



Bourne Valley Associates Ltd

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Design & Access Statement

For

A Replacement Farm House

At

Arbour Hill Farm

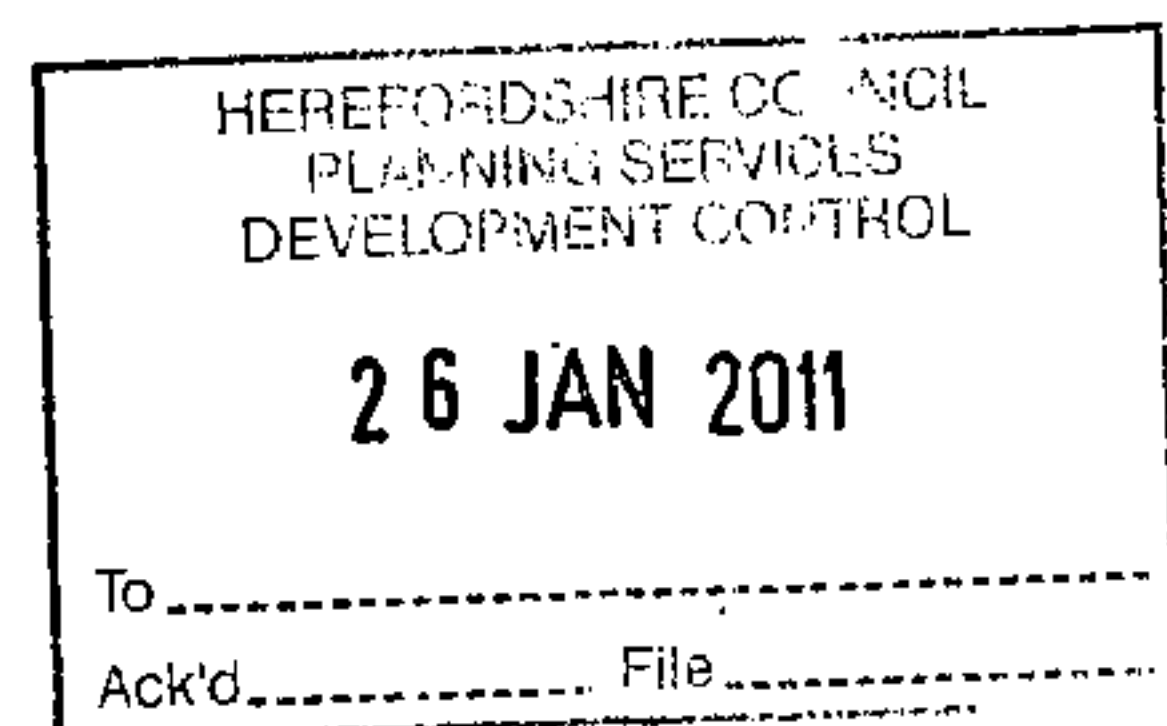
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Project: Arbour Hill Farm

Reference: 01011-02

Date: 11th January 2011

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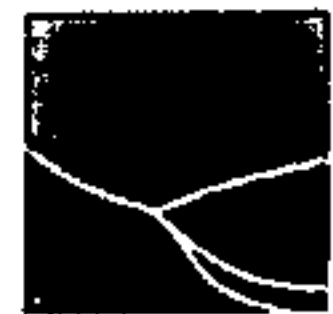
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1. Introduction

1.1.

This Design and Access Statement (DAS) accompanies and supports a planning application made to Herefordshire Council. The application relates to the demolition of the existing poor quality farm house, and the construction of a replacement dwelling at Arbour Hill Farm, Arbour Hill, Ross-on-Wye, HR9 7TH. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr Martin Boynton.

1.2.

This statement has been prepared in accordance with the Town and Country Planning (General Development Procedure Order) (England) 2006, and 'Guidance on Information Requirements and Validation' prepared by the Department for Communities and Local Government (March 2010). The statement will consider the areas set out in the government circular 'Guidance on changes to the development control system' as follows:

2. Site Context

2.1. Site History

Arbour Hill Farm is owned by the Boynton family and covers ~~eighty five acres~~; the site is adjacent to Vines farm, also under the ownership of the Boynton family. Together the two farms cover one hundred and eighty acres of farm land between Lincoln Hill Road and the B4234, Walford road. The land is farmed for the production of fruit, namely blackcurrants. Arbour Hill Farm house sits on a plot of 0.18 hectares.

