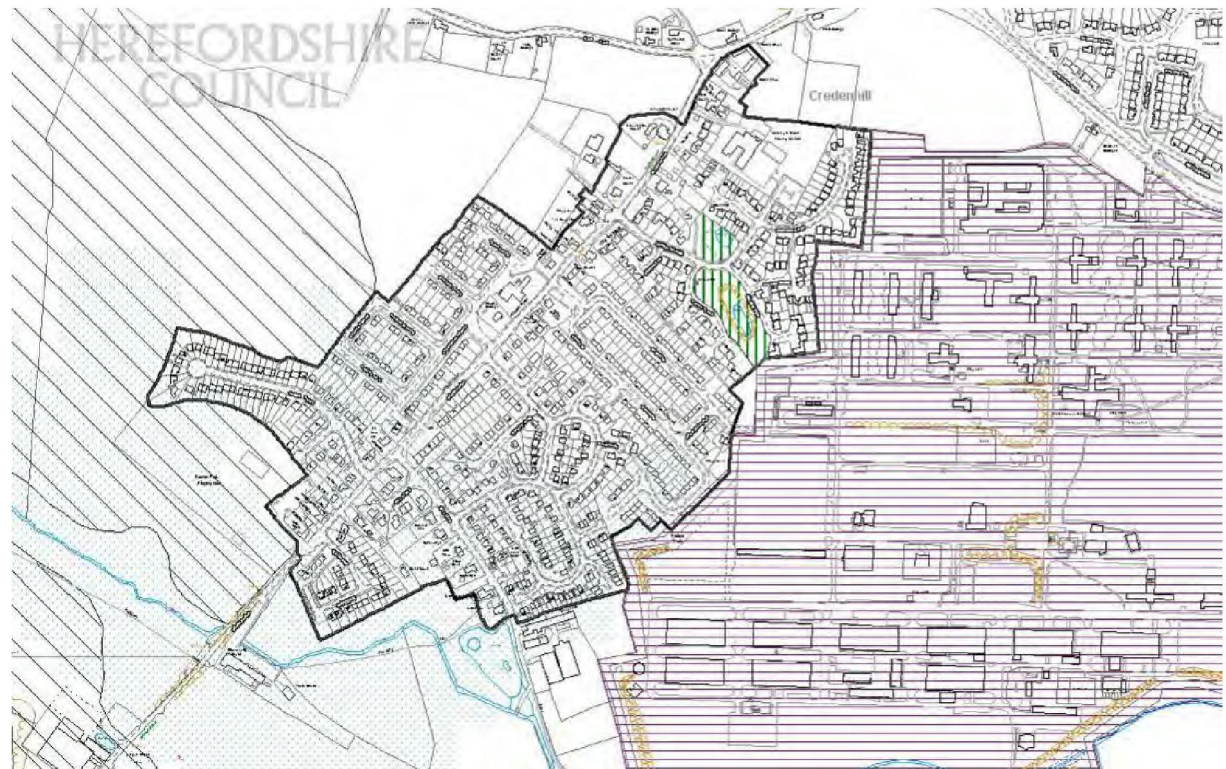
National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, July 2018) sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment, and at the heart of the NPPF is a presumption in favour of sustainable growth.

Herefordshire Local Plan and Core Strategy 2011-2031

The Council of Herefordshire has prepared the Local Plan to guide development and change in the county up to 2031 as part of the Local Development Scheme (Updated August 2018). The Local Plan is made up of several documents including the Core Strategy and a number of DPDs/SPDs that are considered to be of relevance for new residential developments.

The Core Strategy (Adopted October 2015) is the main planning document which outlines the overarching strategic proposals and planning policies for the county to be delivered by the Local Plan up to 2031.



- Area Liable to Flood (DR7)
- Settlement Boundary (H4)
- Military Development Stirring Lines (E17)
- Safeguarding Mineral Reserves (M5)
- Special Wildlife Site (SWS), Site of Interest for Nature Conservation, Section 39. (NC4)
- Protection of Open Areas and Green Spaces (HBA9)

1.0 Background

1.4 PLANNING POLICY *cont.*

Herefordshire Local Plan and Core Strategy 2011-2031

Relevant Planning Policies

The following policies are considered to be of some relevance to the site and its setting:

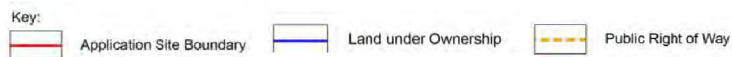
SS1 – Presumption in favour of sustainable development
SS2 – Delivering new homes
SS3 – Releasing land for residential development
SS6 – Environmental quality and local distinctiveness
RA1 – Rural Housing Distribution
RA2 – Housing outside Hereford and the market towns
RA3 – Herefordshire's countryside
H1 – Affordable housing – thresholds and targets
H3 – Ensuring an appropriate range and mix of housing
OS1 – Requirement for open space, sport and recreation facilities
OS2 – Meeting open space, sports and recreation needs
MT1 – Traffic management, highway safety and promoting active travel
LD1 – Landscape and townscape
LD2 – Biodiversity and geodiversity
LD3 – Green Infrastructure
SD1 – Sustainable design and energy efficiency
SD2 – Renewable and low carbon energy
SD3 – Sustainable water management and water resources
ID1 – Infrastructure delivery

Herefordshire Local Plan Core Strategy 2011 - 2031



Adopted October 2015

2.0 Response to Context



The application site and existing context

2.1 SITE LOCATION & CONTEXT

The application site is located in the parish of Credenhill to the east of the existing settlement edge. The site is situated adjacent to the A480 road corridor which forms the western site boundary. The site currently consists of a residential curtilage and two paddocks of approximately 2.85 hectares which falls south-eastwards forming part of the localised valley of the Yazor Brook.

The two paddocks comprised within the application site are enclosed by established hedgerows, mature trees and understorey vegetation and the southern paddock includes remnants of an orchard. This existing vegetation structure create a relatively well contained site, and the hedgerow trees are notable components within the localised setting and road corridor.

The Public Right of Way Credenhill H2 runs along the northern site boundary and provide a link between the settlement and the wider countryside to the north and east. Other Public Rights of Way are located within the vicinity of the application site and in the wider countryside to the north and east, providing links to the villages of Tillington and Burghill.

The Three Rivers Ride Recreational Route is located within the immediate setting of the site and forms part of the Public Right of Way network. This Recreational Route traverses the landscape approximately 330m to the east of the site extending north from the A480 road corridor towards the settlement of Tillington.

To the north-west in the wider site setting, the area associated with Credenhill Park Wood consist of a large woodland designated as Special Wildlife Site (SWS) and Site of Interest for Nature Conservation, which contains the Scheduled Monument of Credenhill Camp.

2.0 Response to Context

2.2 SITE TOPOGRAPHY

The application site itself is located on gently sloping land upon the approach to the Yazor Brook which is located to the south of the site. The landform falls from approximately 82m AOD in the north western corner of the site, to approximately 75m to the east.

The wider settlement setting of Credenhill to the west of the site is predominantly located on relatively flat land, situated at between approximately 80m and 76m AOD. To the east of the site, the landform rises to between approximately 85m – 90m AOD upon the approach to Little Burliton.



