



# RIDGE

**PLANNING STATEMENT IN  
SUPPORT OF FULL PLANNING  
APPLICATION FOR THE  
ERECTION OF 15 DWELLINGS AT  
LAND TO THE EAST OF THE A40  
ROSS-ON-WYE  
PREPARED FOR EDENSTONE  
HOMES**

June 2022

# **PLANNING STATEMENT IN SUPPORT OF FULL PLANNING APPLICATION FOR THE ERECTION OF 15 DWELLINGS AT LAND TO THE EAST OF THE A40 ROSS-ON-WYE**

June 2022

## **Prepared for**

Edenstone Homes

## **Prepared by**

Ridge and Partners LLP  
3rd Floor Regency House  
65 Rodney Road  
Cheltenham  
Gloucestershire  
GL50 1HX  
Tel: 01242 230066

## **Contact**

Guy Wakefield  
Partner  
[gwakefield@ridge.co.uk](mailto:gwakefield@ridge.co.uk)  
01242 230066

Job No. 5008975

## **Version Control**

Issue Date: June 2022  
Originator ER  
Checked EW/ GW  
Version 1.5  
Notes N/A

## CONTENTS

<b>1.</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2.</b>	<b>SITE AND SURROUNDING AREA</b>	<b>5</b>
	Site Location and Description	5
	The Wider Area	5
	Site Constraints	5
	Relevant Planning History	5
<b>3.</b>	<b>THE PROPOSED DEVELOPMENT</b>	<b>7</b>
	Proposed Dwellings	7
	Access and Parking	7
<b>4.</b>	<b>PLANNING POLICY CONTEXT</b>	<b>8</b>
	The Development Plan	8
	National Planning Policy	12
	Other Materials Considerations	14
<b>5.</b>	<b>CONSIDERATION OF PLANNING POLICY ISSUES</b>	<b>15</b>
	Principle of Development	15
	Housing Mix	15
	Affordable Housing	15
	Design, Layout and Scale	16
	Public Open Space and landscaping	17
	Parking, Access and Sustainability	17
	Flood Risk and Drainage	18
	Ecology and Biodiversity	18
	Amenity Considerations	18
<b>6.</b>	<b>CONCLUSIONS</b>	<b>20</b>

# 1. INTRODUCTION

- 1.1. This Planning Statement has been prepared by Ridge and Partners LLP on behalf of Edenstone Homes to accompany a full planning application for the erection of 15 dwellings and associated infrastructure at land to the east of the A40 Ross-on-Wye.
- 1.2. The site is located within the redline boundary for where outline planning permission was granted for 175 dwellings under reference P194403/O in April 2021. A subsequent reserved matters application, for 58 dwellings representing the first phase of the development was approved, in September 2021 (under reference P212925/RM).
- 1.3. This statement should be read in conjunction with plans and the following documents:
  - Site Location Plan (prepared by Edenstone Homes)
  - Site Layout Plan (prepared by Edenstone Homes) (Version H)
  - Street Scenes (prepared by Edenstone Homes)
  - Storey Heights Layout (prepared by Edenstone Homes)
  - Materials Layout (prepared by Edenstone Homes)
  - Enclosures Layout (prepared by Edenstone Homes)
  - Affordable Layout (prepared by Edenstone Homes)
  - Refuse Layout (prepared by Edenstone Homes)
  - Parking Strategy (prepared by Edenstone Homes)
  - Swept Path Analysis 10.2m Refuse Vehicle Servicing (Version E) (prepared by Vectos)
  - Proposed Site Review (Version E) (prepared by Vectos)
  - Transport Statement (Version 2) (prepared by Vectos)
  - Landscape Proposals (Version B)
  - Plant Schedule
  - Engineering Layout (1 in 1000) (Version D) (prepared by phg Consulting Engineers)
  - Engineering Layout (1 in 500) (Version D) (prepared by phg Consulting Engineers)
  - Flood Risk Assessment & Drainage Statement (prepared by phg Consulting Engineers)
  - Acoustic Statement (prepared by Clarke Saunders acoustics)
  - Arboricultural Method Statement (prepared by Treescene Arboricultural Consultants)
  - Tree Survey (prepared by Treescene Arboricultural Consultants)
  - Tree Constraints Plan (prepared by Treescene Arboricultural Consultants)