2.2. Planning Consultation

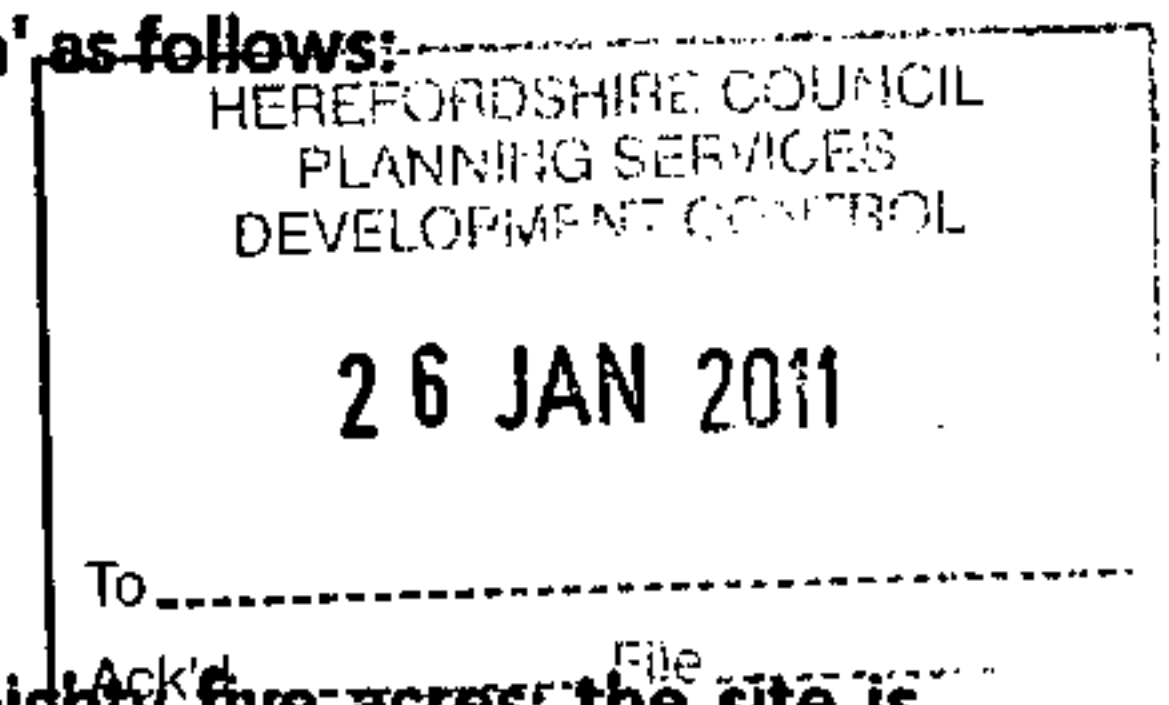
The site was previously put forward for redevelopment and plans were submitted to Hereford Council for consideration under application SE/092868/F. The planning officer, Mr E. Thomas raised concerns over the scale and design of the proposals, and subsequently the application was withdrawn. This application has been prepared in mind of these concerns and the design has been carefully considered to mitigate the effects of scale taking account of the site orientation, layout and landscaping.

Due to the sites location within the Wye Valley Area of Outstanding Natural Beauty (AONB) a 3D site model of the proposed development has been prepared to assess the visual effect on the amenities of the development within the surrounding landscape character of the area.

2.3. Planning History

2003 – Planning permission was renewed for the relocation of the dairy unit from Vine Tree Farm to Arbour Hill Farm, planning reference SE2003/0841/F. (Renewal of planning permission SH97/0699/PF).

2006 – Planning permission was granted for the Change of use of traditional buildings to residential use, planning reference DCSE2006/1136/F.





2009 – Planning permission was sought, and subsequently withdrawn for the Demolition of existing farmhouse and construction of new farmhouse.

2.4. Use

Arbour Hill Farmhouse is a detached dwelling located approximately 1.2 miles to the south west of the centre of Ross-on-Wye and surrounded by fields and blackcurrant plantations.

The original farmhouse has been extended and altered over the years, incorporating two outbuildings and a boundary wall into the main building. The resulting affects of the said extensions have produced a building of little architectural merit and at odds with its rural character setting.

The client currently resides elsewhere and the property is rented out.

3. Design

3.1. Amount

The existing house gross external area is 169m², there is also a small out building with a gross external area of 8.9m². The proposed gross external area will be 182.35m² for the house and 59m² for the garage.

3.2. Layout

The proposed house has been located within the site, to the south of the existing house. This has allowed the finished floor level to be reduced by half a meter and moved the house further way from the Lincoln Hill Road. The proposed garage has been located to the rear of the existing house, again moving further way from the Lincoln Hill Road. The Lincoln Hill Road is the primary location from where the house would be observed, the revised site layout, coupled with the reduced floor level will mitigate the concerns raised over scale and visual impact on the amenities of the area and neighbouring dwellings.