2.0 Response to Context

2.3 LANDSCAPE CHARACTER & SENSITIVITY

National Character Area – Natural England

The site is identified within the Herefordshire Lowlands NCA 100 which has the following key characteristics:

- “Gently undulating landscape with localized steep-sided hills in the centre and wide agricultural flood plains.
- Much of the area is underlain by Old Red Sandstone, with localized deposits of alluvium and glacial drift. (...) Fertile soils support intensive mixed agriculture, especially on the better drained glacial river terraces.
- Wide, meandering river valleys drain the area, including the Wye, a major ecological and recreational asset, and the Lugg, and the valleys of the rivers Frome and Arrow also offer rich habitats.
- Pasture with occasional wet meadows and permanent grassland along the rivers. Low hedgerows with sparse tree cover. Arable cultivation on lower-lying land.
- Localised traditional and bush orchards and occasional hop fields planted with windbreaks.
- Several historic parklands include Humphry Repton’s landscape improvements (...), many with important ancient and veteran trees.
- Timber-framed (black-and-white) buildings are characteristic with stone and red brick also used frequently as building materials.
- Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons. Historic market towns of Hereford and Leominster are the principal settlements.
- Tranquil and relatively undisturbed by major infrastructure aside from a few crossing A roads (...).”

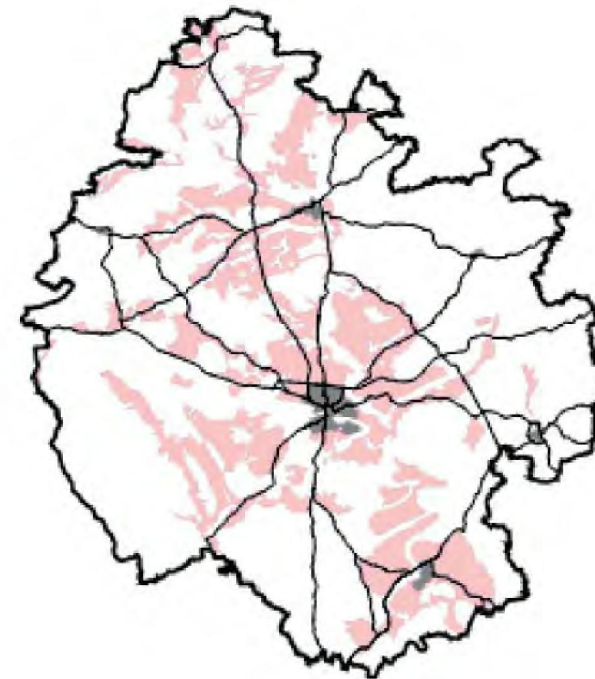
Herefordshire Landscape Character Assessment (2004)

The county-wide landscape character assessment identifies the site within the Principal Settled Farmlands Landscape Type and within the Landscape Management Objectives Area of Conservation and Enhancement.

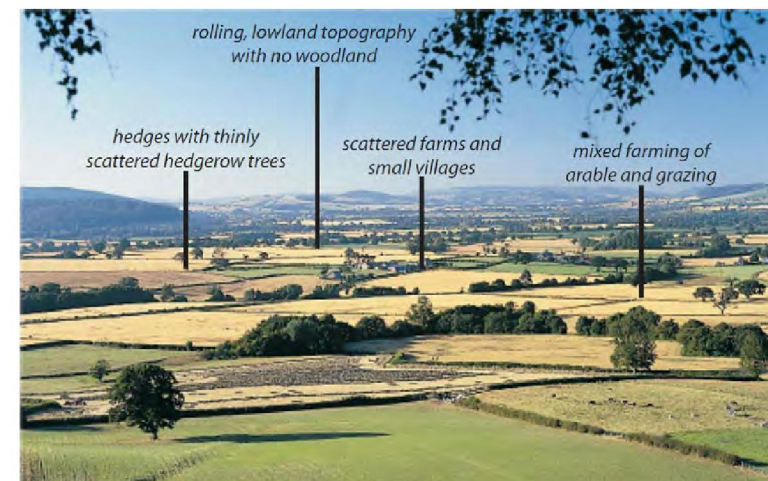
The Principal Settled Farmlands Landscape Type has the following key characteristics:

- “Hedgerows used for fields boundaries (primary characteristic)
- Mixed farming land use (secondary characteristic)”

Full description of the landscape character is detailed in the LVIA prepared by Aspect Landscape Planning



Principal Settled Farmlands Landscape Type in Herefordshire (Map Extract from the Herefordshire Landscape Character Assessment 2004)



Principal Settled Farmlands Landscape Type (Herefordshire Landscape Character Assessment 2004)

2.0 Response to Context

2.4 VILLAGE CHARACTER

The application site is located to the east of Credenhill, [REDACTED] and approximately 3km to the north-west of Hereford. The immediate built areas of the site comprise sporadic development to the west and south, which extend along the A480 road corridor.

Within the village of Credenhill the local vernacular is defined by more modern development, with a wider mixture of architectural styles apparent on cottages and historic buildings to the north of the village which reference more traditional elements found throughout Herefordshire.

The development proposals will reference the varying architectural styles and materials that characterise the local area, ensuring that the proposals respect and enhance the local character.



Views of existing built form and residential styles within Credenhill

2.0 Response to Context

2.5 LANDSCAPE & VISUAL CONTEXT

A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although they are not exhaustive, they are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.

It is considered that the application site is largely visually well contained due to the extent of existing mature vegetation structure within the site's immediate and localised context, which largely restricts views towards the site to the immediate setting. It is however noted that the topography of the site and the localised setting allows for occasional longer distance views towards the site from the wider rural setting to the east, however within these views, the site is seen within the context of the existing sporadic development immediately to the west and south of the site which forms a notable feature within the receiving landscape fabric. As such, it is considered that the proposals will not introduce new features into the receiving visual environment.

As part of the proposed development, an appropriate development setback has been provided from the eastern site boundary comprising additional tree, shrub and hedgerow planting. The proposed landscape mitigation will assist in integrating the development into the receiving landscape, providing an enhanced degree of containment to the site to that which exists at present. As these features mature, they will create an enhanced degree of containment and separation and will form an appropriate transition between the proposals and the wider landscape setting.

Full details of the landscape and visual context of the application site is included within the standalone LVIA prepared by Aspect Landscape Planning which accompanies this application



Viewpoint taken from the A480 adjacent to the southern corner of the site.

2.0 Response to Context

2.5 LANDSCAPE & VISUAL CONTEXT *cont.*



View taken from Public Right of Way to the north east of the site



View taken from the base of Credenhill Camp Scheduled Monument to the north west

2.0 Response to Context










2.6 ARBORICULTURE

An arboricultural survey of the site has been undertaken by Aspect Arboriculture, drawing on the guidance provided by BS5837:2012. Review subsequently focused on identifying trees appropriate for integration within a residential setting, and recognising their contribution to the amenity of the existing (and proposed) setting.

The application area consists of two paddocks to the east of the A480; the tree cover within influence is considered to represent a typical assemblage for the site's existing use and setting. Managed native hedgerows define field boundaries, which contain mature Oak standards, alongside occasional Ash and Pear, and the southern paddock contains a number of unmanaged mature fruit trees.

An Arboricultural Impact Assessment (ref. 9800_AIA.001) has been produced by Aspect Arboriculture which establishes and reports on the arboricultural impact of the proposed development, supplemented by a strategy for safeguarding retained trees during construction.

KEY:

-  Site Boundary
-  Ownership Boundary
-  Tree Numbers
-  Tree Canopies
-  Category 'U' Trees
-  Category 'A' RPA
-  Category 'B' RPA
-  Category 'C' RPA
-  Veteran Buffer (15 x DBH)



Tree Constraints Plan

2.0 Response to Context

2.8 ECOLOGICAL ASSESSMENT

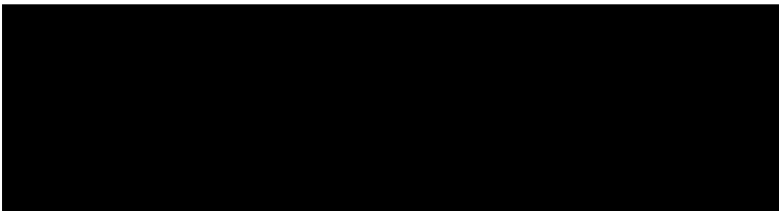
An Ecological Appraisal has been undertaken by Udall-Martin Associates Ltd to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys.

