

DEVELOPMENT BRIEF

LAND OPPOSITE SUTTON ST NICHOLAS PRIMARY SCHOOL

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1. Introduction

i) Background

This development brief is to provide design guidance for the development of a 2.75 hectare site opposite the existing primary school in Sutton St Nicholas. The site has been identified in the Herefordshire Unitary Development Plan (UDP) as suitable for a mixed scheme including residential development, a new school and community facilities. The Plan anticipates that 15 dwellings would be provided on the site and that they should vary in size, type and tenure and to help meet local affordable housing needs. The need for a replacement school has been confirmed for some time and the site identified is the culmination of an extensive site search with the Parish Council. The school would include a joint-use community hall. Other community requirements which have been assessed by the Parish Council through their Parish Plan may also be provided within the site such as community playing field incorporating a small sized football pitch/kick about area, children's play area and possibly a skateboard park. Other suggestions have included a general practitioners surgery and a post office. An indicative plan is included to show the possible layout of the overall development given known requirements, constraints and opportunities within the context of the village.

This brief has been prepared in conjunction with the Council's Property and Education services who will primarily have an interest in the development of the school. It has also been the subject of discussions with the landowner, school governors and the Parish Council and was published for comments from the community during August and early September when a Public Meeting was held. Following amendments the brief was adopted by Herefordshire Council's Planning Committee on 27th November 2003 as supplementary planning guidance and used to guide future planning applications.

Any enquiries relating to this brief should be directed to:

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Hereford,
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ii) Aim of Brief

The aim of this brief is to:

- Establish the development framework in a positive and enabling manner providing a development concept early in the development plan process.
- Identify development requirements before land values are set to ensure the delivery of viable schemes
- Provide greater certainty
- Promote good design standards and address plan policy issues

iii) Site Description

The site is located on the north eastern edge of the village and is to be accessed off the C1125 road which bisects the village and forms the sites western boundary. Housing adjoins the eastern, southern and western boundaries of the site with agricultural land to the north. The land is currently used for arable farmland. Given its roadside location the site is visible from the northern approach into the village whilst its open nature offers views into and across the site.

iv) Planning Background

There is no planning history on this site.

2. Development Requirements

i) Planning Process

It will be a requirement of any planning permission that each individual development complements and enables the whole scheme to be provided in the event of differing development timescales. The indicative layout should therefore provide the basis of a 'master plan' to enable satisfactory implementation of each element described in this brief. Any variation will need to be agreed by both Herefordshire and Sutton Parish Councils.

A single application including the basic elements (housing, school and community field) would be the preferred option of Herefordshire Council. If two or more applications are made they should be concurrent and clearly stated that they are linked. If an outline application is made for the residential element of the scheme alongside a full application for the new school then 'means of access' must be addressed at this stage.

ii) Access

A single road access to the site will be required off the main village road (C1125) at the highest possible point of the rise to enable clear visibility. The single road access, constructed to adoptable standards, should ideally offer a separate cul de sac solely serving the new housing to reduce internal traffic conflict and help safeguard residential amenity. Design will need to be in accordance with Councils highways and parking standards and particularly in relation to the school/community hall to allow operational space and use by the public.

Provision should be made for the implementation of safer routes to the new school, reducing wherever possible dangers with road traffic. This could include improvements to existing paths, new crossing points, measures to reduce traffic speeds on the relevant roads and possibly a new footpath to the east if this is deemed beneficial. Footpath links to the wider public rights of way network are to be encouraged.

iii) Primary School

The school is to be positioned to the north of the site providing a softer edge to the village and enabling the new housing to be an extension to complement that existing. Set back from the village road, a linear and landscaped open space area would offer off-road pedestrian access and make footpath links to those already existing.

The school will consist of three classrooms and a minimum 120m² hall area for school and community use, hard play areas and a school playing field. This replaces equivalent facilities and community access agreements at the current school building. Sufficient parking provision for staff and visitors will be required in accordance with the Councils current vehicle parking standards (UDP – Appendix B)

Given the site setting and landscape context, the school and community fields should be located along the east of the site ensuring the sites open appearance, relationship to adjoining countryside and amenity of surrounding residential properties.

