

PROPOSED RESIDENTIAL DEVELOPMENT PHASE 2 LAND SOUTH OF LEADON WAY, LEDBURY

DESIGN AND ACCESS STATEMENT ADDENDUM

16066_DAS PREPARED BY BANNERS GATE
FOR BARRATT HOMES WEST MIDLANDS
FEBRUARY 2020



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1.1. Planning Application Context

- 1.1.1. This Design & Access Statement has been prepared by Banners Gate Ltd, to support a Full Application by Barratt Homes West Midlands, for Phase 2 of the development south of Leadon Way, Ledbury. Due to this application following on from the approved Phase 1, this Design & Access Statement is to be read in conjunction and viewed as an addendum to the previously submitted DAS, which is attached as an appendix here.
- 1.1.2. This application forms the 2nd Phase of the development south of Leadon Way, Ledbury, and is a continuation on from Phase 1 for which approval was granted July 2019, with the planning reference number of P182628/RM.

1.2. Planning Background

- 1.2.1. Outline Planning Permission, reference 143116 was granted approval for the residential development on land south of Leadon Way, Ledbury for up to 321 residential dwellings, in April 2016.
- 1.2.2. In December 2016 a reserved matters application was submitted by Barratt & David Wilson Homes for 321 dwellings reference 164078.
- 1.2.3. This reserved matters application was granted consent by Herefordshire Council in December 2017. However, in January 2017 an application for Judicial Review of Herefordshire Council's decision to grant reserved matters was made by Ornua. Subsequently, the decision to grant reserved matters 164078 was quashed by the High Court on procedural matters pursuant to potential noise disturbance from the adjacent factory. The application was returned to the council for redetermination.
- 1.2.4. Following this amended plans were submitted for reserved matters approval reference 182628 which comprised Phase 1, 275 dwellings. This gained approval in July 2019.

1.3. Noise Mitigation

- 1.3.1. Following the High Court decision in August 2018, Barratt and David Wilson Homes have had lengthy discussions with adjacent factory owners, Ornua, about undertaking work to reduce the noise levels generated by the factory's plant machinery.
- 1.3.2. Noise mitigation works were successfully undertaken in January 2019 to treat identified noisy equipment. Positive discussions continue between both companies, guiding a submission pursuant the affected area of the site.
- 1.3.3. The development of the site commenced in a phased approach while these mitigation works were carried out, with Phase 1 receiving approval in July 2019. Subsequently this application is for Phase 2 of the development, and is supported by a comprehensive noise assessment and mitigation strategy.

1.4. Proposed Site Layout

- 1.4.1. As highlighted within the reserved matters application for Phase 1 of the development, Phase 2 forms a small parcel of land to the east of the development area, this can be seen on the Proposed Site Layout 16066_6000B. (Previous page).
- 1.4.2. The proposals for this Phase of development largely replicate what was approved by Herefordshire Council in December 2017 prior to the decision being quashed by the High Court on Council procedural matters.
- 1.4.3. These dwellings are now proposed as Phase 2 of the development, with the mix of dwellings being highlighted in the reserved matters application for Phase 1. That being Phase 1 comprising 275 units, and Phase 2 comprising 46 units, giving a total of 321 dwellings, in accordance with the Outline Planning Permission.
- 1.4.4. As landowners, Barratt Homes are committed to delivering Phase 2 in order to fulfil the housing delivery potential of the site.

1.5. Use and Amount

- 1.5.1. Phase 2 of the development consists of a mix of Private & Affordable housing. This is in line with the overall figures for the site with the affordable mix being delivered over both phases.
- 1.5.2. The section 106 agreement deed of variation, dated 5th June 2018, confirms that this planning permission will deliver 38.9% affordable housing of the overall number of dwellings approved pursuant to the Outline Planning Permission.
- 1.5.3. **Affordable Housing (Rented)**
1 Bed Maisonette.....2No
2 Bed House.....9No
Total.....11No
- 1.5.4. **Affordable Housing (Shared Ownership)**
2 Bed House.....2No
3 Bed House.....5No
Total.....7No
- 1.5.5. **Private Housing**
2 Bedroom House.....8No
3 Bedroom House.....16No
4 Bedroom House.....4No
Total.....28No

Total number of dwellings.....46No

1.6. Design & Appearance

- 1.6.1. The design and appearance of the proposed development Phase are broadly in line with the reserved matters appearance that was approved by Herefordshire Council in December 2017.
- 1.6.2. Since December 2017, Barratt Homes have reviewed their house-type range, and a noticeable change in terms of design and appearance is the introduction of hipped roofs to several house-types.
- 1.6.3. The proposed layout will fall seamlessly in line with Phase 1 of the development, so that there is cohesion between the Phases producing a pleasant, visually attractive site as a whole.
- 1.6.4. Please refer to the street scenes & house-type elevations submitted with this and the Phase 1 reserved matters applications.

1.7. Summary & Conclusions

- 1.7.1. This Design and Access Statement has been prepared in support of a Full Application for 46 dwellings as the 2nd phase of the development on land to the south of Leadon Way, Ledbury following outline planning permission 143116.
- 1.7.2. The proposals make up the 2nd phase of the development, bringing the number of units to the 321 dwellings that were approved as part of the Outline Planning Permission for the scheme.
- 1.7.3. Barratt will deliver the full affordable housing provision in accordance with the Council's Local Plan. The overall private housing mix is in accordance with what was agreed with the Council's Planning Committee in December 2017 following discussion with the Ledbury ward Councillors.
- 1.7.4. In summary, this 2nd phase of development is based on the previously approved reserved matters application, and follows the principles of design that was set out.
- 1.7.5. With the noise mitigation strategy in place, and mitigation measures in place to reduce any potential impact relating to noise, it is viewed that this parcel of land is now suitable for dwellings.
- 1.7.6. We trust that officers will support this application and grant reserved matters for the 2nd phase of development to enable Barratt Homes to deliver the full potential of the site, and deliver much needed homes for Ledbury and the wider area of Herefordshire.

