

DEVELOPMENT BRIEF FOR LAND AT SHOBDON, HEREFORDSHIRE

Report By: Forward Planning Manager

1. Wards Affected

Shobdon

2. Purpose

- 2.1 To consider and agree the development brief for the land adjacent to the Birches, Shobdon, as amended, for adoption as a Supplementary Planning Document. The brief has been amended following an extensive consultation exercise, including a public meeting. This site at Shobdon is proposed for housing development under Policy H5 of the Revised Deposit Draft Unitary Development Plan.

3. Background

- 3.1 As a UDP housing allocation, this proposal has been the subject of a small number of objections, which were considered by the Inquiry Inspector. In his report the Inspector has agreed that the land is suitable for housing development as set out in the Plan, recommending no modification to the proposal. The Inspectors specific comments and recommendations are available in the UDP Inspectors Report, March 2006.

- 3.2 To further the development of this site a draft brief was agreed for consultation purposes. The six-week consultation period took place between 1st May and 15th June 2006 when all relevant statutory bodies and local residents were invited to make comment. A total of 20 responses were received.

- 3.3 In addition, a public meeting was held at the Primary School on the 15th May 2006, at which the development brief was explained. Approximately 50 people attended that meeting. Whilst concerns were raised regarding the proposals, support for the new housing was also expressed. A summary of all comments made is set out in Appendix 1. Details of the consultation process, responses made and actions taken are set out in the Consultation Statement in Appendix 2. From this summary it can be seen that there was concern over the design and layout of the housing, its relationship with existing housing particularly at The Birches, vehicular and pedestrian access, the capacity of the sewerage system and location and form of the open space/play area.

4.0 Main changes

4.1 In essence the main changes being made largely respond to the concerns of local residents with further factual information and guidance for the future developer. Whilst no major changes are required to the main thrust of the brief there are, however, limited wording changes suggested for factual accuracy and clarification as well as expanding on extra information required of any developer. In addition, the indicative layout has been replaced with a 'constraints and opportunities' diagram as this was felt to be the best way forward to address layout and design concerns. In summary, these include references to:

- The requirement of a contaminated land risk assessment to accompany the planning application and the method and approach that this should adopt
- The requirement of a flood risk assessment to accompany the planning application
- The use and implementation of sustainable water and drainage techniques
- Regard to the listed park nearby
- Consideration of local sports facilities in sustainability appraisal and developer contributions requirements
- Availability of grant funding to achieve higher sustainability ratings in regards to residential development
- More robust wording in regards pedestrian links to other parts of the village

4.2 It is considered that the brief, as amended, fully describes Herefordshire Council's vision for a sustainable development for housing provision and open space and will help prospective developers achieve a high quality development and maximise the site's contribution to the local area.

5. Process

5.1 The process that has been taken for the preparation of this brief has been through the Parish Council. The Parish Council have been instrumental in ensuring that the draft brief has been afforded full discussion with house to house leaflets and a public meeting as part of the Councils Annual Meeting. The Parish Council have been advised of the changes now being considered within this report and support the changes proposed. All the comments received as a result of the extensive consultation on this development brief have been taken into account in the preparation of the final document, which is reproduced in Appendix 1 (proposed alterations are shown as underlined and marked in the margin).

5.2 In accordance with the Town and Country Planning (Local Development)(England) Regulations 2004, the original Statement of Consultation has been updated to include a summary of the representations received as a result of the consultation exercise and how these issues have been addressed in the SPD (Appendix 2). In addition an Adoption Statement has been drafted (Appendix 3) which will be sent out to all those interested parties who have requested notification of adoption. Both the Consultation Statement and the Adoption Statement will be posted on the Council's web site when the brief has been formally agreed.

- 5.3 When agreed by Committee and Cabinet Member, the brief will form the basis of a Supplementary Planning Document (SPD) for the UDP allocation site and will be a weighted, material consideration in the determination of planning applications for its redevelopment.

RECOMMENDATION

THAT the Cabinet Member (Environment) be recommended to approve the development brief for Land adjacent to The Birches, Shobdon, as amended, for adoption as a Supplementary Planning Document (SPD).

Background Paper

Revised Deposit Draft Herefordshire Unitary Development Plan (UDP).

Appendix 1

Summary of Comments Received from the Written Consultation and Public Meeting on the Draft Shobdon Development Brief

Internal Comments

Development Control commented the brief is very well written and extensive and inclusive of all likely issues. They recommended a 'opportunities and constraints' diagrammatic approach might be better than a indicative layout, and also that the open space/ children's play area would be better located away from being adjacent to the B class road.

