

16 DRAFT DEVELOPMENT BRIEF FOR LAND AT SHOBDON, HEREFORDSHIRE

Report by: the Forward Planning Manager

1. Wards Affected

Shobdon

2. Purpose

- 2.1 To present to Members a draft development brief for the land adjacent to the Birches, Shobdon and to gain approval for it to be sent out for public consultation. This site at Shobdon is proposed for development in Policy H5 of the Revised Deposit Draft Unitary Development Plan. Results of the consultation on the brief will be reported back to members at a later committee meeting.

3. Background

- 3.1 This draft development brief outlines how this greenfield site at Shobdon, (see Figure 1 of the attached brief) should be developed for **housing and open space provision**.
- 3.2 In compliance with Policy H5 of the UDP, the draft brief proposes approximately 30 new dwellings on the southern and western sections of the site, 35% of these comprising affordable housing to meet local needs. The brief demonstrates how the Birches housing development to the west of the site, would be become more integrated with the centre of the village through appropriate linkages with and across the new site. (Paragraph 5.4.57 of the Revised Deposit UDP). The site is to provide an extensive area of open space along its frontage and on the higher central land to benefit local amenity and for informal recreation with full public usage, which will also incorporate an appropriately equipped and fenced children's play/games area.
- 3.3 It is also envisaged that the new open space and play/games area provision will significantly enhance this kind of provision at the local level, where initial findings from an audit assesment of open space and recreation provision (required as part of Planning Policy Statement 17), indicates not only a shortfall, but also a lack of quality within the village of such facilities.
- 3.3 It is considered that the draft brief fully describes Herefordshire Council's vision for a sustainable development of this Shobdon site for housing and open space provision and will help prospective developers achieve a high quality development and maximise the site's contribution to the local area.
- 3.4 The draft brief follows meetings with the Parish Council where the purpose of supplementary planning guidance has been discussed along with design and development issues and local requirements. The draft brief has been endorsed by the Parish Council for discussion and comment by the local community.

4. Process

- 4.1 It has been agreed with the Parish Council that the brief should be thoroughly aired with the community and that the Parish Council would initiate and arrange for local comment to be made. This would include a public meeting. A six week period will be given over for local comment and to enable any further views from statutory undertakers and other interested bodies. All comments will initially be shared with the Parish Council along with any necessary amendments and then reported to a later meeting of this committee. Once agreed and approved by the Cabinet Member (Environment), the brief will form the basis of a Supplementary Planning Document (SPD) and will be a weighted, material consideration in the determination of planning applications for the sites development.

RECOMMENDATION

THAT the Cabinet Member (Environment) be recommended to approve the draft development brief for consultation purposes.

Background paper

Revised Deposit Draft Herefordshire Unitary Development Plan.