- Tree Protection Plan (prepared by Treescene Arboricultural Consultants)
- Biodiversity and Ecology Compliance Checklist
- Climate Change Compliance Checklist
- Ecological Assessment (prepared by Ecology Solutions)
- Briefing Note: Updated Ecological Assessment (prepared by Ecology Solutions)
- Design and Access Statement (prepared by Edenstone Homes)

1.4. This Statement follows a structure of firstly providing an assessment of the site and surrounding area in section 2, before providing details of the proposal within section 3. After which, section 4 sets out the relevant local and national planning policy. Following on from this, an assessment of the material considerations and planning policy issues pertinent to this proposal are provided in section 5. Finally, conclusions are made in section 6.

## 2. SITE AND SURROUNDING AREA

### Site Location and Description

- 2.1 The site comprises a greenfield site located to the east of the A40, within the administrative boundary of Herefordshire Council. The site lies within the redline boundary of application ref. P194403/O. To date, 58 dwellings at St Marys Village have had reserved matters approval.
- 2.2 It should be noted that the application site is a full application. The proposed 15 dwellings are in addition to those consented at St Marys Village (ref. P212925/RM).
- 2.3 The site slopes in a northerly direction, where it eventually becomes flatter.
- 2.4 To the east of the site is open agricultural land with the boundary of the site being marked by intermittent hedgerow. To the south is phase 4A, To the west and north-west, planning permission has been granted for the erection of 290 dwellings (between the application site and A40) and this development is currently under construction.

### The Wider Area

- 2.5 The site is located approximately 1km from the centre of Ross of Wye which has a wide range of facilities including supermarkets, shops, library, doctor's surgery and other facilities to meet the day-to-day needs of residents.

### Site Constraints

- 2.6 The site is located within the settlement boundary for Ross on Wye, and adjacent to the Ross on Wye Landscape Management Zone. It is approximately 1km from the town centre and 1.2km from the boundary of the River Wye Area of Outstanding Natural Beauty.

### Relevant Planning History

- 2.7 Application reference **P212925/RM** granted reserved matters approval following outline approval 194403 (Erection of up to 175 dwellings together with associated development (all matters reserved except access)) for 58 dwellings representing the first phase of the development.
- 2.8 Application reference **P194403/O** granted February 2020 for Outline consent for the '*erection of up to 175 dwellings together with associated development (all matters reserved except access)*'.
- 2.9 Application **P180155/RM** granted reserved matters approval following outline application P140684/O for the erection of up to 290 dwellings, including affordable housing, public open space, access, landscaping, ground modelling and associated works in April 2019.

- 2.10 Application **P180163** granted planning permission in April 2019 for the erection of a community building.
- 2.11 Prior to this, outline application **P140684/O** granted permission in April 2017 for the development of up to 290 dwellings, including affordable housing, public open space, access, landscaping, ground modelling and associated works.
- 2.12 Application reference 220787 involved reserved matters planning permission being approved following outline approval 194403/O for the erection of 17 dwellings together with associated development Phase 4C (all matters reserved except access).

## Consultation with Stakeholders and Community

- 2.13 The application site is located within the redline boundary of approved application reference. P194403/O. A Statement of Community Involvement was prepared by Ridge and Partners LLP on behalf of Edenstone Homes in support of their outline planning application for the erection of up to 175 dwellings together with associated development at land to the east of the A40, Ross on Wye.
- 2.14 In conjunction with the objectives of Herefordshire Councils Statement of Community Involvement (January 2017) and the National Planning Policy Framework (NPPF), the appointed development team have undertaken pre-application discussions and consultation with the local community and relevant Statutory Consultees.
- 2.15 In conclusion, overall, the applicant and development team have consulted the general public in line with the principles identified within Herefordshire Councils Statement of Community Involvement and the National Planning Policy Framework (NPPF). The feedback received from the various methods of consultation have informed the evolution of the development proposal and the submitted scheme.

