

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	21 November 2018
TITLE OF REPORT:	181237 - PROPOSED ERECTION OF 8 NO. HOUSES CONSISTING OF 4 NO. 3 BED & 4 NO. 4 BED HOUSES ALONG WITH ASSOCIATED ROADS, PARKING AND SOFT LANDSCAPING. AT LAND AT LITTLE FIELDS, BRIDSTOW, HEREFORDSHIRE. For: Mr & Mrs Hembry per Miss Rachel Hare, Upper Twyford, Twyford, Hereford, Herefordshire HR2 8AD
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181237&search=181237
Reason Application submitted to Committee – Redirection	

Date Received: 4 April 2018

Ward: Llangarron

Grid Ref: 357539,225123

Expiry Date: 30 May 2018

Local Member: Councillor EJ Swinglehurst

1. Site Description and Proposal

- 1.1 The site comprises two parcels of land located within the Wye Valley AONB at Bridstow, a settlement listed under Core Strategy policy RA2 as a location for proportionate growth. The parcels of land are located either side of a Public Rights of Way (PROW BW16) which dissects it. Given that the characteristics of each parcel are different and require different approaches vis-à-vis development, each is addressed in turn.
- 1.2 The northern parcel, on the historic maps is entitled Oaklands and appears to relate to the nearby Oaklands House and villa. To the west of this northern parcel are a number of specimen oak trees. Their presence is indicated upon the historic mapping and they are regarded as important features within the landscape which should be preserved. The PROW BW16 is an historic route which crosses the site and links the village with Woodlands House, its integrity should therefore be maintained and not enclosed by built form. The landscape character type is Principal Settled Farmlands where development is near to and addresses the highway in a wayside pattern.
- 1.3 The southern parcel of land is a small pasture field bounded on all sides by hedgerow and trees. Historically the site formed part of a larger field, a section of which was taken for development in the form of social housing. Whilst the site boundary runs parallel with PROW BW16. This part of the application site is well contained within the landscape.
- 1.4 The proposal is for the erection of 8 no. houses consisting of 4 no. 3 bed and 4 no. 4 bed houses along with associated roads, parking and soft landscaping.

1.5 The application is a full application and the proposed plans are accompanied with –

- Design and Access Statement
- Landscape and Visual Appraisal
- Landscape Layout
- Illustrative Landscape Proposals
- Planting Plan
- Preliminary Ecological Appraisal with Preliminary roost assessment
- Reptile Survey Report
- Ecological Mitigation & Enhancement Strategy
- 2no. Full 2- Day Term Time Speed Surveys
- Drainage Strategy Report
- Drainage Scheme
- Material Palette

2. Legislation and Policies

2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows *“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* The National Planning Policy Framework (NPPF) reaffirms this position however is a material consideration.

The legal framework for AONBs in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty, and sets out responsibilities for their management. In particular relevance to the application are the following sections –

Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty.

Section 84 confirms the powers of local authorities to take appropriate action to conserve and enhance the natural beauty of AONBs.

Section 85 places a duty on all public bodies and statutory undertakers to ‘have regard’ to the ‘purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.’

2.2 Herefordshire Local Plan Core Strategy – CS

The following Core Strategy policies are relevant to the application –

- SS1 – Presumption in favour of sustainable development
- SS2 – Delivering new homes
- SS4 – Movement and transportation
- SS6 – Environmental quality and local distinctiveness
- RA2 – Housing in settlements outside Hereford and the market towns
- 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
- SD3 – Sustainable water management and water resources
- SD4 – Waste water treatment and river water quality

Core Strategy policy SS6 describes proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.

Policy SS6 then, in its list of criteria, states *Development proposals should be shaped through an integrated approach and based upon sufficient information to determine the effect upon landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty.*

Core Strategy Policy SS1 echoes the NPPF's presumption in favour of sustainable development. Setting out the strategy for delivery of new homes, CS Policy SS2 provides that the majority of housing is directed to Hereford city or one of the five market towns including Ross on Wye, and in the rural areas, housing will be acceptable within identified settlements listed under CS Policy RA2. One hundred and nineteen settlements have been identified under policy RA2 across the county to be the main focus of proportionate housing development in the rural areas. Residential development is to be located within or adjacent to the main built up area(s) of the named settlements. This is to ensure that unnecessary isolated, non-characteristic and discordant dwellings do not arise which would adversely affect the character and setting of a settlement and its local environment. Outside of Hereford city, the market towns and such settlements listed under RA2 (and their settlement boundaries defined within Neighbourhood Development Plans), sites are considered to be within a countryside location