Plants

A non-native species (*Montbretia* sp.) and mistletoe were recorded on site, respectively beneath hedgerows and in a tree on site.

Amphibians

Toads were found on site during the specific reptiles surveys carried out. Potential amphibian breeding and terrestrial habitats have been identified on site. It is also noted that the part of the vegetation provides some potential amphibian cover, shelter and hibernation opportunities.



Bat

Five species of bat were recorded during three bat activity surveys. These species include: common pipistrelle bat; soprano pipistrelle bat; noctule bat; brown long-eared bat (*Plecotus auratus*); and a *myotis* bat species. Bats have mainly been recorded foraging and commuting along boundary hedgerows features. Common pipistrelle and soprano pipistrelle bats were the most frequently recorded species during the three visits.

Hazel Dormouse

Hedgerows on site and vicinity were identified as potential habitat for the hazel dormouse.

Noble Chafer

No noble chafer was found on site, however, it is acknowledged that evidence could have been missed in a number of inaccessible holes located higher in the trees.

Birds

Hedgerows, shrubs and trees on site and vicinity were identified as potential habitat for birds.

Reptiles

No reptiles were recorded on site during the specific surveys carried out. The grassland areas being shortly grazed and/or mown were identified as limited potential reptile habitat, however, should the swards be allowed to grow tall, the grassland would provide potential cover and sheltering habitat for reptiles. The base of hedgerows, long grassland in the north-western corner of the site and tall ruderal vegetation were also identified as potential reptile habitat as they provide shelter, cover, foraging and commuting routes for reptile. Piles of composts and branches also provide reptile cover, shelter and hibernation opportunities.

Other species

A rabbit warren was found beneath a hedgerow. Rabbit holes and droppings were found in the north-eastern corner of the southern field. Rabbit droppings were also found along the northern site boundary. The piles of composts and branches provide potential hedgehog cover, shelter and hibernation opportunities.

Figure 4: Bat Activity Survey Area and Results



2.0 Response to Context

2.8 FLOOD RISK ASSESSMENT

A Flood Risk Assessment (FRA) has been undertaken by JDL to provide a qualitative assessment of the potential sources and effects of flooding in accordance with the guidelines set out in the National Planning Policy Framework (NPPF). The full details of the Flood Risk Assessment are contained within the separate Flood Risk report which supports this application.

The aim of the Flood Risk Assessment is to demonstrate that the site can be developed safely, without exposing the development to an unacceptable degree of flood risk or increasing the flood risk in its immediate setting.

Liaison has been undertaken with Herefordshire Council regarding the proposed development and this has been taken in to consideration with the FRA.

The Flood Risk Assessment concluded that the development can be undertaken in a sustainable manner without increasing the flood risk to the proposed development.

Site location and extract of flood map(s)

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), June 2018

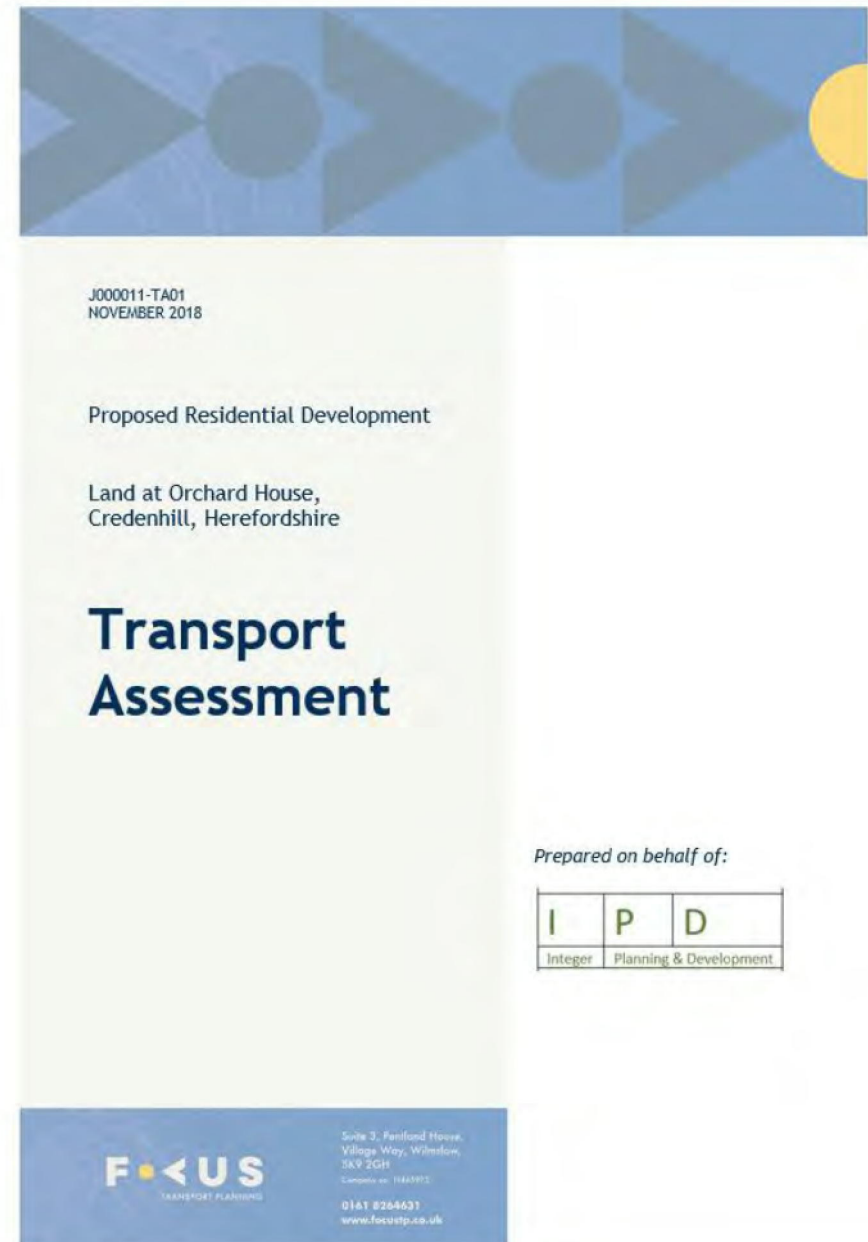


2.0 Response to Context

2.9 TRANSPORT ASSESSMENT

A Transport Assessment has been undertaken by Focus Transport Planning (Focus TP) to consider the potential highways and transport issues related to the proposals. The assessment has been prepared to apprise the Local Planning & Highway Authority (LPA & LHA) Herefordshire Council (HC) of the level of new traffic demand anticipated to be generated by the development proposals, the likely network operational effects associated with the application scheme and to set out the design and nature of the proposed site access arrangements and supporting off-site highway improvements.

Based on the review of issues set out in the Transport Assessment, Focus TP concluded that they would have no hesitation in commending the scheme to the Council with respect to highways and transport considerations.



3.0 Evaluation and Evolution



Aerial Overview of the Site.

