

Development Management
Herefordshire Council
PO Box 230
Hereford
HR1 2ZB

29th January 2021

Dear Carl,

LAND AT HILDERSLEY FARM, ROSS-ON-WYE – RESERVED MATTER SUBMISSION FOR 218 NEW HOMES, GREEN INFRASTRUCTURE AND PUBLIC OPEN SPACE (PLANNING PORTAL REFERENCE – PP-09407364)

I am pleased to provide enclosed an application by David Wilson Homes Ltd which seeks the approval of reserved matters (appearance, landscaping, layout and scale) in respect of outline planning permission (LPA ref: DM/150930) which was granted on 28th March 2018. The description of development relevant to this outline planning consent is worded as follows:

“Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works, Land at Hildersley Farm, Ross on Wye”.

This application seeks the approval of all reserved matters in respect of the above site and is accompanied by the following supporting documentation, all of which have been submitted via the Planning Portal:

- Application Form;
- Covering Letter;
- Topographical Survey – Hildersley Farm
- SLP-01_Site Location Plan_A3_-_INF_
- AF-01_Affordable Homes Plan_A3_-_INF_
- AF-HT-01_Affordable Units - House Type Planning Drawings_A3_-_INF_
- BSP-01_Bicycle Storage Plan_A3_-_INF_
- ENCL-01_Enclosure Details - Sheet 1 of 2_A3_-_INF_
- ENCL-02_Enclosure Details - Sheet 2 of 2_A3_-_INF_
- EW-01_Exteranal Works Layout - Sheet 1 of 2_A1_-_INF_
- EW-02_Exteranal Works Layout - Sheet 2 of 2_A1_-_INF_
- GAR-01_Garage Planning Drawings_A3_-_INF_
- HF-01_House Finishes Layout_A1_-_INF_
- OM-HT-01_Open Market - House Type Planning Drawings_A3_-_INF_
- SH-01_Storey Height Plan_A3_-_INF_
- TP-00_Overall Site Planning Layout_A1_-_INF_

- TP-01_Site Planning - Sheet 1 of 2_A1_- _INF_
- TP-02_Site Planning - Sheet 2 of 2_A1_- _INF_
- PSP-01_Parking Strategy Plan_A3_- _INF_
- SS-01_Street Scenes - Sheet 1 of 2_A1_- _INF_
- SS-02_Street Scenes - Sheet 2 of 2_A1_- _INF_
- EDP 5226_d002 Rev A---Detailed Soft Landscape Plan
- Engineering Plan – Sheet 1 (Ref: 10284 - 100 – 01- P2)
- Engineering Plan – Sheet 2 (Ref: 10284 - 100 -02- P2)
- 10284-101-Manhole Schedule - P0
- 10284-102-01-Longitudinal Sections - P0
- 10284-102-02-Longitudinal Sections - P0
- 10284-103-Highway Construction Details - P0
- 10284-104-Drainage Construction Details - P0
- 10284-108-01-Off-Site Drainage - P0
- 10284-108-02-Off-Site Drainage - P0
- 10284-106-Basin Plan and Sections - P0
- 10284-107-Attenuation Tank Details - P0
- 10284-110-01-Fire Appliance Tracking - P0
- 10284-110-02-Fire Appliance Tracking - P0
- 10284-111-01-Refuse Vehicle Tracking - P0
- 10284-111-02-Refuse Vehicle Tracking - P0
- 10284-SW Network Details
- 10284-SW Sim 100yr +40 - All Storms
- 10284-SW Sim 100yr +40
- 10284 - Drainage Statement, Phoenix, January 2021
- Soakaway Testing - P8167 20181018 (BDW) AL SLR.1, October 2018
- Design Compliance Statement, Hammonds Architecture, January 2021
- Planning Statement, Barratt David Wilson Homes, January 2021
- eedp5226_r001---Green Infrastructure Strategy
- dp5226_sk001-A-Green Infrastructure Plan
- Arboricultural Assessment, FPCR, January 2021
- Biodiversity and Ecology Compliance Checklist – Hildersley Farm
- edp5226_d001-F-Proposed Dormouse Mitigation Plan
- edp5226_r003---Tech Note - Phase 1
- edp5226_r002---Tech Note - Dormouse Surveys
- Energy and Sustainability Statement, Darren Evans, January 2021
- Climate Change Compliance Checklist