The development of the new primary school will need to be commenced or the ownership of land transferred to Herefordshire Council before the housing development can commence in order to

ensure that the site is not developed for other purposes. The developer will need to discuss these details further with the Councils Property, Education and Planning sections.

iv) Housing

UDP policy H5 identifies the site as expected to provide a mix and range of housing types with an estimated capacity of 15 dwellings. Of this total a target of 35% (5 dwellings) is set to be of affordable housing to be of a type/tenure to meet local affordable housing needs.

Whilst the provision of affordable housing is outlined within separate supplementary planning guidance (SPG), developers will need to discuss this requirement with the Councils Housing Services and possibly the Parish Council to help ensure that local needs are best met and provided for. Should this involve the partnership of a Council preferred Registered Social Landlord (RSL), the selection should be completed prior to submitting a planning application so that again the type of affordable units can be discussed.

v) Community Facilities

The layout includes provision of a community field to the east of the site and could include a small sized football pitch along with a laid out childrens play area. Any childrens play area should be related to the new housing enabling easy access and be overlooked for safety and security.

The possibility of the community uses within the school including a part-time general practitioner surgery and replacement post office and/or that land within the development is suitable and can be made available for the provision of a skateboard park will need further investigation. The provision of adequate parking will be dependant on the degree and scale of usages for community activities and flexible use may need to be made on hard surfaces such as daytime play areas.

vi) Landscaping and Open Space

The site comprises of a large open field and will require substantial landscaping along its new northern boundary to define and take account of landscape character. A linear and landscaped buffer will be a requirement alongside the C1125. Further landscape treatment will be required along the southern boundaries and to the north adjacent to Willow Croft to safeguard residential amenity. Some of this treatment to the north could incorporate a school wildlife area.

Open space/landscaped areas that are well related to the development will be required as part of an integral layout and design. Within the housing scheme, developers may wish to make a financial contribution to either the provision or the cost of future maintenance of the community fields as an alternative to the formal open space provision within the housing development as set out in Plan policies H19 and RST3.. Such agreement would be the subject of a planning obligation (policy DR5) and may involve the Parish Council as the recipient. Standard requirements for the planning and design for open space within new housing developments is provided at Appendix C.

vii) Services

After undertaking consultations with local utility providers the following has been highlighted:

Water supply (Welsh Water)	A water supply can be made available but off-site reinforcement of the water mains network may be required.
Sewerage System (Welsh Water)	Sewerage system suffers from hydraulic overloading and causes surcharging. A hydraulic model is required to address the problems and identify solutions. The Water Authority have no plans for such an assessment within its current Capital Investment Programme (year 2000-2005).
Sewerage Treatment (Welsh Water)	Sewerage drains to Moreton-on-Lugg sewerage treatment works which is reaching capacity. Development of this site is constrained by the capacity of the public sewerage system and waste water treatment works, for which no regulatory improvements are planned under Welsh

Water's Capital Investment Programme (Year 2000-2005). Should this site be developed in advance of Welsh Water's capital investment, developers may be required to fund the essential improvements..

Land Drainage/Water Abstraction (Environment Agency)	There are sixteen licensed abstraction points found within 1 km of the site. It would be the developers responsibility to ensure that development will not effect any legal water interests in the area.
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Developers will be required to confirm this information and where necessary seek further advice from the relevant bodies. A list of contact information is provided at Appendix A.

3. Design

i) Design Statement

Planning applications for this site will be required to include a Design Statement. This statement will need to address issues around local context, general layout, health and safety and conservation of resources. Details of issues that may need to be addressed are contained in the Councils Design and Development Requirements SPG, a summary of which is contained in Appendix B. Whilst the information within this development brief will help provide the overall design principles for the site, further site information will be necessary to meet the requirements of the design statement.

ii) Design Requirements

A high quality and imaginative scheme will be required on this important gateway site into Sutton St Nicholas to ensure character and identity within the village context.

The indicative layout confirms a more dense layout to the south to complement existing residential areas adjoining, with lower level of development to the north to reflect the gradual merging into proposed open space and on into the countryside beyond. In addition thought needs to be given to preserving any important long and short distance views into and out of the site.

In more detail the Local Planning Authority will expect developers to give careful consideration to the use of high quality and local materials, indigenous features and building styles. Siting, height, massing, orientation, public safety and privacy along with opportunities for energy conservation and recycling are collectively aspects to be addressed to ensure a high quality living environment.