3.1 CONSTRAINTS & OPPORTUNITIES

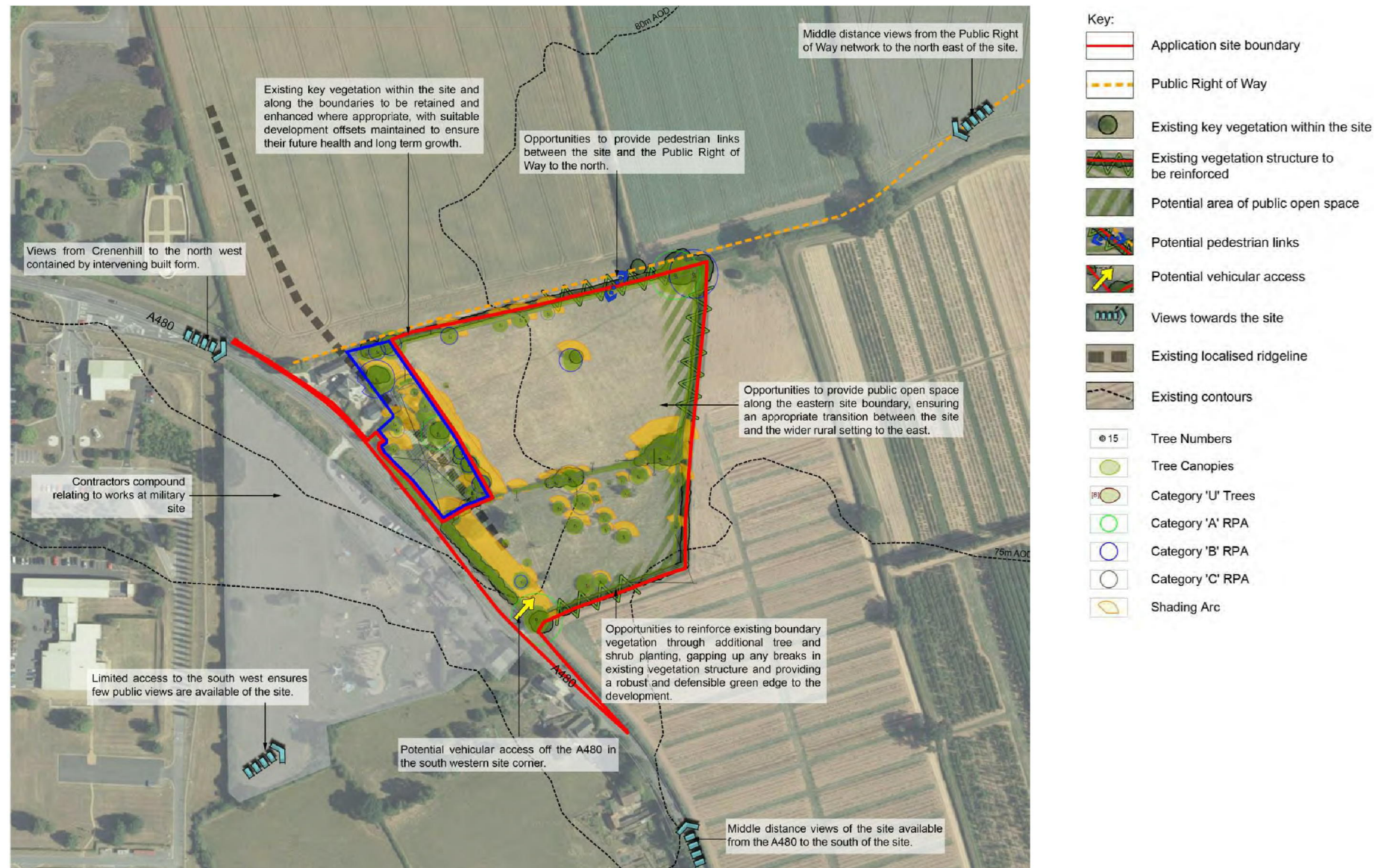
In appraising the site and setting a number of factors have been considered; namely the site in relation to its wider context, the topographical and landscape character, visual amenity and local architectural context. This is detailed on the following plans and has informed the development of the illustrative layout.

Key Opportunities and Constraints

- ☐ To deliver a high quality, sustainable residential layout which can be integrated into the existing landscape setting;
- ☐ To deliver a mix of housing for 69 new dwellings offering 1-4 bedroom properties comprising 35% affordable housing.
- ☐ To provide an integrated network of open spaces incorporating extensive landscape, sustainable drainage areas and ecological zones;
- ☐ Provision of safe pedestrian movement between the development and the wider setting of Credenhill, through connections to the existing Public Right of Way setting and pavements along the A480;
- ☐ Provision of an appropriate landscape treatment to the sites boundaries, providing an enhanced degree of containment to the proposals, notably additional planting along the eastern site boundary, assisting the successful integration of the proposals and existing settlement edge into the receiving landscape fabric;
- ☐ Development should respect the visual amenities of the wider landscape setting and the importance of minimising the visual impact of the proposals with the retention and enhancement of the existing vegetation structures associated with the site and its boundaries where possible and appropriate;
- ☐ To provide an considered and appropriate layout which respects the key existing vegetation structures associated with the site boundaries, implementing an appropriate development offset from these assets;
- ☐ The scheme should be visually attractive, respecting the context, form and typology of existing built form and neighbouring local vernacular;
- ☐ Opportunities for extensive new landscaping to retain and further add to the existing green infrastructure;
- ☐ The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting to the east;
- ☐ The scale, layout and urban grain of the development should be appropriate to its setting.