### 3. THE PROPOSED DEVELOPMENT

- 3.1. Full planning permission is sought for the erection of 15 dwellings, on land to the east of the A40, to make effective use of surplus land within the redline of the consented 175 dwellings under application reference P194403/O.

#### Proposed Dwellings

- 3.2 The application scheme proposes the development of 15 dwellings. Constituting 12 market homes and 3 affordable homes. The proposed housing mix is detailed in the table below.

Bedrooms	Quantity of market homes	Quantity of affordable homes
1 bed unit	0	0
2 bed unit	2	3
3 bed unit	10	0
4 bed unit	0	0

#### Layout and Design

- 3.3 The layout of the proposed units complements the existing permitted development in terms of its scale and layout. It takes into account the onsite constraints and shows how the proposed number of units can be accommodated whilst providing a high quality design which is in keeping with the adjoining development, and countryside beyond.
- 3.4 The proposed development will provide a range of dwellings including affordable housing to create a mixed community, this will include bungalows.

#### Access and Parking

- 3.5 The proposed development would utilise the existing vehicular access from the A40 as permitted under application P194403/O.
- 3.6 Car parking for the site will be provided in accordance with Herefordshire Councils parking standards, which are understood to be 1 space for 1-bedroom, 2 spaces for 2 to 3 bedrooms, 3 spaces for more than 3 bedrooms.

#### Landscaping

- 3.7 The proposed development has been integrated into the existing landscaping providing footpath connections to the existing footpaths, as shown on the accompanying plan. In addition to this, a number of trees have been proposed this will allow the proposed units to blend into and appear as an extension of the existing permitted landscape enhancements under application references P194403/O and P140684/O.



## 4. PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 This section identifies the relevant local and national planning policy and guidance for the proposed development, before the following section assesses how the proposed development meets each of the requirements.
- 4.3 The site falls within the administrative boundary of Herefordshire District Council. The Development Plan for the site comprises the:
- Herefordshire Local Plan Core Strategy 2011-2031
  - Ross on Wye Neighbourhood Development Plan
- 4.4 In addition, consideration is also given to the National Planning Policy Framework and any other material considerations that are considered relevant.

### The Development Plan

#### **Herefordshire Local Plan Core Strategy 2011-2031**

- 4.5 The Herefordshire Core Strategy was adopted in 2015 and sets out the spatial planning strategy for Herefordshire.
- 4.6 **Policy SS1** places a presumption in favour of sustainable development in line with the NPPF.
- 4.7 **Policy SS2** sets out that a minimum of 16,500 new homes will be needed over the plan period to meet market and affordable housing need. Whilst Hereford is the main focus for growth, outside Hereford the main focus for housing development will be in the market towns which includes Ross on Wye. These other urban areas are identified as those with a range of services and reasonable transport provision- opportunities to strengthen role in meeting requirements of surrounding communities. A minimum of 4,700 new homes are planning within these other urban areas across the plan period. The target net density is between 30 and 50dph.
- 4.8 **Policy SS4** sets out that new developments should be designed and located to minimise the impacts on the transport network, ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.
- 4.9 **Policy SS6** sets out that development proposals should conserve and enhance those environmental assets that contribute to the county's distinctiveness, in particular its settlement pattern, landscape,

biodiversity and heritage assets and especially those with specific environmental designations. Development proposals should be shaped by an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- Landscape, townscape and local distinctiveness
- Biodiversity and geodiversity
- Historic environment and heritage assets
- The network of green infrastructure
- Local amenity, including light pollution, air quality and tranquillity

4.10 **Policy SS7** looks at addressing climate change. It sets out that key considerations in terms of response to climate change include:

- Taking into account the known physical and environmental constraints when identifying locations for development;
- Ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading.
- Minimising the risk of flooding and making use of sustainable drainage methods
- Reducing heat island effects
- Reduction, re-use and recycling and waste with particular emphasis on waste minimisation on development sites, and
- Developments must demonstrate water efficiency measures to reduce demand on water resources

4.11 **Policy RW1** sets out that Ross on Wye will accommodate a minimum of 900 homes over the plan period, with 200 new homes to be developed to the south east of the town and the remaining requirement to be delivered on sites allocated through a Neighbourhood Plan. Within Ross on Wye, new development will be encouraged where they:

- Improve accessibility within Ross on Wye by walking, cycling and public transport particularly where they enhance connectivity with local facilities, the town centre and existing employment areas; contribute towards new or improved community facilities and/ or allow for infrastructure improvements in the town to promote sustainable development
- Enhance green infrastructure and biodiversity and

- Have demonstrated engagement and consultation with the community including the town/parish council.

4.12 **Policy H1** sets out that on sites of 10 or more dwellings, 40% affordable housing on sites in Ross. The mix will vary depending on evidence of housing need as identified through the latest housing market assessment, and an assessment of the viability of the development.

4.13 **Policy MT1** sets out that development proposals should incorporate the following principle requirements covering movement and transportation:

- 1. Demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;*
- 2. Promote, and where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport*
- 3. Encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities*
- 4. Ensure that developments are designed and laid out to achieve safe entrance and exist, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services*
- 5. Protect existing local and long-distance footways, cycleways and bridleways*
- 6. Have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan.*

4.14 **Policy LD1** sets out that proposals should demonstrate that character of the landscape and townscape has positively influence the design, scale, nature and site selection, protection and enhancement of existing settlements and designated areas. Incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings.

4.15 **Policy LD2** sets out that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire.

4.16 **Policy LD3** sets out that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure.

4.17 **Policy SD1** sets out that development proposals should create safe, sustainable, well integrated environments for all members of the community. All development should incorporate the following requirements.

- *Ensure that proposals make efficient use of land- taking into account the local context and site characteristics*
- *New buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, which making a positive contribution to the architectural diversity and character of the area including, where appropriate through innovative design*
- *Safeguard residential amenity for existing and proposed residents*
- *Ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution*
- *Where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective*
- *Utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure*
- *Where possible on-site renewable energy should also be incorporated*
- *Create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;*
- *Ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and*
- *Utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials*

4.18 **Policy SD3** sets out that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk. Development should include appropriate SUD's systems to manage surface water appropriately.

4.19 **Policy SD4** sets out that development should not undermine the achievement of water quality targets for rivers within the county. In particular through the treatment of wastewater.

## **Ross on Wye Neighbourhood Development Plan**

- 4.20 On the 7 June 2021 Herefordshire Council decided to make the Neighbourhood Plan under 38A(4)(a) of the Planning and Compulsory Purchase Act 2004. The Ross on Wye Neighbourhood Plan now forms part of the Development Plan for Herefordshire Council.
- 4.21 **Policy EN1** set out that planning applications should demonstrate how new development contributes positively to Ross and should demonstrate its relationship and applicability to its site, setting and context in terms of scale, materials, form, details, layout, public realm and historic character.
- 4.22 **Policy EN3** sets out that development will be limited to within the settlement boundary.
- 4.23 **Policy EN5** sets out that support will be given to design proposals that make use of a range of eco-building methods such as low carbon and renewable energy, water use reduction, waste water management, waste reduction and the use of locally sourced materials.
- 4.24 **Policy EN8** sets out that the Neighbourhood Plan proposes the establishment of a green infrastructure network connecting green spaces across the whole plan area.