3.3. Scale

The original structure of the existing building is 12.74m long by 5.41m long; this building has been extended over the years to incorporate two other outbuildings that now make up a total residential external area of 169m². The original structure measures 5.72m to eaves and 7.02m to the ridge. The proposed house is 19.1m long by 6.6m wide, with two wings on the front elevation both 6.6m long by 2.47m wide, between which is a flat roofed open fronted canopy serving the principle entrance to the house. On the northern elevation is a single story lean-to measuring 6.14m long by 2.4m wide and 2.3m to eaves.

The proposed house has been significantly reduced in height from the previous application (SE/092868/F) the proposed eaves height is now 5.0m and the ridge is now 7.35m, a reduction in ridge height from the previous application of 2.11m. This has been achieved by reducing the ceiling heights within the building and incorporating a dual pitch roof design. These design measures along with the revised location and reduced floor height of the proposed house will drastically reduce the scale and visual impact of the development. The ridge height of the new house would be 0.17m lower than that of the existing house.



As with the house the garage has also been reduced in height from the previous application, the eaves have been reduced by one meter. Coupled with the fact that the building has now been moved further into the site, both measures will mitigate the appearance of scale of the proposed building.

3.4. Landscaping

The site is located within the South Herefordshire and Over Severn Character Area 104 as defined by Natural England, and within the Wye Valley AONB. The key characteristics of South Herefordshire and Over Severn are:

- Fertile, undulating farmland with extensive arable farming.
- Substantial red sandstone farmsteads.
- Large to medium fields with variable, commonly low hedges.
- Ageing hedgerow trees.
- Numerous churches and manor houses in small hamlets.
- Clusters of parkland trees.
- Narrow, meandering floodplain with low hedges, ditches, scattered mature trees and pollarded willows.
- Contrasting steep wooded slopes and gentle riverside slip-off slopes.

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Natural England's Landscape Character Assessment describes the area as;

Undulating landscape is of good agricultural quality, with much of it being used for cereals and grass leys, but with a wide variety of other uses including horticulture, potatoes, pig and poultry rearing and dairying. It is a landscape of large weathered sandstone farmsteads standing in their own fields and of numerous hamlets formed around a manor house and church: there are few villages. Woodland is confined almost entirely to the steep outer slopes of the river bends, while hedges are very variable. Some are lush and overgrown with large hedgerow trees. Many more are severely cut back. In other cases, only a scattered line of trees and individual shrubs survive. Hedgerow trees are generally mature or over-mature.

The applicant has made significant effort and investment over the years to improve and enhance the rural landscape character and ecology of the site and surrounding land under his ownership at Arbour Hill Farm.

The farm house site was bordered to the west and south by a large leylandii hedge, although this hedge would have provided screening to the farm house it was removed in spring 2010 and replaced with a beech hedge. The beech hedge is a native species and will be allowed to grow to a height of 3m. Once mature this hedge will offer both screening from local receptors along the Lincoln Hill and privacy to the applicant. The hedge will be maintained and any losses replaced within the first five years after the granting of planning permission.

To the north, south and east of the site, Arbour hill farm covers eighty five acres and runs east towards the B4234, Walford road. Of this land 6.9 acres have been planted with native tree species over the last ten years. There is 1.7 acres to the north towards Ross-on-Wye, 4.2 acres to the east and 1 acre to the south. All 6.9 acres are now between twelve and sixteen feet high and offer huge ecological benefits to the local area, as well as effective screening of the site from sensitive receptors on the higher ground of Chase Wood to the east.



3.5. Appearance

The fact that the existing farmhouse has been extended and altered over the years has resulted in a poorly laid out, and visually poor building, with no architectural merit or visual appeal.

The quoin detailing, oculus and double height entrance have been removed from the revised plans in accordance with the planning officer's comments.

The proposed building will represent a significant improvement with regard to it's the visual impact on the site.

The finishes will be as follows:

- Walls: Natural stone with stone cills.
- Roof: Plain clay Rosemary type tiles, multi coloured.
- Windows: Painted timber sash windows.
- Hard standings: Tarmac

Samples of all materials will be supplied to the local authority for approval prior to the commencement of construction.

4. Access

4.1. Site Access

Arbour Hill Farmhouse is a detached dwelling located approximately 1.2 miles to the south west of the centre of Ross-on-Wye. Access to the site form the centre of Ross-on-Wye is via Walford Road, Archenfield Road, Roman Way, and finally Lincoln Hill. Access to the site is via an existing gated entrance off Lincoln Hill.