Core Strategy Policy RA2 – *Housing in settlements outside Hereford and the market towns* states Housing proposals will be permitted where the following criteria are met:

- Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
- Their locations make best and full use of suitable brownfield sites wherever possible;
- They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
- They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Core Strategy policy LD1 – *Landscape and townscape* criteria requires new development must achieve the following:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, through the protection of the area's character and by enabling appropriate uses, design and management

Core Strategy Policy SD1 – *Sustainable design and energy efficiency* states Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals 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. while 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;
- 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

2.3 National Planning Policy Framework – NPPF

The NPPF has ‘sustainable development’ central to planning’s remit and objectives. The NPPF also seeks positive improvements in the quality of the built, natural and historic environment and in regards people’s quality of life. The National Planning Policy Framework has been considered in the assessment of this application. The following sections are considered particularly relevant:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Paragraph 11 of the Framework sets out the presumption in favour of sustainable development. For decision-taking this means 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 of the NPPF 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 the Framework taken as a whole.

Footnote 7 to Paragraph 11 states this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73). The local authority is currently failing to provide a 5 year Housing Land Supply, plus a buffer and as such Paragraph 11 is triggered due to conflict with the relevant requirements of NPPF chapter 5 *Delivering a sufficient supply of homes*.

Where the existence of a five year land supply cannot be demonstrated, there is presumption in favour of granting planning permission for new housing unless the development can be shown to cause demonstrable harm to other factors that outweigh the need for new housing. In reaching a decision upon new housing the housing land supply position will need to be balanced against other factors in the development plan and/or NPPF which could result in the refusal of planning permission. This site is therefore assessed and considered on its suitability as being sustainable in regards its location and material constraints and considerations.

This position was crystalised at the Appeal Court prior to the NPPF 2018 coming into effect and the implications of this position following the *Suffolk Coastal DC v Hopkins Homes & SSCLG* and *Richborough Estates v Cheshire East BC & SSCLG*[2016] EWCA Civ 168 were described by the Court thus *We must emphasize here that the policies of the NPPF do not make "out-of-date" policies for the supply of housing irrelevant in the determination of a planning application or appeal. Weight is, as ever, a matter for the decision-maker (as described the speech of Lord*

Hoffmann in Tesco Stores Ltd. v Secretary of State for the Environment [1995] 1 W.L.R. 759, at p.780F-H).

Accordingly, the Council's housing land supply position vis-à-vis the NPPF does not result in the proposal being acceptable when there are both material considerations demonstrating the development should be refused or where, locally, housing supply targets can be demonstrated.

NPPF Paragraph 124 states *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.* Paragraph 127 outlines Planning decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies specific to protected landscapes (including AONBs) are detailed at paragraph 172 and states *Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited.*

2.4 Neighbourhood Plan

A neighbourhood area for Bristow parish was designated on 17 September 2013. To date, the Regulation 14 draft consultation has not been undertaken and it is understood the Plan is now on hold.

2.5 Other Relevant Material Planning Policies

The Wye Valley AONB Management Plan is a material consideration in the assessment of this application. The Wye Valley AONB Management Plan 2015 – 2020 sets out activities and pressures in the AONB, including those in relation to housing and the built environment. Pressures on the AONB include development located in places that are dependent on car use and unsympathetic and standardised designs of much modern housing. Positive impacts that new development has on the AONB are places for people to live and work in or near the spectacular landscapes of the AONB, facilitating appreciation of special qualities of the AONB. Negative impacts that development has on the AONB are poor design of buildings and curtilages that can detract from landscape character, e.g. urbanising rural areas. The following policies are particularly applicable to this assessment –

WV-D2 – Encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments, including Permitted Development, to ensure greater sustainability and that they complement and enhance the local landscape character and distinctiveness including scale and setting and minimise the impact on the natural environment. [see also WV-L3, WV-D4, WV-U1, WV-U3, WV-T2, WV-S4 and WV-P5]

WV-D3 – Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA or Ramsar site or other sites designated as environmentally important. [see also WV-L3, WV-F3, WV-U1, WV-U3, WV-T2 and WV-S4]

- 2.6 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

3. Planning History

- 3.1 None on site, however adjacent planning application reference 170739/O, proposed erection of a chalet bungalow was refused under delegated powers and allowed at appeal. A further appeal regarding an outline application for another dwelling also adjoins to the West, reference 181395/O, and the appeal decision is pending.