LOCATION PLAN - Sutton St Nicholas
Indicative Layout



SCALE 1:1250

Herefordshire Council
Planning Services
PO Box 144
HEREFORD
Herefordshire
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APPENDIX A – CONTACT LIST

HEREFORDSHIRE COUNCIL

PROPERTY SERVICES

Colin Birks – Property Services Manager
Tel: 01432 261980

EDUCATION

Graham Parfitt – Schools Accommodation
& Forward Planning Officer
Tel: 01432 2601918

LEISURE SERVICES

Ruth Jackson - Principle Leisure and
Countryside Recreation Officer
Tel: 01432 260324

PLANNING SERVICES - DEVELOPMENT CONTROL

Peter Evans - Central Divisional Planning
Officer
Tel: 01432 260756

PLANNING SERVICES - CONSERVATION

Bill Bloxsome – Chief Conservation Officer
Tel: 01432 261783

PLANNING SERVICES - FORWARD PLANNING

Chris Botwright – Principal Local Planning
Officer
Tel: 01432 260133

HOUSING SERVICES

Jane Thomas - Enabling Manager
Tel: 01432 261910

TRANSPORTATION

David Stephens - Development Control
Officer
Tel: 01432 260070

ENVIRONMENTAL HEALTH

Marc Willimont - Senior Environmental
Health Officer
Tel: 01432 261986

ENGINEERING SERVICES

Brian Lee - Drainage Engineer
Tel: 01432 260788

EXTERNAL AGENCIES

ENVIRONMENT AGENCY

The Environment Agency,
St Mellons Business Park,
Cardiff, CF3 0LT
Tel: 029 2077 0088

WELSH WATER

Mr Ryan Bowen,
Welsh Water
Network Development Consultants
Hyder Consulting Ltd
TREHARRIS
CF46 6XZ
Telephone: 01443 331155.

TRANSCO

Mr. A. Read,
Network Assistant,
Transco W. District,
P.O. Box 502,
Malago House,
Bedminster Road,
Bedminster,
Bristol,
BS99 5RS.
Tel: 01199 535444.

NATIONAL POWER

Property Services Manager,
National Power PLC,
Windmill Hill Business Park,
Whitehill Way,
Swindon,
SN5 6PB.

APPENDIX B - HEREFORDSHIRE COUNCIL: DESIGN STATEMENT

Planning Application Guidance

A Design Statement is now a requirement of any planning application where the design of the development proposed needs to be accompanied by a set of design principles. Its purpose is to illustrate the overall design concept that has been adopted in relation to the application site and its wider context based upon survey and analysis data

The Herefordshire Unitary Development Plan (UDP) Policies DR1 and H13 confirms the design statement requirement and highlights the general design issues to be addressed. Other Plan policies provide more specific design advice. This guidance leaflet seeks to cover the main areas of concern referred to in the UDP policies with questions to be answered through the design preparation process. This will enable design issues to be considered early and elements to be incorporated in the application proposal prior to approval being sought. Further detail is published as supplementary planning guidance to the UDP entitled "Design and Development Requirements".

The following are considered to be the main areas of investigation for the design principles to be established.

LOCAL CONTEXT

Assessment

In most cases it will be important for a Design Statement to include a preliminary assessment of the development site surroundings and uses. In rural areas, edge of village settlements and around urban areas such elements as landscape, land form, orientation, form and pattern of existing development should be noted with natural features such as native trees, hedge lines, water courses and significant views to and from the site.

Within urban areas where the proposal is redevelopment, infill or town extension the particular qualities of built form and spaces, access and movement will need to be recorded. The scale and grouping of existing structures, the colour and texture of predominant building materials and the nature of public and private spaces are elements which contribute to the local character of the place.