An overview of the proposed development is set out below in the context of the parameters of the outline planning application, the relevant policy requirements of the Herefordshire Local Plan Core Strategy (Herefordshire LPCS), the emerging Ross Neighbourhood Plan and the Climate Emergency declared by Members.

In this regard, since pre-application discussions in November 2020, David Wilson Homes took a step back and appointed EDP to review the green infrastructure associated with the site and its wider context and Darren Evans was appointed to advise on appropriate renewable and green energy technologies and energy efficient buildings. In light of this, as set out above, the RM submission includes a Green Infrastructure Strategy and Energy and Sustainability Statement. Further detail on the Green Infrastructure Strategy is set out below.

In terms of the Energy and Sustainability Statement, the assessment has concluded that photovoltaics are an appropriate on site renewable energy source for the proposed development which achieves a 25.81% reduction in CO₂. Furthermore, DWH housetypes have been designed and constructed to exceed Building Regulations requirements (Part L 2013) through demand reduction measures alone, which include a combination of passive design measures (e.g. building design and efficient building fabric) and active design measures (e.g. Building services) increasing the CO₂ reduction across the site to 32.54%. It should also be noted that as a business, we are the first national housebuilder to announce major new targets to reduce carbon emissions with the targets including:

- to achieve net zero greenhouse gas emissions by 2040
- 100% of own electricity to be renewable by 2025
- New home design to be net zero carbon from 2030

The proposed development is therefore considered to respond positively to the Climate Change emergency declared by the Council and accord with Policy SD1 and SD2 of the Herefordshire CSLP, as well as Policies EN5, and EN6 of the emerging Neighbourhood Plan.

Town Trail Link

David Wilson Homes has previously confirmed to the Council that they are willing to submit a separate reserved matters application to secure full planning approval for the part of the link that sits within third party control (The Council). However, as set out below, under 'Sustainable and Active Travel Linkage' and in the supporting Planning Statement this link is not required to meet the policy requirements of RW2 of the Herefordshire LPCP, with an alternative link being available via the A40 to the town centre. It is envisaged that the additional reserved matters submission will be made following feedback on the current submission and the Council can use monies secured under the S106 Agreement associated with the above mentioned outline planning permission to install the link.

The Proposed Development

As demonstrated by the submitted 'Planning Layout', our prospective application seeks reserved matters approval for 218 homes on the majority of the outline application site in accordance with Policy RW2 of the Herefordshire LPCP, which seeks a minimum of 200 homes on the site.

The Proposed Development includes a range and mix of open market and affordable housing including 1, 2, 3 & 4-bed properties. 88 affordable housing units are provided, which equates to an overall provision of 40% in line with the signed S106 agreement and Policy RW2. The breakdown of open market and affordable units is set out below with the open market mix being much more aligned with the request of the Strategic Housing Officer and is considered to offer a pragmatic solution given that the Local Planning Authority should not be seeking to control mix at the reserved matter stage, as per the attached Counsel Opinion dated 17th December 2018. Such a request is confirmed by the Opinion to be a matter of principle, which should be controlled by a condition on the outline consent. Whilst Policies RW 2 and H3 of the Herefordshire LPCS refer to a mix they do not actually confirm a specific mix. However, in terms of moving forward in a positive manner with the Council, we have introduced 33 two-bed open market units whilst reducing the number of 4 bed open market units from 64 units to 30 4 bed open market units. The tables below set out the proposed open market and affordable mixes:

Open Market Mix

| Number of Bedrooms | No of Units |
|--------------------|-------------|
| 2 | 33 |
| 3 | 67 |
| 4 | 30 |

To cater for the elderly population in accordance with Policy RW 2 of the Herefordshire LPCS the above mix also includes 6 – 2 bed bungalows.