Transportation provided factual updates and clarification on a number of points, now incorporated into the text, including detailed wording in reference to transport contributions. Suggestions also made for the need for more robust wording in regards trying to implement linking The Birches to the rest of the village via the development brief site. Suggestion also to new pedestrian and cycle links from the site to the school/ main village and an identified route, in addition to upgrading of existing routes. The encouraging of cycling to school is also mentioned.

Environmental Health supplied alternative wording that has been incorporated into the Revised Draft in 2.9, which also now includes the necessity to undertake a contaminated land risk assessment and the subsequent requirements of the developer to do this.

Strategic Housing provided a factual update and also suggested additional text, which is now included, highlighting the availability of grant funding if the developer/RSL seek to achieve a rating of higher than 'excellent'.

Public Rights of Way commented in detail on and provided some historic information regarding dialogue concerning a public right of way linking The Birches to the rest of the village. Suggested routes are mentioned, and appraised, along with issues in implementing such a scheme, mainly concerning identification of landownership and associated issues. The requirements of any such route are also identified.

Parks and Countryside endorsed the relevant text and proposal and also included updated tariffs for section 106 agreements, which now replaces the previous Appendix.

Education acknowledged the Development Brief and offered no comments or amendments.

External Comments: Agencies and Organisations

The Environment Agency has contributed detailed comments in respect of flooding and drainage. It is considered the majority of these comments be best incorporated as an appendix as they are essentially a guide. Information from the EA's comments in regards to the flood zone the land is categorised, and the relevant circulars that must be followed, are now referenced in the text.

English Heritage supplied no detailed comments, however, their recommendation to have regard and reference the setting of the listed park nearby (grade II) has now been incorporated.

The local parliamentary representative, *Bill Wiggin, MP* offered no comments but thanked the Council for informing him of the scheme.

PUBLIC COMMENTS

Link to development and rest of village

Many residents did not want their estate to be linked to either the new development, or the village in a wider context, and consider The Birches as separate from Shobdon itself. The consensus from the Birches residents is summed up by a correspondence who stated that they want to be 'kept completely separate from any new development'.

In regards linking The Birches, the development site and the rest of the villages through an integrated pedestrian route/ cycleway, many residents of The Birches objected to this for various reasons, including encouraging people from other parts of the village to access the open space element of the development and then impact

upon the Birches through nuisance behaviour. Residents also stated historically that they had not enjoyed the benefit of an access screened and separate from the highways and that there was no need for such a facility. The lack of children on The Birches was also cited as a reason why a car free pedestrian route to the village/school facility was not needed.

Open Space

The open space and how it is used was also an issue. Comments claimed such a facility is unnecessary due the open space and play areas that already exist are i) adequate in providing such facilities, and ii) vandalised.

A joint statement of six signatures was received stating that the desire for the children's equipped play area was that it should take the form of a hard standing area for ball games and not be equipped with swings and slides etc.

The location of the open space, as denoted on the 'indicative layout' also raised comments and concern. Objections were raised to the location of the open space and it adjoining the existing bungalows at the north west of the site. Comments were made that the open space would be better located between The Birches and the new housing.

Housing

The issue of the village being able to accommodate the extra housing and people was raised, however this issue is considered to have be dealt with during the Unitary Development Plan Inquiry, where it has been endorsed by the Inspector, that the settlement of Shobdon is a sustainable and suitable village capable of accommodating a level of expansion and development, and is a local service point in the context of the countryside.

In regards to the affordable housing element, many residents of the Birches expressed concern at having '35% affordable housing' next to them, and also question the need for such houses, claiming existing units in the village are vacant or have difficult in being let.

The impact of the new housing on amenity was raised. It was explained the siting and layout would take into account the amenity of existing houses as required in

planning guidance. Whilst people were concerned about the loss of views to open countryside, it was pointed out that there is no 'right to a view' and that it was not a material planning consideration.

Traffic and Highways

The issue of traffic and highways brought many comments and was clearly an issue of overriding importance to the village. Whilst no suggestions were made and only issues and concerns raised, it was highlighted the development could facilitate highways improvements and that traffic calming measures could possibly be introduced as a consequence of the development, including a new lower speed limit through the section of road that the development adjoins (currently 40 mph).

The residents of the Birches were adamant that there should be no vehicular access between the development site and The Birches. Any such example has now been removed from the indicative layout in the Revised Draft.

Access to the site was raised as an issue, and it was explained the 'indicative layout' only acts as a guide to possible outcomes. The access point is to be at the eastern end of the site in the vicinity of the existing agricultural entrance, the exact location though would be determined in a full application.

Sustainable Development

The implementation of sustainable drainage and 'grey water' techniques was raised. It was noted that whilst sustainable drainage was mentioned in the draft brief, more express detailed reference to such measures could be made to encourage and promote its use and implementation. (The Environment Agency also mentioned this topic in their comments).