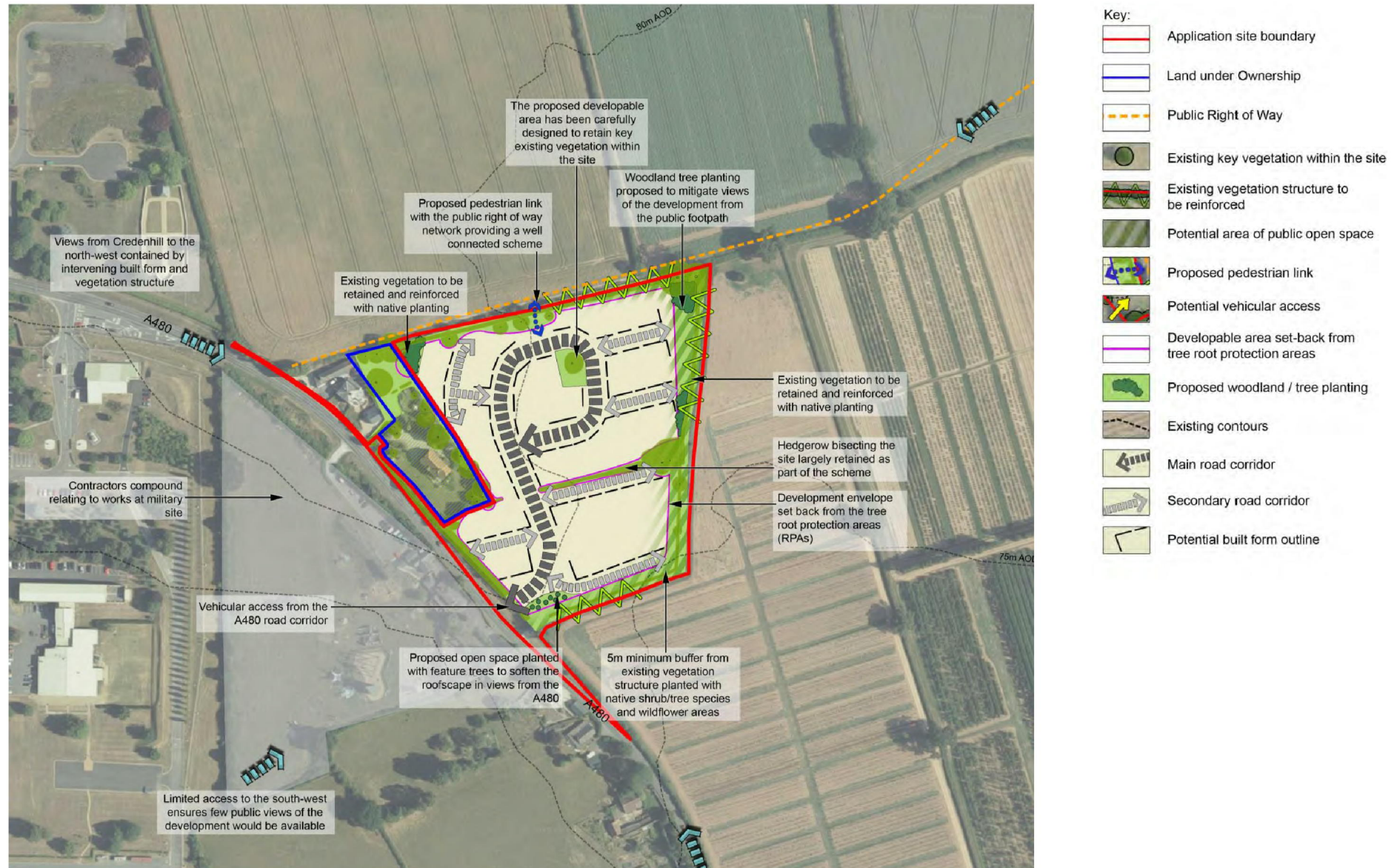
3.0 Evaluation and Evolution

3.2 SITE ANALYSIS



3.0 Evaluation and Evolution

3.3 DEVELOPMENT FRAMEWORK



3.0 Evaluation and Evolution

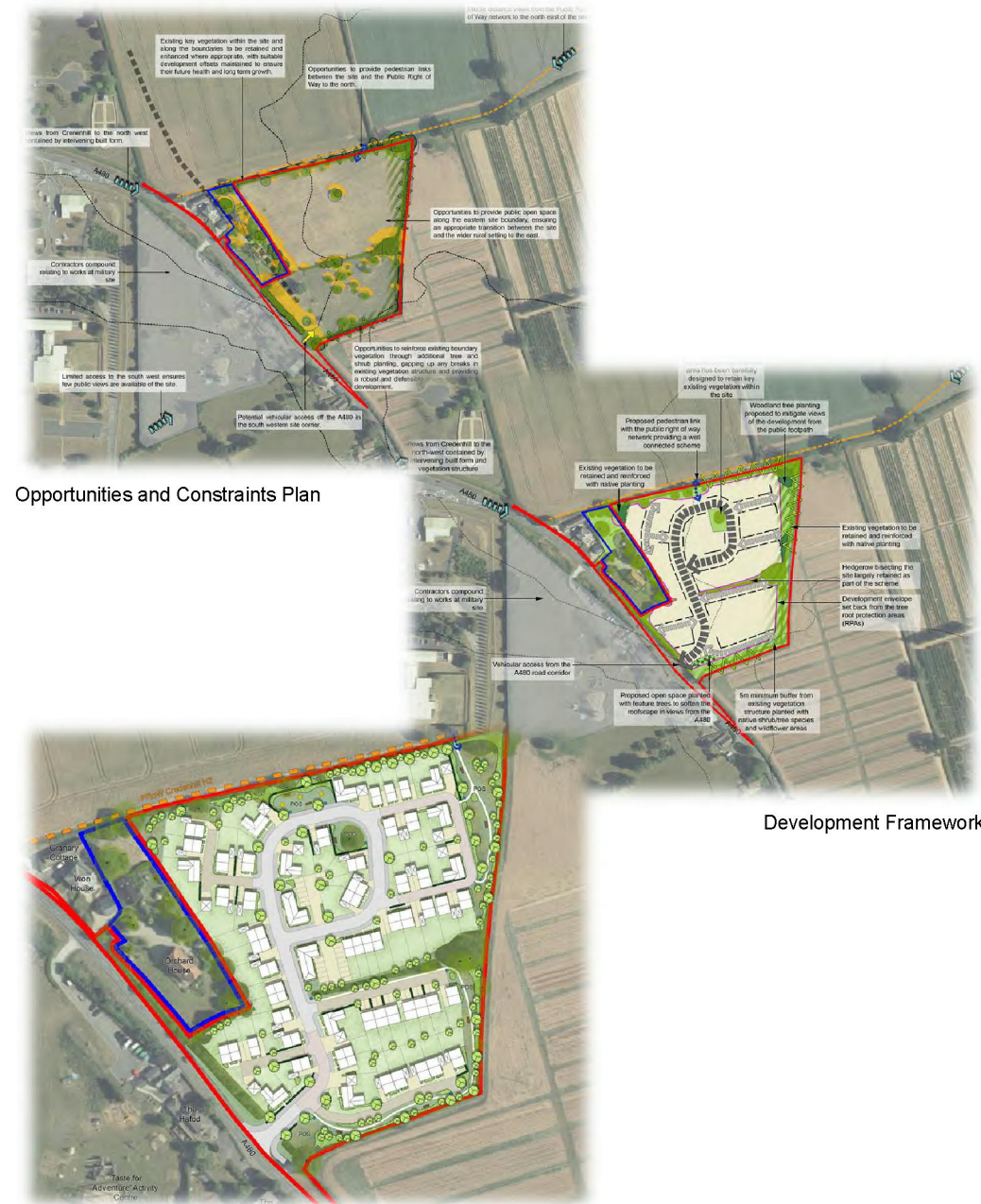
3.4 DESIGN EVOLUTION

The proposals have been developed as a result of a public consultation to ensure that a carefully considered and sensitive development approach is achieved.

From the outset the proposals have sought to respond to and where possible enhance the existing features which characterise the site and its immediate setting. Of key concern was the retention of key vegetation and the relationship between the proposals and the wider countryside setting to the east.

Key design principles include:

- ❑ The retention and enhancement of the existing vegetation structures associated with the site boundaries and other environmental assets;
- ❑ To deliver a high quality, sustainable development which reflects the scale, layout and pattern of Credenhill and is appropriate to its setting;
- ❑ Scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- ❑ The creation of a substantial, robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting to the east;
- ❑ Provision of an integrated network of public open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure;
- ❑ Alongside this, careful consideration has been given to the design and layout of the proposals, ensuring that the proposals are in keeping with the character of the wider setting.



Illustrative Development Masterplan

3.0 Evaluation and Evolution

3.5 CONSULTATION

Integer Planning & Development have strived to work closely with local communities and key stakeholders to ensure any new development can integrate seamlessly with the existing settlement, whilst providing a mix of house types to address local needs.

Full details of the consultation undertaken can be found in the relevant section of the Planning Statement.

4.0 Proposed Development and Design

4.1 THE PROPOSALS

The illustrative layout of the proposals along with the supporting text and illustrations within this section of the Design and Access Statement set out a way in which the site development principles within the Development Framework Plan could be translated into a detailed design, layout and urban grain including plot arrangement and green infrastructure. It remains entirely illustrative at this stage as the final layout would be subject to the submission of Reserved Matters application and the following pages set out the urban design principles that the development seeks to adopt.

The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset the proposals have sought to respond to, and where possible enhance, the existing vegetative features of value within the site with reference to the Arboricultural Assessment which accompanies this application.