4. Consultation Summary

Statutory Consultations

- 4.1 Natural England considers that the proposed development will not have a significant adverse impacts on designated sites and has no objection.
- 4.2 Welsh Water has no objection however comments –

We have reviewed the information submitted as part of this application with particular focus on the Flood Risk & Drainage Statement dated 6th April 2018. Within the report it acknowledges a pre application enquiry in which the applicant was advised that our Lower Cleeve Waste Water Treatment Works, to which this site would eventually drain, is currently biologically overloaded and consequently cannot accommodate the proposed development. We do however have plans to resolve this in our current investment programme which is due for completion by 31st March 2020 which will overcome the issues at the treatment works and create capacity for the foul flows only deriving from the application site. We therefore offer the following conditions:

No buildings on the application site shall be brought into use earlier than 31st March 2020, unless the upgrading of the Waste Water Treatment Works, into which the development shall drain has been completed and written confirmation of this has been issued to the Local Planning Authority by Dwr Cymru Welsh Water.

Reason: To prevent further hydraulic overloading of the treatment works, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Internal Council Consultations

4.3 The Transportation Manager has no objection.

After reviewing the submitted transport report and undertaken further site visits, it is concluded that the proposed development would not be classed as severe in highways terms.

Using the industry standard (TRICS), for assessing proposed development vehicle movement, volume and speed surveys, the site will only look to increase vehicles at peak times by 3, therefore would not have a detrimental impact to the highway.

A site visit was also undertaken at the narrow section of highway by Rock Cottage in the morning peak time to assess the impact of the vehicle movements and pedestrians, only 2 pedestrians were recorded during a 2 hour period. The site adjacent to Rock Cottage was also reviewed for an introduction of priority give way system; however the forward visibility could not be achieved therefore if developed this would have the potential for the increase of issues on the highway.

Manual for street shows width carriageways which can accommodate certain vehicle types. 5.5m can comfortably accommodate a HGV and a car passing, with the dimension of 4.8m stating that while the width is reduced it still accommodate a HGV and car passing, therefore whilst the area by Rock Cottage is narrow, it can still accommodate the traveling vehicles

4.4 The Conservation Manager – Landscapes has no objection.

The proposed development is for a residential scheme of 8 dwellings upon land at Little Fields, pre-application advice was sought for a similar scheme comprising 9 dwellings in 2017, a site visit was conducted and the landscape advice set out below was provided:

Pre-application advice has been sought for the erection of 9 dwellings at Little Fields Bridstow, I have visited the site with the case officer and have now reviewed the indicative layout proposed. The site lies on land at the fringes of the settlement of Bridstow which lies within the Wye Valley AONB. Paragraph 115 of the NPPF seeks to preserve and enhance protected landscapes and this is reiterated in local policy LD1 of the Core Strategy.

At the time of visiting the site I noted that the site essentially is formed by two parcels of land each with its own identity and I will therefore address each accordingly.

The southern section of the site is a small well contained parcel of land once a larger wooded field which has been subdivided at the time of the construction of the dwellings along the roadside. Whilst development in this location represents a move away from the inherent wayside pattern of Principal Settled Farmlands, the contained nature of the site in my view allows for discreet development, if access can be achieved in the same manner.

The northern section of the site forms part of a larger field which related to Oaklands House probably forming part of its vista from the house, there are still a number of mature oaks in evidence today. This part of the site is more open to wider views and it would be difficult to achieve a satisfactory development without resulting in hedgerow loss or encroachment upon the integrity of the wider field.

Turning to the proposed layout now in front of me I am not convinced that these proposals demonstrate the light touch that is needed upon this site. The two newly proposed accesses to

the C1261, a substantial turning head to adoptable standards, an access which cuts across the PROW BW16, areas of hard standing for parking do not indicate to me that this landscape has been given the respect that it is due given its national designation. I am not convinced by development upon the northern section of the site, holding the view that a small discreet development upon the southern section would be most appropriate. In any event I would recommend the applicant seeks to engage a landscape architect at an early stage in order to obtain their professional view.

I have now read the Landscape and Visual Appraisal with proposed illustrative and planting plans, in conjunction with the Arboricultural Constraints Report that have been submitted as part of the full application.