Drainage

Concern was expressed about the capacity of the sewerage system to accommodate the new development, and examples of local problems were cited. It was explained that a condition of any scheme coming forward is that any works required to remedy the deficiency in the capacity of the local sewerage system is met by the developer if work commences prior to Welsh Water undertaking the improvements.

Boundary

It was suggested the boundary between the site and The Birches should be enhanced.



Supplementary Planning Document

Land at Shobdon, Herefordshire

Revised Draft Development Brief
July 2006 ~~December 2005~~

Draft

**REVISED DRAFT DEVELOPMENT BRIEF
LAND AT SHOBDON, HEREFORDSHIRE**

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1. Introduction

1.1 Background

This draft development brief outlines how the existing greenfield site at Shobdon (Figure 1) should be redeveloped for housing and open space. This development brief supports emerging policies in the Revised Deposit Unitary Development Plan (UDP) May 2004. Once approved, the brief will form the basis of a Supplementary Planning Document (SPD) for the Shobdon site and will be a material consideration in the determination of planning applications for its development. Any enquiries relating to this brief should be directed to:

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1.2 Purpose of the Brief

The brief's main purpose is to describe Herefordshire Council's vision for a sustainable development of the allocated housing site and to help prospective developers achieve a high quality development and maximise the site's contribution to the local area. In doing this the brief will:

- Identify development constraints, requirements and obligations - a development framework - before land values are set to ensure certainty and the delivery of a viable scheme;
- Ensure the development is in accordance with local, regional and national planning policies;
- Describe how a high standard of housing design and layout, as well as new open space can be achieved through the provision of planning and design guidance; and
- Ensure integration with other initiatives and planning applications.

1.3 Site Description and Constraints

The site is located at the western end of Shobdon, a main village (Policy H4 of the UDP) located in the north of Herefordshire, 12 km west of the market town of Leominster and 19km east of Kington market town. The site comprises undeveloped agricultural pastureland used for sheep grazing, with an area of some 2.3 hectares. Vehicular access to the site is at present constrained to agricultural use only via two field gate access points located along the B4362 road. Figure 2 details the constraints and opportunities of the site.

The site's northern boundary abuts the B4362 road. The western boundary of the site is adjacent to the existing Birches housing development, with the eastern boundary of the site adjoining the curtilage of the existing individual dwellings 'Ceres' and 'Little Orchard'. The southern boundary is unconstrained.

In addition, there are a number of mature and semi-mature trees growing along the boundaries of the site, along with existing hedgerows, which vary in quality across the boundary. Existing trees and hedgerows of value should be retained. These are identified in Figure 25.

No public rights of way cross the site although a pedestrian route exists along the main road. The character of the immediate area around the site is mixed with 1960's style housing estates, open countryside with long panoramic views, individual larger dwellings and the entrance to a caravan park adjacent to the grounds of an historic park and garden, all featuring in the street scene.

1.4 Sustainability Analysis

The Shobdon area is well served with existing local neighbourhood facilities, including a primary school, village shop and post office, public house and garage. A frequent bus service is available into the market town of Leominster (Route 494). The site is in relatively close proximity to an existing employment area at Shobdon Airfield.

Appendix 2 details how the site meets existing requirements regarding accessibility to services and public transport, proximity to employment etc. It also details opportunities for improvements to any development of the site with sustainability objectives in mind. It reflects the issues raised in Policy S1 (Sustainable Development) of the Herefordshire UDP.

1.5 Planning Policy Context

At national level, the government gives guidance on development through Planning Policy Guidance Notes (PPGs) and Statements (PPSs). Those relevant to this site are:

- PPS1 – Delivering Sustainable Development
- PPG3 – Housing
- PPG13 – Transport
- PPG17 – Open Space and Recreation
- PPS23 – Planning and Pollution Control

At regional level, Regional Planning Guidance for the West Midlands (RPG) identifies Herefordshire as a Rural Regeneration Zone where the priority in such areas is to manage the rate and nature of further development to meet local needs, whilst ensuring that local character is protected and enhanced. The focus for such development is concentrated on existing settlements wherever possible.

At local level, the current development plan is the Leominster District Local Plan (November 1996). This Plan makes no proposals for this site. The emerging Revised Deposit Unitary Development Plan (UDP) will replace the local plan when adopted. Adoption of the UDP is expected early in 2007. The Revised Deposit UDP proposes a housing and open space allocation, which is contained within UDP Policy H5. The UDP is the main source of reference for planning policies affecting this development site and relevant policies will be referred to throughout this document.