## National Planning Policy

### **National Planning Policy Framework**

- 4.25 The National Planning Policy Framework (NPPF) was revised and updated in July 2021. It sets out the Government's planning policies for England and how they are expected to be applied.
- 4.26 The most pertinent national policy is **Paragraph 119**, which clearly sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.27 **Paragraph 7** is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three interdependent overarching objectives as set out in **paragraph 8**, these are economic, social and environmental. **Paragraph 9** is clear that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 4.28 **Paragraph 10** states that so that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development.
- 4.29 For decision taking in accordance with **paragraph 11**, this means:

- *Approving development proposal that accord with an up to date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*
  - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

4.30 In terms of decision making, LPA's should approach decisions on proposed development in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible (**paragraph 38**).

4.31 **Paragraph 60** sets out the Governments objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.32 Within this context, **paragraph 62** is clear that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

4.33 In respect of sustainable transport, **paragraph 104** emphasises that transport issues should be considered from the earliest stages of development.

4.34 **Paragraph 111** is clear that development should only be prevent or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.35 **Paragraph 124** states, planning policies and decisions should support development that makes efficient use of land, taking into account:

- *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- *local market conditions and viability;*
- *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*

- *the importance of securing well-designed, attractive and healthy places.*

- 4.36 **Paragraph 126** emphasises the importance of the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 4.37 When determining planning applications, **paragraph 167** is clear that LPA's should ensure that flood risk is not increased elsewhere.
- 4.38 To protect and enhance biodiversity and geodiversity, **paragraph 179** sets out that plans should:
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
  - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

## Other Materials Considerations

- 4.39 The Planning Practice Guidance is a material consideration in the determination of planning applications. Where relevant specific paragraphs are referred to within Section 5 of this Statement.

## 5. CONSIDERATION OF PLANNING POLICY ISSUES

- 5.1. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. The previous section of this Statement identified the relevant planning policies and national planning policy and guidance that are appropriate to the proposed development. This section goes on to address the key policy issues in order to weigh up the planning balance.

### Principle of Development

- 5.3. Policy SS1 places a presumption in favour of sustainable development in line with the NPPF (paragraph 10). The site is located within the settlement boundary for Ross-on-Wye as defined by policy EN3 of the Ross-on-Wye neighbourhood plan and as confirmed in the Officers delegated report for application P194403/O.
- 5.4. In addition to this, Ross on Wye is identified by policy SS2 as an 'other urban area', which has a range of services and reasonable transport provision and over the plan period these areas are expected to deliver a minimum of 4,700 homes. It must be noted that this is a minimum figure in terms of housing delivery. Furthermore paragraph 120(d) of the NPPF sets out that planning decisions should *"promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively"*. This is further echoed by policy SD1 of the Core Strategy.

As a result, the principle of residential development in this location is acceptable subject to other material considerations.

### Housing Mix

- 5.5. In accordance with policy H3, the development will provide a mix of homes. The mix of housing proposed for the site, will ensure that the proposal meets the needs of different groups in the community in accordance with paragraph 62 of the NPPF.
- 5.6. The proposed mix includes a mix of 2 and 3 bedroomed units, including bungalows to meet the needs of different groups of the community and correspond with the existing surrounding development.

### Affordable Housing

- 5.7. The proposed development is for 20% affordable housing, whilst it is appreciated that this is lower than the 40% set out by policy it should be duly noted that the main purpose of the proposed is to



provide infill development and make efficient use of land which is within the settlement boundary and acceptable for residential development in principle. This figure is however indicative and subject to negotiation with the Local Planning Authority.

- 5.8. In addition to this a prior agreement was made with the Housing Officer that there was a need for bungalows for affordable housing and that 1 bungalow is deemed to be the equivalent of two houses, therefore on this basis, as three bungalows are proposed that is equivalent to 40%.

## Design, Layout and Scale

- 5.9. As the proposed development will utilise the residual land, the layout, scale and appearance of the site will be in keeping with the wider 175 dwellings permitted as part of application ref. P194403/O. The accompanying proposed site layout plan details the arrangement and the scale of the proposed in relation to the consented applications reference P194403/O and P140684/O for 290 dwellings and 175 dwellings respectively. It also demonstrates that the number of dwellings proposed could fit comfortably on the site and would complement the already approved scheme in terms of height, layout and density, in accordance with policy SD1 of the Core Strategy.