Access to the building will be via the principle entrance on the western elevation, access will be designed in accordance to the requirements of The Building Regulations 2010, Part M (Access to and use of Buildings). Suitable access will be provided for disabled people.

The proposals do not alter a vehicular or pedestrian access to or from a public right of way. Nor do they require any diversions, extinguishments and/or creation of rights of way. The nearest public right of way is Lincoln Hill Road to the west of the site running north to south. The nearest public footpath is to the north of the proposed site running east from Lincoln Hill Road to the B4234, Walford Road.



5. Heritage

A desk top study of the area has been conducted to assess the impact of the development in terms of heritage. The area within a three kilometre radius around grid ref. 358900, 222706 was assessed for Statutory Rural Designations using government web site [magic, www.magic.defra.gov.uk](http://www.magic.defra.gov.uk), there are eight scheduled monuments within the assessment area, and these are listed below.

Monument Number	Name	Scale of Capture	Easting	Northing	Date	Version
<u>29849</u>	CHURCHYARD CROSS IN ST MARY THE VIRGIN'S CHURCHYARD	1:10000	359841.036	224082.019	875059200000	A
<u>29858</u>	CHURCHYARD CROSS IN ST BRIDGET'S CHURCHYARD	1:10000	358468.753164	224811.965548	868579200000	A
<u>HE27</u>	THE MARKET HALL	1:10000	359922.95768	224133.07513		OCN
<u>HE64</u>	CAMP IN CHASE WOOD	1:10000	360239.947901	222373.43734		OCN
<u>HE37</u>	WILTON CASTLE	1:2500	359031.777791	224385.910564		OCN
<u>HE30</u>	WILTON BRIDGE	1:10000	359009.360411	224206.457939		OCN
<u>27547</u>	GOODRICH CASTLE	1:10000	357711.434114	219976.124671	854668800000	A
<u>HE126</u>	PENYARD CASTLE	1:2500	361757.939879	222589.572889		OCN

None of the above scheduled monuments will be affected by this application.

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6. Ecology

A desk top study of the area has been conducted to assess the ecological impact of the development. The area within a three kilometre radius around grid ref. 358900, 222706 was assessed for Statutory Rural Designations using government web site [magic, www.magic.defra.gov.uk](http://www.magic.defra.gov.uk), there are three scheduled monuments within the assessment area, and these are listed below.

The site is within the Wye Valley Area of Outstanding Natural Beauty (AONB), within the assessment area there are three Sites of Special Scientific Interest (SSSI), these include; The River Wye (running north to south approximately 900m east of the site), Wilton Bluff, Ross-on-Wye (approximately 1,500m to the north of the site) and Coughton Wood & Marsh (approximately 1,500m south of the development site). None of the SSSI's will be affected by this application. The proposed development is a replacement building within an existing residential development plot. Albeit within in an AONB, the quality of building design and layout is such that it is in keeping with the rural character of the area, coupled with landscaping carried out on the site and that undertaken within the applicants control, this can only enhance the area for future generations.



7. Planning Policy

The local development plan for the area is the Herefordshire Unitary Development Plan 2007 (Saved Policies March 2010).

Policy H7 Housing in the countryside outside settlements states;

Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:

- 1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or*
- 2. it is a necessary accompaniment to the establishment or growth of a rural enterprise, and complies with policy H8; or*
- 3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or*
- 4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or*
- 5. it is an extension to an existing dwelling in accordance with policy H18; or*
- 6. it is a site providing for the needs of Gypsies or other Travellers in accordance with policy H12; or*
- 7. it is rural exception housing in accordance with policy H10.*

Development should be in accordance with the housing design and other policies of this Plan.

The development is clearly necessary to fulfil the function of the primary farm house at Arbour Hill Farm. In terms of size and scale the farm house occupies an additional 13.35m² of residential external area, resulting in a 7.9% increase. The garage provides an additional 59 m² of amenities external area. The total external area of the two proposed buildings accounts for 13.4% of the site area; the buildings do not appear cramped nor out of place within their rural setting.

To mitigate the effect of size and scale the buildings have been set back into the site and have a reduced floor level which now offers a comparable ridge height to that of the existing building on the site.

The building design is in accordance with the housing design policy DR1 and policies S1 & S2 of the local plan.