Affordable Mix

| Number of Bedrooms | No of Units |
|--------------------|-------------|
| 1 | 32 |
| 2 | 32 |
| 3 | 22 |
| 4 | 2 |

Green Infrastructure, Public Open Space and Ecology

As set out above, the reserved matters submission is supported by a Green Infrastructure Strategy which confirms that the site is currently private owned and inaccessible which implies that the site has no current functionality in terms of recreational amenity or play with the associated number of GI assets being limited to the following:

- An existing area of young woodland planting;
- Existing boundary hedgerows;
- A variety of dense scrub, scattered scrub and ruderal vegetation in parcels associated with young plantation woodland.

Consideration of the sites GI assets and wider GI context has driven the proposed GI strategy for the site which encompasses the following principles:

- Habitat connectivity – currently, key connectivity is provided by the network of perimeter hedging and vegetation which connects to the onsite woodland. Such connections provide commuting and foraging routes for local wildlife. The proposed GI strategy seeks to retain the majority of this network, reinforcing it where necessary with further planting. A key connection to the south provides a further key connection to offsite woodland, some 325m south of the application site. This route will also be reinforced and enhanced through further planting (to be designed under the direction of EDP ecology).
- Woodland compensation – the proposals require the removal of circa 1.5 hectares of young plantation woodland. To mitigate and compensate this loss new woodland will be planted within the Public Open Space (providing up to half of the compensation), plus further woodland planting aligned with the offsite corridor to the woodland to the south.
- Play and recreation – the proposed open space offers a range of play and recreation facilities including a traditional Local Equipped Area for Play with attractive timber equipment plus natural play features (boulders, logs and landform) integrated into meadow grass clearings set within the wider woodland open space. A formalised level kickabout space, with junior size football posts is also provided for more formal sport and recreation, while a network of paths through the open space connects to a central green corridor running approximately east-west through the built form and connects to further perimeter routes on the eastern side of the development to create a doorstep network for new residents to enjoy.
- Edible landscape – all new planting, including woodland, hedgerow, street tree and domestic garden planting will include a range of species which have ‘forager friendly’ properties from fruits, nuts, seeds and leaves. Information boards and/or welcome packs for new homeowners will be provided to encourage engagement with this aspect of the landscape. Such edible landscapes will also provide further foraging potential for wildlife.

Overall, the proposed GI strategy seeks to compensate for the loss of inaccessible greenspace and woodland through the provision of a high quality public open space network, play provision, biodiversity connections and habitat/foraging opportunities. This provides an overall enhancement through the delivery of the scheme and is therefore considered to meet the requirements of policies RW2, LD1, LD2 and LD3 of the Herefordshire LPCS and policies EN8 and SC4 of the Neighbourhood Plan.

Ecology

An updated walkover has been undertaken of the application site which confirms that the ecological value of the site has not changed significantly since the approval of the outline planning permission. In addition, updated dormouse surveys have been undertaken which have recorded no evidence of dormouse being present at the site.

Further details of ecological enhancements and management are set out in the following documents (Ecological Construction Method Statement and Ecological Management Plan, EDP) which have been submitted under the cover of a separate application to discharge the requirements of Condition 15 and 17 of Outline Planning Permission 150930. In summary, it is confirmed that the proposed development will lead to the loss of 1.62ha of woodland plantation and 1,300m² of hedgerow habitat and to compensate for this loss of habitat, compensatory tree, shrub and scrub planting amounting to 2.26ha, equivalent to 1.5 times that proposed to be lost within the Development site is proposed. The offsite compensatory planting area, which is in the control of David Wilson Homes, has been designed to maintain and further strengthen habitat connectivity between the Development Site and offsite woodland habitats providing a permanent habitat corridor between areas of informal open space proposed within the development and Penyard Woods situated circa 320m south. This significant green corridor will ensure an overall net gain in suitable habitat for dormice, in addition to providing additional opportunities for other protected and notable species occurring within the locality, including [REDACTED], bats and breeding birds. The proposals also include hedgehog and reptile friendly boundary treatments, provision of hibernacula on site and the provision of bird and bat boxes

Taking into account the above, the proposed development meets the requirement of policies RW2, LD2 and LD3 of the Herefordshire LPCS and policies EN8 of the Neighbourhood plan.