The site is situated within the Wye Valley AONB and therefore is highly sensitive in landscape terms, the southern parcel of land was in my view well contained and there is capacity for a discreet development within this section of the site.

As expressed in my pre-application comments the northern section of the site is more open in character, it has an historic parkland character, the erosion of which has potential to harm the local landscape. However I am pleased to see a landscape architect has been engaged and that a scheme has been developed which respects this inherent character and has the potential to enhance its key characteristics.

The only minor points I would draw to the attention of the case officer are:

- The longevity of the boundary hedgerows should be ensured; preferably through delineation of the residential curtilage by post and rail fencing, inside the hedgerow.
- I note that render of the dwellings is proposed as white, I would recommend consideration be given to other colouration to avoid uniformity.
- A tree protection plan should be submitted via condition, any works within the RPA of the category A oak tree would require a method statement.
- A management plan for a minimum of 5 years to ensure the establishment of the scheme is also requested for submission via a condition.

- 4.5 The Conservation Manager – Ecology has no objection. I note that there are trees on the site and a tree report has been supplied, Any tree related comments should be made by the Council's Tree Officer through relevant consultation.

I note from the supplied application form that the Foul Water will be connected to the Mains Sewer System and surface water managed through onsite soakaways. I would request that this mains sewer connection and surface water management is included as part of the formally approved plans. With this information and inclusion as part of any formally approved plans I am satisfied through a HRA screening that this development should have NO 'likely significant effects' on the River Wye (SAC & SSSI) or any other relevant SAC and SSSIs as identified in the relevant Impact Risk Zone. In line with the comments from Welsh water a relevant Condition should be included to make any occupation of the dwelling subject to mains sewer connection and capacity in the local system, which I note is indicated as around 2020 after Welsh Water upgrades the local mains sewer system capacity.

If the applicant wishes to use an alternative Foul Water treatment system then full details will need to be approved for approval by this LPA to ensure there are no impacts on the River Wye SAC/SSSI. The applicant is advised that NO direct outfall of any Package Treatment Plant final outfall to a local watercourse, stream or culvert will be acceptable. Any such outfall will need to be managed through a soakaway drainage field on land under the applicant's control – relevant confirmation of soakaway percolation tests will be required.

I note the supplied ecology report and Ecological Mitigation and Enhancement Strategy by Focus Ecology dated February 2018. These appear appropriate and relevant and the detailed

Mitigation and Enhancement Strategy should be subject to a relevant implementation condition if planning consent is granted.

4.6 The Drainage Engineer has no objection in principle subject to conditions. Comments in full –

Flood Risk

Fluvial Flood Risk – Review of the Environment Agency’s Flood Map for Planning indicates that the site is located within the low risk Flood Zone 1. As the proposed development is located within Flood Zone 1 and is less than 1ha, in accordance with Environment Agency standing advice, the planning application did not need to be supported by a Flood Risk Assessment (FRA).

Surface Water Flood Risk – Review of the EA’s Risk of Flooding from Surface Water map indicates that the site is not located within an area at risk of surface water flooding.

Other Considerations and Sources of Flood Risk – Review of the EA’s Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

Surface Water Drainage – Infiltration tests have revealed that the use of infiltration techniques are a viable option for managing surface water at this site.

The Applicant has stated that the road will remain private and so permeable paving is proposed for the road surface, however as the road is serving more than 6 houses, the road must be built to adoptable standards. Herefordshire Council do not adopt permeable paving.

It is proposed that surface water runoff from the dwellings are disposed of via soakaway (to be owned by individual homeowners). An infiltration rate of 1.2x10⁻⁶m/s has been established. Shallow blanket soakaways have been proposed as infiltration was more suitable in the shallower tests. A gravel depth of 600mm has been proposed.

A safety factor of 2 should be used (as opposed to 1.5 as suggested). The soakaways should be re-sized using this corrected parameter.

For any proposed outfall to an adjacent watercourse, the Applicant must consider the risk of water backing up and/or not being able to discharge during periods of high river levels in the receiving watercourses. Any discharge of surface water to an ordinary watercourse will require Ordinary Watercourse Consent from Herefordshire Council prior to construction.

The drainage system should be designed to ensure no flooding from the drainage system (which can include on-the-ground conveyance features) in all events up to the 1 in 30 year event. The Applicant has considered the overland flow routes. It appears that it may be appropriate to raise plots 7 and 8 by 300mm to prevent ingress.