The proposals briefly comprise:

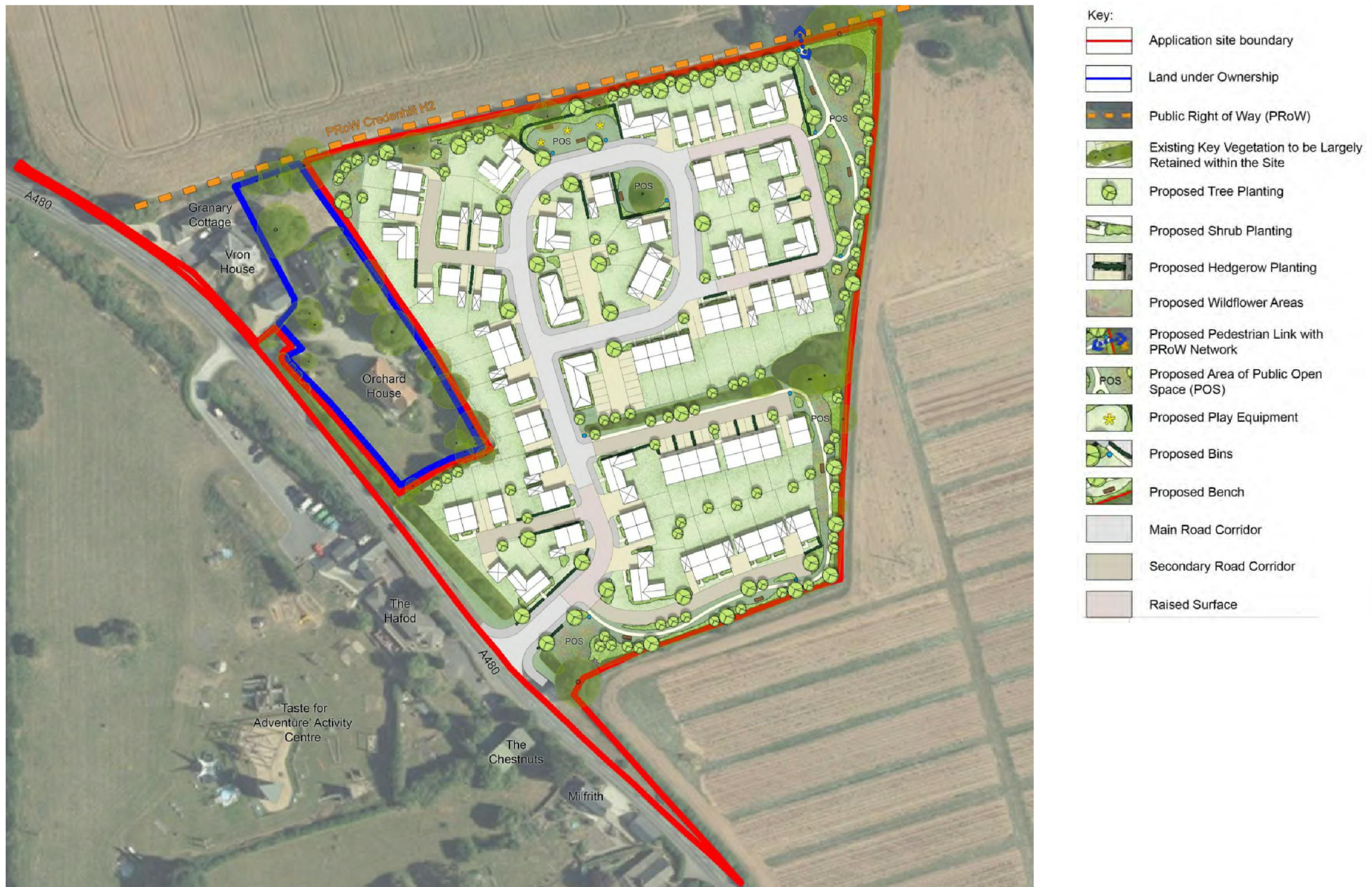
- ❑ 69 new homes, alongside policy compliant affordable properties;
- ❑ Primary vehicular and pedestrian access from the A480 to the south west;
- ❑ Pedestrian access to the wider footpath network to the north;
- ❑ Provision of areas of open space comprising additional tree, shrub and hedgerow planting;
- ❑ The retention and enhancement of internal and boundary vegetation where appropriate
including additional planting to the east of the site, providing a suitable development offset from the wider countryside setting to the east;
- ❑ New landscaping to enhance the site and its boundaries, contributing positively to the landscape setting;
- ❑ Increased Biodiversity through the retention and enhancement of existing vegetation structures.

Extract of the Illustrative Masterplan.



4.0 Proposed Development and Design

4.2 ILLUSTRATIVE MASTERPLAN



4.0 Proposed Development and Design

4.3 USE AND AMOUNT

The outline planning application covers a total area of 2.85 hectares (with approximately 0.3 Ha comprising an existing dwelling to be retained). In summary the amount and various uses of development proposed within the site are as follows:

Residential Development:

The net developable area is 1.93 hectares for residential development providing up to 69 dwellings with policy compliant affordable housing. The development density across the site has been carefully considered to achieve a density of 37.75 dwellings per hectare (nett). The development will provide a mix of dwellings and house types ranging from 1 - 4 bedroom properties, offering a mix of market housing from first time homes to larger family homes in line with the current guidance.

Public Open Space:

The open space provision is primarily focused along the eastern site boundary. The proposals comprise a total of 0.3 hectares of accessible open space, incorporates formal footpaths and areas of amenity landscape to provide areas for informal recreational activities and to enhance biodiversity. Also included within the development is 0.32 hectares of ecological enhancement zones, which comprises a pocket of native planting and wildflower grassland in the north western corner and extends along the site's boundaries.

The areas of open space includes strategic landscaped zones incorporating native tree and shrub planting to the boundaries and perimeters of the open spaces to reinforce the existing site boundaries and further contribute to the localised landscape. The provision of naturalised areas is to be promoted to offer habitat opportunities for wildlife, in keeping with the findings of the [Ecology Assessment](#), and will be included within the new native planting areas and adjacent to the retained vegetation to the site boundaries.



4.0 Proposed Development and Design

4.4 LAYOUT

The layout of the proposals seek to follow a number of key principles;

- ❑ To deliver a high quality, sustainable residential layout which can be integrated into the existing urban edge, in accordance with the Bassetlew Residential Design Guide Supplementary Planning Document;
- ❑ The retention and enhancement of the existing vegetation structures associated with the site boundaries and other environmental assets;
- ❑ Development should respect the visual amenities of the wider landscape setting;
- ❑ The scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- ❑ To deliver a mix of housing of up to 71 new dwellings alongside policy compliant affordable housing of a range of property sizes and types;
- ❑ The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting to the east;
- ❑ Provision of an integrated network of open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure;
- ❑ Opportunities for the provision of safe pedestrian movement between the development and the wider setting of Retford;
- ❑ The scale, layout and urban grain of the development should be appropriate to its setting;

To maintain good legibility the layout has been developed around a main distributor road, accessed from Bracken Lane to the south. The distributary road provides access throughout the site, alongside secondary roads, shared driveways and semi private cul-de-sacs.

The development area has been carefully considered so as to ensure that the established vegetation structures both internally, and which bound the site are retained and enhanced were appropriate.

The provision of open space along the eastern site boundary allows for extensive native tree, shrub and hedgerow planting, assisting in the successful integration of the proposed development and existing settlement edge into the wider landscape fabric. The landscape structure at this point will also ensure that an enhanced level of visual containment is achieved, helping to further integrate the proposals when viewed from the north.

The housing layout has been developed around the proposed green spaces with dwellings along the semi private and shared drives fronting onto the open spaces ensuring they are overlooked whilst also achieving a positive green aspect as part of the layout. Internally, incidental green spaces and tree planting within proposed street scenes will add a further green element to the proposals, creating a sense of place and an attractive layout for residents. Full details of the proposed landscape strategy are included within the standalone Landscape & Visual Impact Assessment prepared by Aspect Landscape Planning Ltd, and which accompanies the application.



4.0 Proposed Development and Design

4.5 SCALE

The proposed illustrative layout comprises a mix of detached, semi-detached and terraced properties and has been developed to reflect the character and existing urban grain of the adjoining built up areas. The proposed buildings will be 2 storeys in height and reflect similar footprints, style and vernacular of the existing properties within Credenhill to ensure that the bulk and scale of the built form is appropriate within the wider settlement setting.

Variations in rooflines, ridges and eaves will be incorporated to ensure the proposals create a degree of change. Similarly plot sizes, widths, depths and scale will be varied to provide definition in character which complements the existing scale and development of the adjoining areas.