Bespoke, High Quality and Inclusive Design

David Wilson Homes build the highest quality homes which is recognised by our HBF 5 Star customer rating, the only major housebuilder to have achieved this for the eleventh consecutive year. Our aim is to create places which have a distinct character of their own, or which complement the existing local character. This is not just about visual appearance but also about forming well-structured layouts with interesting streets and public spaces, making connections to local facilities and making the best use of the site's specific features.

In this regard and following pre-application feedback, the layout has been revised to create a landscape/ GI led development, with 3 distinct character areas and a lower density towards the southern edge of the site where it transitions to open countryside. The character areas are distinguished through the use of different materials and boundary treatments in accordance with the approved DAS which creates a bespoke, high quality design. Materials, boundary treatments and elevation treatments have been chosen to respond to the key characteristics set out for Ross on Wye in the approved DAS including the use of red brick, grey roof tiles, mixture of bays and gable features with brick detailing.

The layout is considered to provide a high degree of permeability with footways located along the main spine roads and a shared 3m footway/cycleway is provided through the development from the northern eastern corner to the western boundary, whilst a 2m hoggin path is provided from the north of the POS to the southern boundary. The majority of dwellings are accessed at grade and therefore the proposed development is considered to deliver an inclusive development.

Full justification and rationale for the scheme's design is set out within the accompanying Design Compliance Statement by Hammonds Architectural Ltd and the Proposed Development is therefore considered to comply with Policies RW2 and SD1 of the Core Strategy and Policy EN1 of the emerging NDP alongside the parameters set at outline stage.

Sustainable and Active Travel Linkages

The Proposed Development provides a street hierarchy in accordance with Section 6.3 of the approved Design & Access Statement, in that it provides a key 'Main Street' through the centre of the site, with 'Mews Streets' and private drives providing other links and access routes throughout the development which have been designed in accordance with the 'Highways Design Guide for New Development'.

Pedestrian links are provided along the main spine roads and a 3m footpath/ cycleway is provided through the green corridor running east-west from the site entrance with the A40 to the western boundary, adjacent to the land owned by the Council. Pedestrian links from the site to the A40 are provided, enabling a sustainable connection to the town centre. The Council has previously confirmed that a link along the A40 provides a suitable sustainable route and the S106 Sustainable Transport contribution secures funding for this.

It is considered, therefore, that the submitted proposal complies with Core Strategy Policy RW2 as this refers generally to "new pedestrian links towards the town centre and nearby employment sites to ease congestion and limit CO₂ emissions". There is no policy requirement that such a link has to be provided through the Council-owned land to the west. No link is defined in this policy or on the proposals map and the route could just as easily go through the Application Site.

Notwithstanding this, the Proposed Development facilitates the Council's aspiration to provide a link to the Town Trail to the north west of the site, through their land, as a link is provided to the western boundary of the Application Site.

To further encourage active travel, each new home is provided with secure cycle parking and the proposed development is supported by a Green Travel Plan which is submitted against Condition 8 of the outline permission.

The Proposed Development therefore complies fully with Core Strategy Policies RW2, SS4 and MT1, together with the emerging Neighbourhood Plan.