The Applicant must confirm the proposed adoption and maintenance arrangements for the surface water drainage system.

Foul Water Drainage – The Applicant has presented 3 options for connections onto the foul public sewer. Contact has been made with Welsh Water who have stated that a connection can only be made in 2020 once the sewerage system has been upgraded.

The neighbouring homeowners have raised concerns in regards to foul drainage pipes being laid across their land. Agreement will be needed from the landowners if options 2 or 3 are proposed.

Overall Comment – In principle we do not object to the proposals, however we recommend that the following information provided within suitably worded planning conditions:

- A detailed surface water drainage strategy with the changes made as mentioned in the ‘Surface Water Drainage’ section. This should include supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;
- Confirmation that the road will be built to adoptable standards. In addition to this, the management of the water from the road must be clarified;
- Evidence that the Applicant has sought and agreed permissions to discharge foul water from the site with the relevant authorities;
- Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.

4.7 The PROW Manager has no objection.

Public footpath BW16 has been shown on plans and would not appear to be affected by the development. Any hedges must be kept well maintained to ensure they do not encroach on the footpath. New structures are not allowed across the path, unless for stock control, and only after permission has been granted by the PROW department.

5. Representations

5.1 Bridstow Parish Council has no objection to this application

5.2 24 objections have been received, comments are summarised as –

- Loss of views
- Devaluation of adjoining properties
- Concern regarding highway safety
- Capacity of local road network
- Lack of amenities in Bridstow
- Impact on character and appearance of Bridstow
- Impact on AONB
- Development not in keeping with area
- Concern regarding drainage
- Noise and light pollution
- This is a large development
- Outside settlement boundary
- Impact on PROW
- Loss of greenfield land
- Concern regarding development of adjoining land

5.3 A letter of support has been received, commenting:

- Development is well thought out and sympathetically designed
- Sensitive to location
- Important trees protected and retained
- Provides family homes

A further representation states *one of the houses should be 2 bedroomed, or configured into 2 flats for those in the area who need starter homes.*

5.4 The Ramblers' Association objects to the proposed development because it will have a significant negative impact on the public's use and enjoyment of public footpath Bridstow 16 (BW16) which crosses the middle of the site on the following grounds –

- Loss of amenity and character on users of the footpath
- Impact of vehicles on users of the footpath

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181237&search=181237

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

6.1 The main issue is whether the site would be a suitable location for residential development having regard to the effect of the development on the character and appearance of the area which is within the Wye Valley Area of Outstanding Natural Beauty (AONB) and the accessibility of services and facilities.

6.2 With regards to the locational sustainability of the site and its relationship with Bridstow, in the absence of a Neighbourhood Plan establishing a settlement boundary or other means or directing growth, CS policy RA2 directs development to land within or adjoining the main built form.

6.3 The site adjoins existing residential development and can be considered to represent a natural growth point, creating a definitive edge to the village as the character and appearance of the locality changes as one passes the site towards Sellack and Hoarwithy.

6.4 Further to the above, a recent appeal APP/W1850/W/17/3188343 at The Woodlands, Bridstow, which is on an adjoining site 100 metres to the West towards open countryside, concluded that site would primarily be seen as part of the small group of buildings including The Woodlands and Little Fields. Then as now, Officers do not consider the site or this location to be isolated as set out in paragraph 79 of the NPPF.

6.5 In the abovementioned appeal, the Inspector went on to assess the character and development pattern of Bridstow and whilst agreeing there are two main built cores, one of which is The Claytons, there are many other properties outside these areas which also contribute positively to the pattern of development in Bridstow, such as the collection of houses on the road to the front of the application site considered here and appeal site referenced above. Furthermore, the Inspector noted neither of the main two clusters of development contain services or facilities to help identify them as the main built up part of the settlement. The primary school, public house and petrol station referred to by the Council are all detached from these clusters, though it was accepted these are closer to services than the appeal site and as such this location.

6.6 As such, the Inspector concluded though the location could be considered to be separate from some built up parts of Bridstow and therefore contrary to a strict interpretation of Policy RA2, development would be seen as belonging to another sizable concentration of houses in Bridstow which informs the settlement's character. Furthermore, its access to local services would be comparable to many other nearby properties across Bridstow. Indeed there is a bus stop close to the site offering the opportunity for a sustainable mode of transport to the future occupiers of the proposal. On this basis the application site, which relates well to the more built up part of this cluster of dwellings complies with policy RA2 and is a sustainable location for development.