4.6 APPEARANCE

In terms of appearance, it is intended that the proposals will incorporate high quality materials to ensure appropriate elevational treatments are achieved and the proposals can be accommodated in this location. The proposals also make best use of existing vegetation structures, retaining the key boundary trees and proposing additional boundary treatment around the perimeter of the site to ensure that a sensitive and appropriate level of development is achieved.

Although much of the localised and wider context to the west of the site has been developed, the more historic built structures comprising individual cottages to the north and north west of the MOD base are distinctive.

Traditional building materials and vernacular will reference the localised context and assist in ensuring that the proposals relate well to the character of the localised setting and wider context of Credenhill, creating a modern interpretation that will be explored further at the detailed design stage.

The proposed landscape strategy is designed to reinforce and enhance the site boundaries, and aims to maintain and enhance the degree of physical and visual containment afforded to the application site, whilst ensuring the improved longevity of the landscaped setting and visual containment between the site and wider countryside.



Examples of high quality residential development



Illustrative perspectives showing how the development could look.

4.0 Proposed Development and Design

4.7 SUSTAINABILITY

The sustainable construction methods and energy efficiency of the built elements will be incorporated in the detailed design stages. This aims to promote a high standard of construction and buildings associated with the development.

The development proposals will follow the aspirations set out within the Code for Sustainable Homes documentation in order to achieve a high quality and sustainable residential environment. The nine design elements including; energy, water, materials, surface water runoff and waste, pollution, health and well-being, and ecology will be evaluated throughout the detailed design stages. The current illustrative layout and outline design principles seek to ensure that these elements can be incorporated as the development is detailed further.

Best practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques and homes which seek to be energy efficient.

The design is expected to explore the following key points in order to promote sustainability and reduce carbon emissions;

- ❑ *Homes should be designed to ensure they can be adapted internally in order to suit the various needs of differing occupiers.*
- ❑ *Locally sourced and recycled building materials, aggregates and methods including porous / permeable surfaces, should be utilised along with a preference over sustainable materials and products.*
- ❑ *Low carbon and energy efficient lighting to be incorporated where feasible.*
- ❑ *Inclusion of double and triple glazed windows and a high level of roof insulation .*
- ❑ *Layout and plot design to allow for suitable waste and recycling storage facilities.*
- ❑ *Building aspects should be considered to maximise solar gain.*

- ❑ *Retention, conservation and enhancement of the site's natural resources such as existing hedgerows and treescape.*
- ❑ *Inclusion of urban greening elements incorporating rear and front gardens, street trees and ornamental planting.*
- ❑ *Public open spaces should include locally native species to encourage wildlife and offer biodiversity enhancements.*



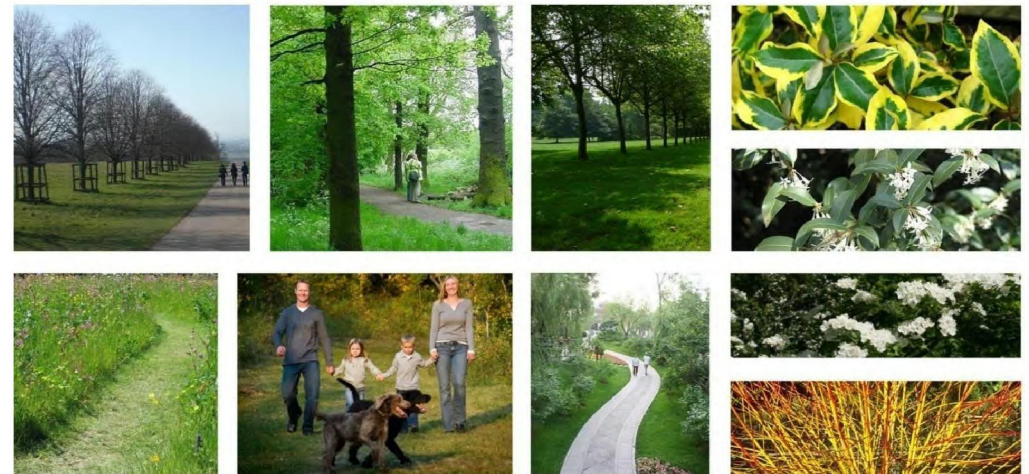
Examples of residential development incorporating high quality landscape

4.0 Proposed Development and Design

4.8 GREEN INFRASTRUCTURE & LANDSCAPE

The proposed landscape structure seeks to complement and enhance the site boundaries, reinforcing the existing vegetation that is to be retained, and forming a robust green edge to the application site. Native tree, shrub and hedge planting will be incorporated to the site boundaries maintaining the degree of containment afforded to the site. The Landscape & Visual Impact Assessment prepared by Aspect Landscape Planning Ltd identifies a number of key landscape principles which have been promoted as part of the development proposals, these include:

- ❑ Retention of existing vegetation structures around the site with margins of open space to maintain ecological connectivity around the site;
- ❑ Provision of a robust landscape strategy along the eastern site boundary, comprising extensive native tree, shrub and hedgerow planting, assisting the successful integration of the proposals into the receiving landscape setting;
- ❑ Creation of an appropriate green infrastructure, in order to create an attractive and appropriate development setting;
- ❑ Provision of open space along the eastern site boundaries, providing an appropriate development setback from the wider countryside setting;
- ❑ Retention of the landscape structures on boundaries that abut existing built form to the west, helping to create an appropriate green edge to the development and to filter views from existing residential properties;
- ❑ Retention of key vegetation structures both internally and lining the site boundaries;
- ❑ Creation of ecologically valuable corridors to existing and proposed field boundaries through creation of species rich margins and tree edge, where appropriate;
- ❑ Tree planting within the residential area to break up the appearance of urban development, and within areas of proposed open space to increase level of tree cover generally within the site;
- ❑ Creation of new footpaths and seek opportunities to link the site with the wider footpath and cycle network where possible.
- ❑ The provision of tree lined 'dark corridors' within the site, to be devoid of lighting to encourage bat foraging.



Examples of parkland settings and typical plant species which could be utilised as part of the proposed development















4.0 Response to Context

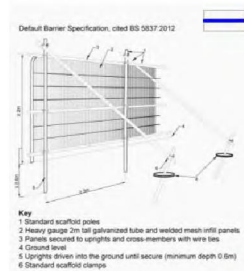
4.9 ARBORICULTURE

An Arboricultural Impact Assessment (ref. 9800_AIA.001) has been produced by Aspect Arboriculture which establishes and reports on the arboricultural impact of the proposed development, supplemented by a strategy for safeguarding retained trees during construction.

The proposals have been designed to major the removals on low quality elements of the tree stock, and to retain the integrity of the boundaries. In summary, the effect of the proposed development is considered acceptable in arboricultural terms, and is in accordance with Herefordshire Council Policies LD1, LD3 or the NPPF

KEY:

-  Site Boundary
-  Ownership Boundary
-  Tree Numbers
-  Tree Canopies
-  Category 'U' Trees
-  Category 'A' RPA
-  Category 'B' RPA
-  Category 'C' RPA
-  Veteran Buffer (15 x DBH)
-  Trees to be Removed
-  Tree Protection Barrier
-  Tree Protection Barrier (Secondary Specification)
-  Tree Protection Barrier (2nd Position)
-  Manual Excavation
-  Above Soil Surfacing
-  Ground Boarding



Tree Protection Plan

4.0 Proposed Development and Design

4.10 ECOLOGY & NATURE CONSERVATION TBC BY ECOLOGIST

The National Planning Policy Framework (NPPF) requires developments to maximise the opportunities for biodiversity by building in enhancement measures. The proposals present the opportunity to deliver ecological enhancements for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of the national and local Biodiversity Action Plan (BAP).