Access and Car Parking

A priority T-junction is proposed off the A40, which links to the main spine. Parking is predominantly provided to the side of plots, with some use of frontage parking. Parking courts are provided in certain locations to enable properties to directly front onto the street/green corridor. Two spaces per plot are provided for open market units, with three per plot for larger units with garages and 1.5 spaces per plot for affordable units. Secure cycle parking is provided to each plot and is detailed on drawing ref: BSP-01_Bicycle Storage Plan.

Pre-Commencement Conditions

A number of pre-commencement conditions were placed on the outline planning consent to ensure the other requirements of Policy RW2 are met. The information to discharge these conditions has been submitted in tandem to this submission and the planning portal reference is PP-09456032.

Condition 5 – S278 Works

- 10284-S278_00 - Site Location Plan – P0
- 10284-S278_01 - General Arrangement – P0
- 10284-S278_02 - Finishes Plan – P0
- 10284-S278_03 - Site Clearance – P0
- 10284-S278_04 - Vehicle Tracking – P0
- 10284-S278_05 - Signs & Lines – P0
- 10284-S278_06 - Cross Sections & Longsections – P0
- 10284-S278_07 Highway Construction Details – P0

Condition 6 – Road and Highway Drainage Infrastructure

- Engineering Plan – Sheet 1 (Ref: 10284 - 100 – 01- P2)
- Engineering Plan – Sheet 2 (Ref: 10284 - 100 -02- P2)
- 10284-101-Manhole Schedule - P0
- 10284-102-01-Longitudinal Sections - P0
- 10284-102-02-Longitudinal Sections - P0
- 10284-103-Highway Construction Details - P0
- 10284-104-Drainage Construction Details - P0
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- 10284-108-02-Off-Site Drainage - P0
- 10284-106-Basin Plan and Sections - P0
- 10284-107-Attenuation Tank Details - P0
- 10284-SW Network Details
- 10284-SW Sim 100yr +40 - All Storms
- 10284-SW Sim 100yr +40

Condition 7 – Construction Management Plan

Condition 9 – Surface Water Drainage

- Engineering Plan – Sheet 1 (Ref: 10284 - 100 – 01- P2)
- Engineering Plan – Sheet 2 (Ref: 10284 - 100 -02- P2)
- 10284-101-Manhole Schedule - P0
- 10284-102-01-Longitudinal Sections - P0

- 10284-102-02-Longitudinal Sections - P0
- 10284-103-Highway Construction Details - P0
- 10284-104-Drainage Construction Details - P0
- 10284-108-01-Off-Site Drainage - P0
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- 10284-SW Sim 100yr +40 - All Storms
- 10284-SW Sim 100yr +40
- 10284 - Drainage Statement, Phoenix, January 2021
- Soakaway Testing - P8167 20181018 (BDW) AL SLR.1, October 2018

Condition 12 – Desk Study of Pollutants

- Phase 1 Desk Site, October 2017 (P8167 2017-10-04 GRM-PHI (FGL) DJ FINAL with APPX)
- Phase II Site Appraisal, November 2021 (P8167 20171121)
- Additional Ground Investigations at Hildersley Farm (25th January 2021) (P8167 2021-01)

Condition 15 – Ecology Technical Note

- Ecological Construction Method Statement, EDP (edp5226_r004)
- Technical Note – Dormouse Surveys, EDP (edp5226-r002)
- Technical Note – Phase 1 Ecological Survey (edp-r3003)
- Proposed Dormouse Mitigation Plan, EDP (edp5226_d001-F)

Condition – Ecology Management Plan

- Ecological Management Plan, EDP (edp5226-r005)

Condition 18 – Noise Mitigation Measures

- Environmental Noise Assessment, Hunter Acoustics (January 2021) (21.5252_ENS1_Rev2 (002))

A bacs payment of £46,043 has also been paid to the Planning Portal which constitutes the statutory planning application fee.

I trust that the above is acceptable although if you have any problems or queries regarding any of the above or the enclosed then please do not hesitate to contact me and I look forward to receiving confirmation that the application has been validated.

Yours sincerely,



Zoe Aubrey
Senior Planning and Technical Manager
Enc.