- 6.7 The proposal is for 8 new dwellings comprising of 4 no. 4 bedroom and 4 no. 3 bedroom and dwellings and the development has been designed using the following principles –
- The layout of the dwellings is arranged in a farmstead layout, taking reference from the local vernacular;
 - The site plays on the surrounding parkland settings using landscape features such as estate fencing, hedgerow boundaries and mature landscape features;
 - The houses sit with the contours of the land and maximise the use of solar gains;
 - The two parcels of land take on varying rural grain of development relating to the road and the farmstead setting;
 - The mix of dwelling types aimed to reduce the visual impact on the surroundings and provide much required variety of housing types to the village. In addition the materiality changes from the north to the south parcels of the site to reflect the varying nature of the site
- 6.8 The site comprises two parcels of land which for clarity are named as northern parcel and southern parcel. The northern parcel is focused around the communal meadow space and feature tree, the layout is in keeping with the Principal Settled Farmlands wayside pattern. The three dwellings within the northern parcel are located to the east and are set back from the main road hedge boundary.
- 6.9 The immediate boundary to the west is delineated with a hedgerow and there are trees to the south. Beyond this into the neighbouring property (within the client's ownership) trees will be planted to define the edge of settlement enhancing the parkland setting. To the west of this northern parcel are a number of specimen oak trees. Their presence is indicated upon the historic mapping and these are regarded as important features within the landscape and will be preserved.
- 6.10 The southern parcel is a more informal farmstead layout, bounded by hedgerows and centred around a large feature tree with informal play area. This parcel of land is currently a small pasture field bounded on all sides by hedgerow and trees. The site is well contained and features a discrete cluster of 5 dwellings and associated landscaping and will maintain and enhance the character of the settlement and the wider AONB landscape.
- 6.11 A landscape-led approach as advocated by Officers has very clearly informed the proposals, of which the key concepts include:
- Providing varied sympathetic native planting, including native hedgerows, feature parkland trees and a wildflower meadow.
 - Use boundary treatments that enhance the parkland setting, including native hedgerows and estate railings.
 - Ensuring key views and focal points within the site have a feature tree and defining green space.
 - Creating a clear hedgerow boundary to the west with new trees in the neighbouring field (within the client's ownership) which aim to enhance the parkland setting.
 - Preserve the specimen oak trees to the Northern parcel of land that are featured on historic mapping as these are regarded as important features within the landscape (note these oak trees are located off the adjacent plan as the intention is that the site remains well away to leave these in a landscape setting).
- 6.12 The parkland setting informs the appearance of the landscape and the dwellings. The buildings are arranged in a farmstead layout, around a central courtyard. The access lane is bounded by estate fencing and hedgerows. The proposal is centred around open landscaped space with large trees occupying a central focal point.

- 6.13 The dwellings respond to the distinct characteristics of the two parts of the overall application site. The northern parcel of the site takes on a timber clad and render appearance responding to the adjacent buildings flanking the main road. The southern parcel of land takes on a brick and timber appearance to reflect a farmstead setting.
- 6.14 With regards to the impact and the effect on the AONB, Paragraph 172 of the NPPF advises that great weight should be given to conserving landscape and scenic beauty in AONBs. The proposal is not considered to be major development and therefore there is no direction to refuse in principle. In Officers' opinion, supported by the Conservation Manager – Landscapes, the small scale of the development, its position close to existing built development and the quality of the development which includes carefully considered landscaping, would not harm the rural landscape of the AONB. Officers do not consider there would be any significant adverse impact resulting from the development. Therefore the landscape and scenic beauty of the AONB would be conserved.
- 6.15 Members will note the comprehensive assessments and reports which accompany the application and the significant detailed assessment carried out by Officers with respect of technical matters. Officers' professional position, as detailed above, is the development can be mitigated through planning conditions. Significant assessment and advice was provided at pre-application stage which has been both followed by the applicant with what is considered to be a detailed and high quality application. There are no technical highways, landscape, ecological or drainage grounds to resist the development as proposed.
- 6.16 The Council's Housing Land Supply position is also noted and is a material consideration. Further to this, the Parish of Bridstow has an indicative housing target for the Plan period of 57 dwellings and as of 1 April 2018 benefits from 7 commitments and 3 completions. As such a minimum 47 dwellings needs to be provided within the Plan period. Officers note the difficulties of developing multi-unit schemes within the parish due to significant constraints and material considerations including but not limited to –
- Wye Valley AONB designation
 - Highway safety which includes A49 and A40 Trunk Roads and Highways England's concerns regarding these
 - Drainage
 - Road noise
 - Heritage
- 6.17 In this regard the delivery of a site with a combined 8 dwellings is supported.
- 6.18 In summary, the development would be related to an established cluster of dwellings in the village of Bridstow, would not diverge from the layout of development locally, would not be isolated and would involve the development of a high quality scheme informed and influenced by its location and setting. Officers do not consider it would harm the landscape and scenic beauty of the AONB. Also, it would have convenient access to a sustainable, albeit limited mode of transport in common with the other dwellings in the village. As such, I do not consider the character or appearance of the area would be unacceptably harmed and the accessibility of services and facilities from the site would not be unsatisfactory. The site is therefore a suitable location for residential development. Accordingly, it would not conflict with Policies RA2 and RA3 as described above, and Policy LD1 of the Core Strategy and paragraphs 124 and 172 of the NPPF which aim to preserve the natural historic and scenic beauty of the landscape and secure appropriate high quality development. There are no adverse effects from the proposal that would significantly and demonstrably outweigh the benefits. The development therefore constitutes sustainable development and so would accord with Policy SS1 of the Core Strategy and paragraph 11 of the NPPF which both set out the presumption in favour of sustainable development.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any further conditions considered necessary by officers named in the scheme of delegation to officers:

1. C01 - Time limit for commencement (full permission)
2. C07 – Development in accordance with approved plans and materials
3. CAB – Visibility splays
4. CAE – Vehicular access construction
5. CAH – Driveway gradient
6. CAL – Access, turning area and parking
7. CAT – Wheel washing
8. CAX – Direction of proposed lighting
9. CAZ – Direction of proposed lighting
10. CB2 – Secure covered cycle parking provision
11. No buildings on the application site shall be brought into use earlier than 31st March 2020, unless the upgrading of the Waste Water Treatment Works, into which the development shall drain has been completed and written confirmation of this has been issued to the Local Planning Authority by Dwr Cymru Welsh Water.

Reason: To prevent further hydraulic overloading of the treatment works, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

12. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

13. The ecological protection, mitigation, compensation and working methods scheme including the detailed Biodiversity enhancement features, as recommended in the Ecological Mitigation and Enhancement Strategy by Focus Ecology dated February 2018 shall be implemented in full as stated unless otherwise approved in writing by the local planning authority. The Biodiversity enhancements shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

14. Prior to the commencement of the development hereby permitted the following details shall be submitted to the Local Planning Authority for written approval –

A detailed surface water drainage strategy with the changes made as mentioned in the ‘Surface Water Drainage’ section. This should include supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;

Confirmation that the road will be built to adoptable standards. In addition to this, the management of the water from the road must be clarified;

Evidence that the Applicant has sought and agreed permissions to discharge foul water from the site with the relevant authorities;

Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.

The development shall be carried out in accordance with the approved details and thereafter be maintained as such.

Reason: To ensure adequate drainage arrangements are in place, to mitigate the development and minimise impact upon adjoining land uses and to comply with Herefordshire Core Strategy policies SD3 and SD4.

15. Prior to the commencement of the development hereby permitted the following shall be submitted to the Local Planning Authority for written approval –

- A detailed surface water drainage strategy with the changes made as mentioned in the ‘Surface Water Drainage’ section. This should include supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;**
- Confirmation that the road will be built to adoptable standards. In addition to this, the management of the water from the road must be clarified;**
- Evidence that the Applicant has sought and agreed permissions to discharge foul water from the site with the relevant authorities;**
- Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.**

The proposal shall be carried out in accordance with the approved details and thereafter be maintained as such.

Reason: To ensure adequate drainage arrangements are in place and to prevent any adverse impact upon adjoining land and land uses and to comply with Herefordshire Core Strategy policies SD3 and SD4.

