

**4 NC2003/2045/F - CONSTRUCTION OF 20 NO. DWELLINGS, 10 NO. 3 BEDROOM UNITS, 4 NO. 2 BEDROOM UNITS, 5 NO. 4 BEDROOM UNITS & 1 NO. 5 BEDROOM UNIT (WITH FACILITY FOR FUTURE ADAPTION OF ROOF VOIDS FOR ACCOMMODATION) ACCESS, ROADS & PLAY AREA ON LAND ADJACENT TO MIDDLEMARSH, LEOMINSTER, HEREFORDSHIRE**

**For: Marches Housing Association per Mr R Grice  
Halsall Lloyd partnership 2 Rugg House New street  
Leominster Herefordshire HR6 8DR**

**Date Received:**

**18th July 2003**

**Expiry Date:**

**12th September 2003**

**Ward:**

**Leominster North**

**Grid Ref:**

**49788, 59829**

Local Members: Councillors Brig. P Jones CBE and Mrs J French

## **1. Site Description and Proposal**

- 1.1 The application site is an allocated site for housing as defined by the adopted Leominster District Local Plan.
- 1.2 The site is accessed from the adjacent Mallards Housing development off Middlemarsh.
- 1.3 The River Lugg and riverside walk define the northern boundary of the site, with vacant, undeveloped land to the south, which is allocated for further residential development.
- 1.4 The application proposes the erection of 20 dwellings on the 1.62 hectare site, comprising 16 properties for rent in perpetuity and four properties for shared ownership.
- 1.5 The housing mix for the site includes 4 no 2 bed units, 10 no 3-bed units, 5 no 4 - bed units and 1 no 5 -bed units.

## **2. Policies**

### **2.1 Hereford & Worcester County Structure Plan**

Policy H2D	Housing Requirements
Policy H15	Location of Growth
Policy CTC 6	Landscape Features
Policy CTC 9	Development Requirements

## 2.2 Leominster District Local Plan (Herefordshire)

Policy A1	Managing the Districts Assets & Resources
Policy A2 (D)	Settlement Hierarchy
Policy A12	New Development and Landscape Schemes
Policy A24	Scale and Character of Development
Policy A54	Protection of Residential Amenity
Policy A55	Design and Layout of Housing Development
Policy A70	Accommodating Traffic from Development
Policy L3	Land to East of Ridgemoor Road

## 2.3 Herefordshire Unitary Development Plan (Deposit Draft)

Policy S1	Sustainable Development
Policy S2	Development Requirement
Policy S3	Housing
Policy DR1	Design
Policy H13	Sustainable Residential Design
Policy H15	Density
Policy LA5	Protection of Trees, Woodlands and Hedgerows
Policy LA6	Landscape Schemes

## 2.4 Herefordshire Housing Needs Survey 2001

## 2.5 PPG 3 – Housing

## 3. Planning History

NC02/3358/F Phased construction of 26 no. 3-bed dwellings and 2 no. 4-bed dwellings, (with facility for future adaptation of roof voids), access roads and play area. Withdrawn.

## 4. Consultation Summary

- 4.1 English Nature: holding objection until issues regarding surface water drainage and planting schemes have been resolved.
- 4.2 Hyder Consulting (acting on behalf of Welsh Water): No reply received at time of writing report.
- 4.3 Environment agency: No response received at time of writing report.
- 4.2 Responses by internal consultees that raise material planning issues are summarised and considered in the Officer's Appraisal.

## 5. Representations

- 5.1 Town council: 'Recommend approval, but express concern over the incorporation of facilities for adaption of the roof voids and lift spaces. The purpose of such incorporation is not made clear in the application, and it is felt that the space would be better used in the available accommodation. It is also felt that internal lifts would cause disturbance to the residents. Members also express concern over the ability/adequacy of the sewage system in that area to cope with this additional development.'

- 5.2 River Lugg internal drainage board. Note that proposed development is similar to previous development with respect to building lines along the River Lugg. It is also noted that surface water is to be directed to water butt and soakaway system. Percolation test results from the developer should satisfy that this will be effective.
- 5.3 The applicant's agent has submitted a detailed design statement setting out the justification for the proposed development. Reference is made to site constraints, area appraisal, design considerations together with details of the housing mix.
- 5.4 The full text of these letters can be inspected at Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The site is an allocated site and the principle of residential development has therefore already been established.
- 6.2 The scheme as submitted is the result of negotiation following the withdrawal of an earlier scheme. Particular attention has been given to the design and layout of the site, which incorporates 'home zones' where the distinction between road and footpath is blurred to reduce vehicle speeds and ensure that the layout is not dominated by the road.
- 6.3 The site has a number of constraints, including restrictions on development within 7metres of the River Lugg, a storm sewer, which crossed the site together with the need to protect a vehicular access route into adjacent housing site.
- 6.4 Full landscaping details together with the provision and maintenance of a children's play area will be conditioned. If the provision and maintenance is not undertaken by the housing association a Section 106 agreement will be required. The site is visible from a public footpath and additional planting along the River Lugg boundary should therefore form part of the landscaping scheme. This will need to incorporate a wildlife corridor of at least 10 metres. The choice of suitable plants needs to reflect the sensitive nature of the site and its edge of settlement location.
- 6.5 The design of the scheme incorporated features of local vernacular and an appropriate stock brick will be used to ensure that the character of the development reflects the traditional building materials of the area. Minor amendments are being made to some of the house types and revised drawings are awaited.
- 6.6 The layout of the development reflects the pattern of existing development in terms of spacing between units, but more attention has been given to avoid a regimented and uniform layout, which is designed to improve the overall character of the area.
- 6.7 The transportation manager has recommend a number of revisions to the parking and traffic calming measure, but otherwise raised no objection to the internal road alignment and overall parking provision.
- 6.8 Further details are required regarding surface water drainage from the site together with full landscaping details and amended house types. Subject to the receipt of satisfactory outstanding details the scheme is considered acceptable.

**RECOMMENDATION**

That subject to the receipt of satisfactory drainage, highway, landscaping and house-type details and no new grounds of objection being raised, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

**1 - A01 (Time limit for commencement (full permission) )**

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

**2 - A09 (Amended plans )**

**Reason:** To ensure the development is carried out in accordance with the amended plans.

**3 - B01 (Samples of external materials)**

**Reason:** To ensure that the materials harmonise with the surroundings.

**4 - G09 (Retention of trees/hedgerows)**

**Reason:** In order to preserve the character and amenities of the area.

**5 - G02 (Landscaping scheme (housing development))**

**Reason:** To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

**6 - G05 (Implementation of landscaping scheme (general))**

**Reason:** In order to protect the visual amenities of the area.

**7 - E16 (Removal of permitted development rights)**

**Reason:** To bring any future development under planning control.

**Plus other conditions under the following headings:**

- 5. Highway details**
- 6. Boundary treatment**
- 7. Public open space - provision and maintenance**
- 8. Surfacing roads, paths, house accesses and paths**
- 9. Street lighting**
- 10. Foul an surface water drainage**
- 11. Archaeology**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.