Biodiversity Enhancements

Given the types of habitats and ecological features within and adjacent to the study area, the following enhancements would be appropriate in the local context:

Where possible, planting within the site should seek to provide additional habitat for urban and suburban wildlife. While native species are often of value to biodiversity generally it is now clear that many cultivated varieties and exotic plants are also good for wildlife provided that their flowers are not too complex or that hybrid varieties, which may produce little or no pollen or nectar and so are not of interest to bees, butterflies or other pollinating insects, are not used.

The planting strategy, both within private and public areas, should therefore combine a range of native species and where appropriate, such as gardens and more formal areas, with a range of ornamental species with an accepted value for biodiversity. A range of small shrubs, low growing woody species, grasses and perennials, would provide a range of forms, sizes and finer scale variation to enhance the future structural and three dimensional complexity of the site.

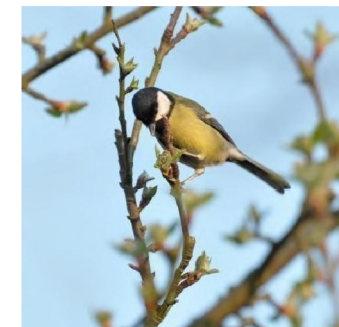
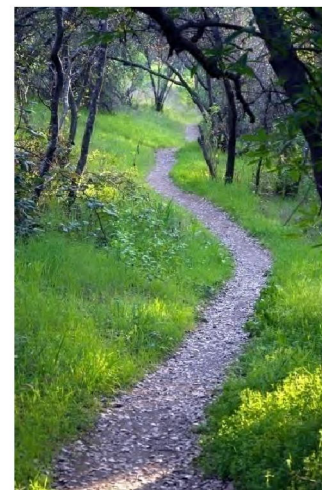
Consideration should also be given to the provision of bird and bat boxes, to be affixed to suitable retained trees to enhance nesting opportunities for birds in the local area and therefore contribute to requirements of NPPF via biodiversity enhancement. A selection of hole- and open-fronted designs should be used in order to encourage a variety of species.

To further enhance the site, bat boxes could be incorporated at differing heights and aspects, affixed to trees around the peripheries of the site in areas of minimal disturbance and within or adjacent to habitat corridors. These could include hibernation and maternity designs and would increase roosting opportunities for local bats.

Connectivity through the site should be maintained by retaining all boundary features such as hedgerows, dark buffers will be to ensure safe passage for bats and other species.

The development should include the provision of bat boxes in the trees, bat bricks in the buildings and the inclusion of dark foraging corridors with consideration on artificial lighting.

Examples of Native Flora and Fauna



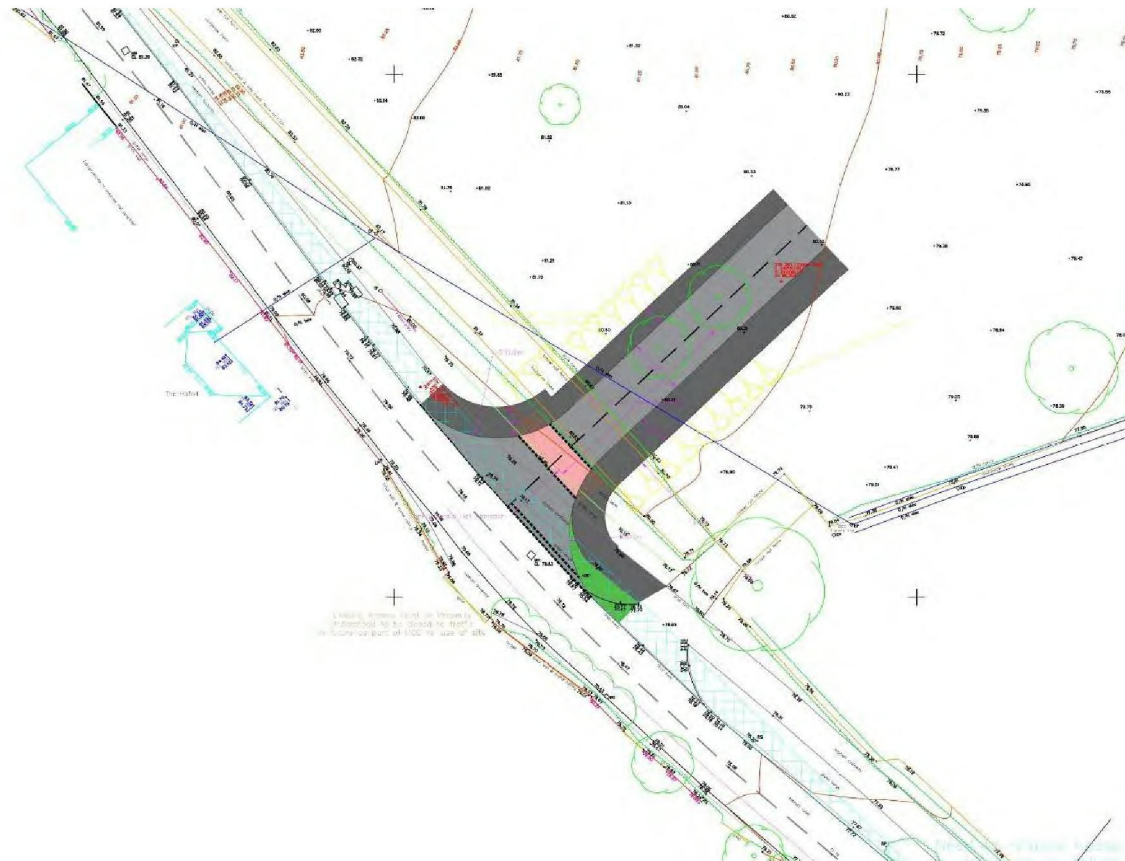
4.0 Proposed Development and Design

4.11 ACCESS

The proposed primary vehicular access arrangements will be gained from the A480 in the southern corner of the site and will comprise:

- 5.5m wide site access road with 2m footways;
- 10m left turn entry / exit radii
- Visibility Splays of 2.4m x 90m.
- Maximum 1:20 gradient connection from existing A480 level to main site level.

Detailed access drawings are appended to the Transport Assessment submitted in support of the proposal.



4.0 Proposed Development and Design

4.12 CONCLUSIONS

To summarise, the overall vision for the site is to provide a distinctive and high quality development which respects the village setting and the surrounding landscape.

The proposals will create 69 dwellings alongside associated open space. It will provide a choice of housing to meet the needs of the area whilst respecting and enhancing the localised landscape. It is considered that the development proposals represent a robust and appropriate development within the context of Credenhill and the wider landscape setting. The carefully considered development approach seeks to preserve and enhance the character of Credenhill, alongside maintaining a robust green edge to the site.

The retention and enhancement of the existing vegetation structure associated with the site boundaries and internal landscape features alongside the proposed landscape strategy will ensure that the proposals will sit comfortably within this setting without detriment to the localised landscape character, visual environment and the setting of the wider landscape. The inclusion of public open space comprising additional planting will provide recreational opportunities to the residents while assisting to integrate the proposals into the receiving landscape fabric.

The proposed development promotes a robust and considered development, which relates to the existing character of Credenhill. Consideration has been given to the scale and layout of the proposals, with the proposed landscape structure, and provision of open space seeking to promote a strong green infrastructure. This green infrastructure and carefully considered development layout, ensures that the proposals can be integrated into the site and its immediate setting, whilst providing a setting for a happy and healthy family life.

It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will result in a high quality, sustainable development. The proposed development can be successfully integrated in this location, is supportable in terms of landscape & visual impact, biodiversity and design and meets the sustainability requirements of the NPPF.

landscape planning • ecology • arboriculture

aspect

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