16. C65 – Removal of Permitted Development Rights

17. C67 – No new windows in elevations and roof planes

18. C88 – Retention of trees and hedgerows

- 19. C89 – Retention of existing trees/hedgerows
- 20. C90 – Protection of trees/hedgerows that are to be retained
- 21. C97 – Landscaping scheme – implementation
- 22. CA3 – Landscape monitoring

INFORMATIVES:

- 1. Pro Active Reason 1
- 2. I 11 – Mud on highway
- 3. I 09 – Private apparatus within highway
- 4. I 45 – Works within the highway
- 5. I 07 – Section 38 Agreement & Drainage details
- 6. I 05 – No drainage to discharge to highway
- 7. I 47 – Drainage other than via highway system
- 8. I 35 – Highways Design Guide and Specification

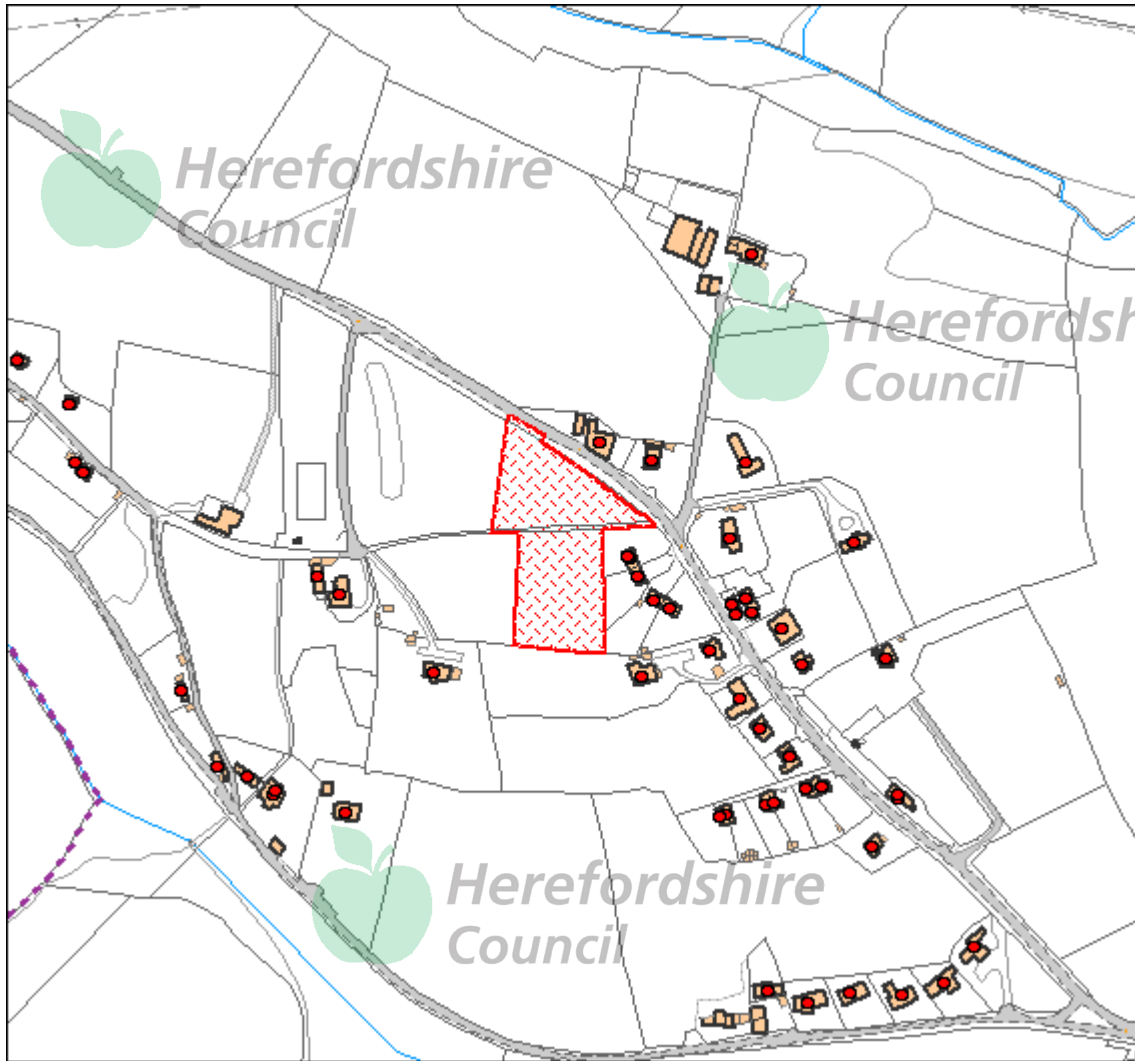
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: 181237

SITE ADDRESS : LAND AT LITTLE FIELDS, BRIDSTOW, HEREFORDSHIRE

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005