- 5.10. In the Officers Report for application reference P212925/RM pg.13 notes:

*'the development of this site in the form proposed would be acceptable in landscape terms and with regards to the local landscape character and the character and accord to the requirements of policies LD1, SD1 and RW1 of the Herefordshire Local Plan – Core Strategy and landscape aims and objectives of the NPPF'.*

In addition to this pg. 14 states:

*'It is considered the proposal through its built form in terms of design, layout and materials creates a quality environment and sense of place which builds on and replicates the approach utilised with success, on the completed and under construction phases. The aesthetic variations create visual interest, reduce massing and rigid reproduction over the development. As shown on the streetscene above, there are design features on some dwellings familiar to the circa later 19th and early 20th century housing found on the approaches into Ross on Wye. On the basis of the above and noting the functional requirements, CS policies RA6, LD1 and SD1 and the design aims and objectives of the NPPF are satisfied'.*

- 5.11. As is set out above, a mix of house types and sizes are proposed for the development. In accordance with policy SD1 of the Core Strategy and policy EN1 of the Neighbourhood Plan, these will be carefully designed to reflect the local vernacular and also to complement the new development existing and currently under construction adjoining the site.

## Public Open Space and landscaping

- 5.12. In order to ensure a comprehensive development, the proposals seek to utilise the existing provided public open space, delivered through the adjoining applications. The Officers Report for application reference P194403/O states:

*'...no significant adverse landscape harm is identified and furthermore on this basis, no harm is identified regarding the setting of the Wye Valley AONB.'*

As the proposed development will provide efficient use of land and not encroach negatively on the landscape buffer, this proposal still accords with the outline application in terms of public open space and landscaping.

- 5.13. As a result, the proposals accord with policy OS1.

## Parking, Access and Sustainability

- 5.14. A number of infrastructure improvements were agreed as part of outline application ref. P194403/O, which the subject application will benefit from. These include:

- A shared cycleway/ footway on the eastern side of the A40 carriageway between the southern roundabout access (Chasewood View) to the Hildersley Roundabout (A40/B4260) and the industrial/ employment areas located to the south of the site;
- A 2metre wide footway on the western edge of the A40 carriageway, from the southern site access roundabout (Chasewood) to the ZK8 public footpath
- Cycles crossing points on all arms of the northern roundabout and the southern arm of the southern roundabout (Chasewood View)
- A Toucan crossing will be provided approximately 20metres to the south of the northern access roundabout; and
- A 3 metres wide shared cycleway/ footway on the western edge of the A40 leading north from the proposed toucan crossing. This will provide a connection to the existing footways on Ledbury Rad.
- There will be two vehicular access points to the site from the A40. The southern access will be a four-arm roundabout and the northern access a three-arm roundabout.

- 5.15. The proposed development will be accessed from the existing development. Due to the relatively small scale of the proposed dwellings in relation to the permitted development the proposed development can adequately utilise the existing access and highway infrastructure provided by the adjoining developments. Therefore, the proposed development is not anticipated to have a notable impact on the existing traffic in the area. As a result, the proposal accords with policy MT1 of the Core Strategy.

- 5.16. Car parking for the site will be provided in accordance with Herefordshire Councils parking standards, which are understood to be 1 space for 1-bedroom, 2 spaces for 2 to 3 bedrooms, 3 spaces for more than 3 bedrooms.
- 5.17. One of the key requirements of both the Core Strategy and Neighbourhood Plan is looking to ensure that developments are well located so that they can provide access to services by modes other than the private car. As is set out above, extensive infrastructure improvements were approved as part of the first phase of the development which will ensure that the site is accessible. It should be noted that most of Ross on Wye is within a 30-minute walk of the site and as part of the adjoining granted development both footways and cycleways are being upgraded. As a result, it is considered that site is within a sustainable location and provides residents with an alternative to the private car. As a result, the proposals accord with policy MT1 of the Core Strategy and the Neighbourhood Plan policies A1 and A2.