Design Statement

The Design statement should address the following issues;

- **How does your proposal relate to the existing urban or rural context ?**
- **How has your proposal taken account of the sites characteristics, opportunities and constraints?**
- **How have the existing site features been used ?**
- **How have views to and from your site been affected ?**
- **Does your proposal reflect or complement the form, pattern and style of surrounding buildings?**
- **How does your proposal relate to landscape character?**
- **Are there any cultural elements, architectural features or predominant materials used in the locality which are included in the proposal?**
- **How does your proposal relate to neighbouring uses and environmental amenity?**
- **Does your proposal provide any opportunity to enhance the appearance of the site/locality?**

GENERAL LAYOUT

Assessment

Creative site planning is a crucial element in the provision of high quality living and operational environments. Given the local context the design concept will be to provide an interesting and individual development that complements and enhances the area. The aim is to achieve a balance

between individual and community needs, privacy, safety and convenience and environmental protection and enhancement. Access and safe movement particularly by means other than car, siting, density and design of buildings and spaces all harnessing site opportunities will be elements requiring investigation.

Design Statement

The Design Statement should address the following issues;

- **Is the proposal site entrance safe, distinctive and in character with its surroundings?**
- **Can road traffic be minimised by promoting alternatives to the car? Has the proposal safely accommodated any new pedestrian/cycleways that also link to the existing network and community facilities?**
- **Are access roads and junctions designed to be sympathetic to their surroundings? Are they designed to reduce speed?**
- **If the proposal is for public use does it provide for the needs of cyclists, the elderly/very young and those whose mobility is impaired?**
- **Do building sizes, their inter-relationships and spaces between relate to the local setting?**
- **How does your proposal satisfy the need for both community and privacy in terms of spaces provided?**
- **Are new public spaces safely accessible and do they relate well to existing surrounding developments?**
- **Has your proposal satisfied any known community needs/requirements?**
- **How has the layout, ground form and planting been used to control noise and influence microclimate ?**
- **Does your proposal achieve mixed uses to reduce commuting ?**
- **How does your proposal achieve a social mix ?**
- **How has additional landscaping complemented landscape character, created new interest and enhanced nature conservation and wildlife?**

HEALTH AND SAFETY

Assessment

New developments will be required to incorporate within their design and layout elements to address issues of health and safety. Developments will need to be so designed to ensure that occupiers and users of the development and those surrounding are not to be faced with future problems over safety, pollution and nuisance. Developments involving contaminated land/ hazardous substances will require separate consent.

Design Statement

The Design Statement should address the following issues;

- **Does your proposal need to include mitigation measures to account for localised flooding and surface water run-off from adjacent land. Will it exacerbate such problems for neighbouring land users?**
- **Does your proposal need to address any existing hazardous installation or natural feature which would give rise to health and safety concerns?**
- **Within your overall layout , have you designed out crime?**
- **Has your proposal fully addressed any likely nuisance or pollution from noise, lighting, smell, odour, dust or grit?**
- **If no public sewage system is available is the on/off site treatment proposed suitable for this particular site?**

CONSERVATION OF RESOURCES

Assessment

Conservation and management of natural resources is key to sustainable development. New development is required to minimise its use of energy particularly non-renewable energy sources i.e. oil, gas, coal and make best use of building materials particularly locally sourced and sustainable construction methods.

In respect of water, good design and specification can significantly reduce the water requirements for a development without compromising hygiene or comfort. Hot water savings have an associated energy saving. Priority should be given to efficiency measures rather than water recycling. Water efficient landscape design provides drought-tolerance and saves water when supplies are most stressed.

The waste generated in Herefordshire covers all the recognised waste types i.e. agricultural, household, industrial and commercial. As a waste planning, collection and disposal authority the Council has set out objectives to treat waste as a resource, minimise waste generation, maximise reuse and reduce the loss of amenities.

- **Are your buildings designed to use orientation for solar gain. Do they avoid overshadowing?**
- **Does your proposal avoid exposed positions and can a sheltered site be created either by buildings, walls or landscaping?**
- **Are your buildings insulated in excess of Building Regulations Part L. Are you proposing any sustainable energy sources/installations?**
- **Has your material choice fully considered environmental impact. Where possible are they locally sourced and have low levels of energy in manufacture?**
- **Is your proposal designed so as to safeguard the availability and quality of water supplies?**
- **How does your proposal collect rainwater for garden use. Does it minimise the use of mains water?**
- **Does your proposal use water-efficient appliances to reduce consumption?**
- **Is your site free draining, suitable for soakaways rather than being discharged direct to sewers or watercourses?**
- **Can any natural drainage or water feature enhance wildlife habitats and possibly flood alleviation?**
- **If your proposal will generate waste what provisions are included for separated storage for recycling or composting of household and garden waste?**
- **In construction is there any opportunity for reusing and recycling any materials from within the site or elsewhere?**