National Planning Policy Statements (PPG's) are the government's guidance for local authorities for the production of local policy. PPS7 Sustainable Development in Rural Areas, states;

The Government is also supportive of the replacement of suitably located, existing buildings of permanent design and construction in the countryside for economic development purposes. The replacement of buildings should be favoured where this would result in a more acceptable and sustainable development than might be achieved through conversion, for example, where the replacement building would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape. Local planning authorities should set out in their LDDs the criteria they will apply to the replacement of countryside buildings. These should take account of the considerations set out in paragraph 17 that apply to the conversion and reuse for economic purposes of existing

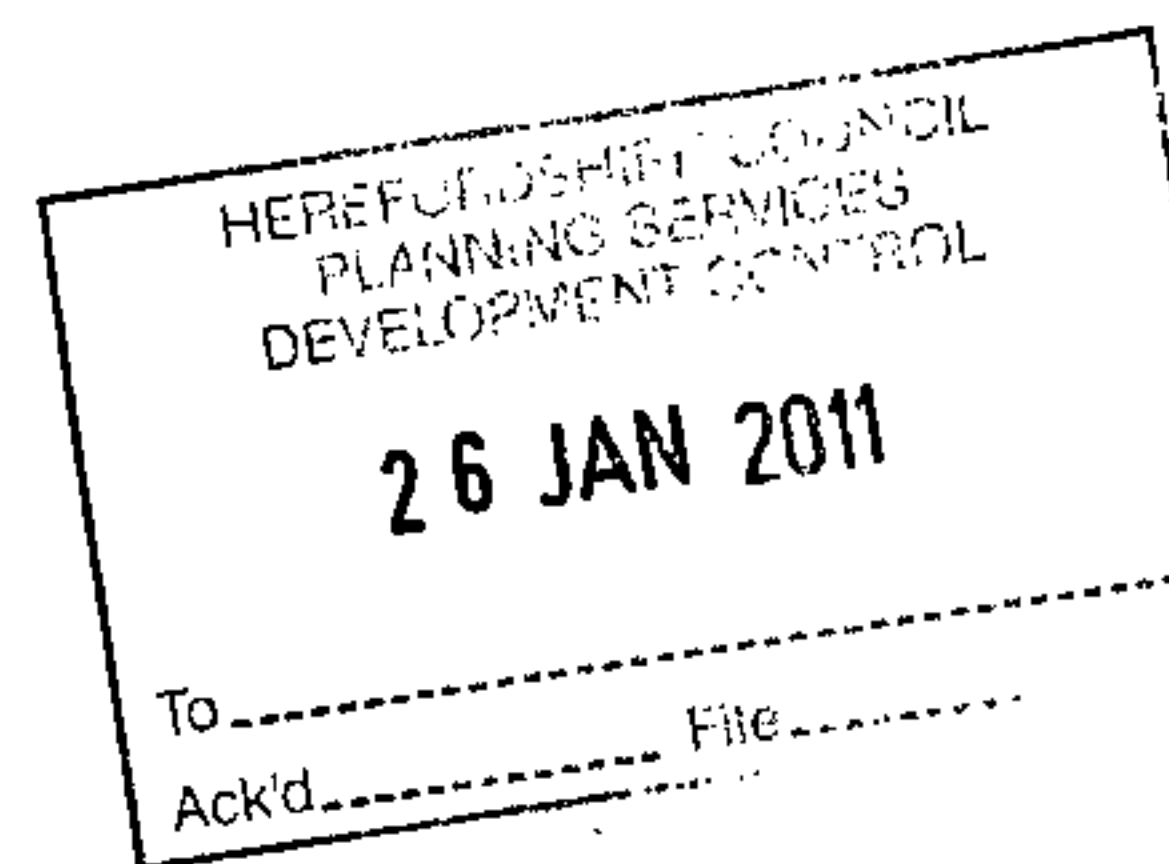


buildings in the countryside. Authorities should also set out the circumstances where replacement would not be acceptable and clarify the permissible scale of replacement buildings.

This development will provide an improved residential building within the rural landscape character, replacing the existing farmhouse that has been extended and altered over the years and resulted in a poorly laid out, and visually poor building, with no architectural merit or visual appeal.

8. Conclusion

This application represents a necessary addition to farming needs, whilst taking care to preserve the surrounding area by locating the building on the site of the current farm house. We therefore recommend that this application is put forward for approval at the earliest opportunity.





9. Photographs



Existing farm house viewed from the south



Existing farm house viewed from the south

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Existing farm house viewed from the east



Existing farm house viewed from the east

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Access to the site from Lincoln Hill



10. 3D Model



Aerial view of the proposed site



Aerial view of the proposed site

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Elevated view from the south



Elevated view from the east

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Elevated view from the north



Elevated view from the east

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View of the site from the access into Arbour Hill Farm off Lincoln Hill



View of the site from the access into the site off Lincoln Hill



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View from Lincoln Hill looking south, the house is screened behind the existing farm buildings