## Flood Risk and Drainage

- 5.18. The site is located within Flood Zone 1 (lowest risk of flooding). It is noted that there is an area of Flood Zone 3 to the south of the site.
- 5.19. The site will benefit from the drainage mitigation implemented as part of the wider adjoining developments. Therefore, no flood or drainage issues are envisioned.
- 5.20. In addition to this, the accompanying Drainage Strategy concludes that the development is not at risk of flooding and a drainage solution is available for the site. Therefore, according with policy SD3.

## Ecology and Biodiversity

- 5.21. Due to the intrinsic connection of the site to the existing development no ecology issues are envisioned, and the site will benefit from the wider ecological scheme associated with the adjacent developments. Therefore, the proposed development is in accordance with policy LD2 and paragraph 179.

## Amenity Considerations

- 5.22. In respect of amenity matters, it is acknowledged that the previous application for phase 1 of application ref. P194403/O had some concerns over noise. These matters were the subject of a planning condition, which has been discharged as part of the reserved matters approval for the phase 1 site area. As the application site is further from the A40, than the previous application, it is not considered that noise from the A40 would have an adverse impact on the amenity of the future occupiers of the development. This is supported by the Officers Report for the outline application for 175 units, which notes:

*‘As the current application site is further from the A40 than the previous application, it is not considered that noise from the A40 would have an adverse impact on the amenity of the future occupiers of the development’.*

- 5.23. The accompanying site layout plan shows that a sustainable layout can be achieved on the site which avoids overlooking or overshadowing. As a result, the proposal accords with policy SD1 of the Core Strategy.

## Draft Heads of Terms

- 5.24. Planning obligations should meet the tests that are necessary to make the development acceptable in planning terms, be directly related to the development and fairly and reasonably related in scale and type.
- 5.25. Paragraph 34 sets out the ‘plans should set out the contributions expected from development. Such policies should not undermine the deliverability of the plan’
- 5.26. In addition to this, paragraph 58 states, ‘Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available’.
- 5.27. In terms of Section 106 contributions, the applicant will work with the council to agree the necessary contributions. The agreed contributions will then form part of a section 106 agreement. In turn, complying with paragraph 34 and 58 of the NPPF.

## 6. CONCLUSIONS

- 6.1. This Planning Statement has been prepared in support of full planning application for the erection of 15 dwellings at land to the east of the A40, Ross on Wye, on behalf of Edenstone Homes.
- 6.2. The site is located within the settlement boundary for Ross on Wye as described by policy SN3 of the Neighbourhood Plan, whereby the principle of residential development is acceptable subject to other material considerations. The purpose of the development is to make effective use of residual land, within an area which the precedent for residential use has been established.
- 6.3. Having regard to the NPPF, paragraph 8 sets out that achieving sustainable development means that the planning systems has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The proposal is considered to meet these in the following ways:
  - 6.4. Economic: During the construction process, the proposed development will create skilled jobs. Once completed the increase in population will help contribute to spending within the local community.
  - 6.5. Social: The proposals will help to contribute to the vitality and viability of the settlement by increasing the mix and type of housing within the area including affordable housing. The wide variety of housing types will create mixed communities.
  - 6.6. Environmental: The proposals make the most efficient use of land whilst respecting the character and appearance of the area.
- 6.7. The proposed development has been reviewed against national and local policy and the material considerations have been addressed. It also has addressed all points raised in the pre-application response received. It is considered that the proposed development is fully consistent with all tiers of planning policy and, furthermore, represents sustainable development when considered against the objectives of national policy. As a result, it is requested in accordance with paragraph 11 of the NPPF that planning permission is granted without delay.



# RIDGE



[www.ridge.co.uk](http://www.ridge.co.uk)