APPENDIX C - PLANNING AND DESIGN FOR OPEN SPACE: STANDARD REQUIREMENTS FOR NEW HOUSING DEVELOPMENTS

SIZE:

All public open space located within a new housing development should be an integral part of the development. They should be:

- Functional, Usable and Accessible
- Spaces should ideally be of “village green” size and not small areas dotted around, e.g. SLOAP areas - (Space Left Over After Planning).
- It should be located, so as to form an integral feature of the housing development and should not be in a “back-land” situation
- In addition to formal recreational space there is also a need to have informal areas for walking, jogging, sitting etc. depending on the size of development and links to other networks of open space.
- For example, on larger residential development sites or sites in sensitive locations, landscaping may be provided to act as a buffer or screen. These landscape areas could also be suitable for informal recreational uses.

LOCATION:

- Consideration should be given to existing open spaces and networks and in particular for links to be established where appropriate
- The siting of public open spaces on new developments should ensure no damage will be caused to properties by the legitimate use of the open space

MAINTENANCE:

- Design and layout of open spaces should ensure maintenance machinery access and use is considered
- No “steep” grass banks to hinder mowing machinery
- Small sites are often “underused or unusable” and difficult and expensive to maintain

LANDSCAPING/PLANTING:

- Planning conditions will include for a landscaping scheme to be approved by the Council, which should provide details of planting trees, shrubs, grass seed etc. for open space areas.
- Public Open Space will be sown with grass seed mixture suitable for site-use and landscaping (trees and shrubs) will be in accordance with the location and site conditions.
- Public Open Space should have adequate perimeter protection to prevent the unauthorised entry of vehicles on to the area and to ensure the safety of uses of the area to any adjacent roadway
- Public Open Spaces may need to have litterbins and/or seats provided for users of the area.
- Public Open Space may require pathway to be constructed to facilitate access/use of the areas.

ADOPTION/COMMUTED SUMS:

- The acquisition of new public open space areas (including children’s play areas) will engage the Council in increased revenue maintenance funding in future years.

- Any open space within a development intended/agreed for Adoption by the Council will require the developer to pay a Commuted Sum to cover the maintenance costs for 10 years.
- Whilst “left over” areas of amenity areas will not form part of the open space provision, they will be eligible for adoption and future maintenance under the Council’s separate scheme for adoption.

CALCULATING COMMUTED SUMS:

For improvement or provision of Public Open Space, the calculation of the commuted sum is based on actual costs of cutting and maintaining play areas over a 10 year period, together with any remedial works necessary before the adoption of the open space by the Council. The cost is based on year one prices multiplied by 10 and does not account for any element of inflation during that period. The commuted sum calculation also includes for the cost of maintenance of horticultural features, hedges, grassland areas, trees, fences, gates and footpaths in addition to play area costs.

HEREFORDSHIRE COUNCIL PARKS AND COUNTRYSIDE SERVICE

TARIFF FOR CALCULATION OF COMMUTED SUMS 2002

Grass Cutting	Price per annum per 100m² - 2002
Fortnightly Cut and Drop – April – September	£16.94
Weekly Cut and Drop – April – September	£31.40
Hay Cut – August	£2.42
Bank Cut – May and September	£6.05

Amenity Features	Price per annum per 100m² - 2002
Formal Shrub Bed	£2.11
Informal Shrub Bed	£0.60
Flower Beds	£9.98
Rose Beds	£4.23
New Hedges	£1.21
Existing Hedges - including laying once within 10 years	

Trees	Price per annum per 100m² - 2002
Whips	£0.60
Heavy Standards	£72.60
Trees, planted less than 5 years	£2.42
Trees, planted over 5 years	£1.21
Mature Trees and Trees over 5m tall	£6.05

Play Areas	Price per Value of Play area per annum
General Maintenance Based per £10,000 (or part) value of play area equipment, surfacing and fencing combined	£121.00
Safety Inspections to EN1176/77 52 weekly inspections and annual ROSPA survey	£356.95
	Price per m² per annum - 2002
Replacement Surfacing – Rubber Tiles/Wet Pour (once only)	£78.65
– Loose fill material	£12.10