2. Development Requirements

2.1 Land Use

UDP Policy H5 identifies the site as expected to provide a mix and range of housing types with an estimated capacity of 30 dwellings. Of this total a target of 35% is to provide for affordable housing to meet local housing needs. The housing element of

the scheme should not encroach onto the higher land in central parts of the site so to minimize the visual impact of development.

The site is also identified on the Proposals Map and in Paragraph 5.4.57 of the Revised Deposit UDP to provide for new open space uses/facilities. This open space facility of the proposal should comprise a new, equipped children's play area as per UDP Policy H19, and informal open space – see Figure 24, [Opportunities and Constraints. Development Option.](#)

It is envisaged that the development will also enable the adjoining Birches housing development to have better pedestrian and cycle links and become more integrated with the centre of the village.

2.2 Affordable Housing

UDP Policy H9 sets a target for affordable housing of 35% of total housing provision to be sought through negotiations with developers. Such housing should be provided as a mix of affordable house types, having regard to local needs, and contribute to a mixed and balanced scheme overall in terms of dwelling size, type and affordability. Whilst the provision of affordable housing is outlined within separate supplementary planning guidance (“Provision of Affordable Housing” March 2001 (updated November 2004)), developers will need to discuss this requirement with the Council's Strategic Housing Services to help ensure that local needs are best met and provided for. Any provision of affordable housing is likely to involve a partnership with a Council preferred Registered Social Landlord (RSL), the selection of the RSL partner can be discussed and agreed at an early stage in accordance with the Supplementary planning guidance above.

The Council undertook an assessment of affordable housing need in Shobdon parish in November 2004. This study has been further clarified by Home Point's records, which indicate a clear demand and desire for a range of different types of affordable housing in this location. Initial figures clearly demonstrate a significant demand exists, especially for 2 bed dwellings. It is also considered that there is a demand for bungalows, especially for elderly persons who require single storey living accommodation with the number of 'bids' per bungalow far exceeding supply. Supply of these types of affordable units ensures mixed and sustainable communities.

Worsening affordability ratios of house prices against median earnings in Herefordshire in the last 3 years mean that homes provided at a discount from open market values are unlikely to be affordable to the vast majority of local people unless the discount is upwards of 50%. Instead, rented and shared ownership homes will be sought, with a likely balance between them of around 80% and 20% respectively. However, this is dependent upon the proposed entry prices of the shared ownership homes, where, if the entry price is higher than 30% of the current gross median earnings for Herefordshire, as per the supplementary planning guidance above, then only homes for rent will be sought.

The sustainability of the affordable homes will, in part, be shown by the EcoHomes rating they achieve when meeting the Housing Corporation's Scheme Development Standards, for which they will require a minimum rating of “Good”. [Should the developer/ RSL wish to achieve a high rating of 'Excellent' then grant funding could be considered for the difference to achieve this.](#)

2.3 Building Layout and Form

A comprehensive design approach will ensure the full integration of all components of the scheme in a cohesive manner in order to create a sense of place or identity. Policy DR1 of the UDP covers the issue of design generally and more detailed design guidance is provided in the Council's supplementary planning guidance, entitled Design and Development Requirements SPG (July 2004). The following requirements relate to the form and layout of any new development, while general design principles are addressed in Part 3 of this document.

There are opportunities to structure the internal road layout for the benefit of local residents, cyclists and pedestrians. The new development will also improve the permeability of the local area by creating new pedestrian and cycle routes from and through this site.

The creation of cul-de-sacs with no pedestrian or cycle route through, which deters connections between areas, should be avoided. Dwellings should back on to each other with rear gardens safely enclosed within any scheme. This improves security for properties but also ensures that new development provides overlooking and passive surveillance on to the road. Design should also seek to minimise the overlooking of existing properties. The new children's play area and open space should be edged by residential development, with frontages overlooking the play area and open space to provide improved security for those facilities. In addition, residential development should front onto pedestrian and cycle routes for similar reasons.

It is essential that new development should harmonise with the existing housing adjoining the site and the overall character and quality of this part of the village. The choice of building material should also complement the locality, which is principally brick and render elevations, pitched roofs and small to medium sized units. There is no set local vernacular, but naturally high quality design and detailing are expected and encouraged, which includes innovative new design and construction techniques. Existing development generally incorporates long garden curtilage behind dwellings with limited curtilage to the front. This plot layout should be replicated wherever possible in the most part to harmonise with the locality. ~~Shobdon features many examples of small housing estates fronting onto open space areas and set back from the highway in a village green style layout. This feature should be replicated within this scheme for the site, making use of the open space area as a key feature of the site.~~ Buildings should create a sense of architectural quality along the frontages by parallel alignment, ~~respecting building~~ respecting building lines, massing and rhythm.

The design of buildings should display a modern, high quality architectural style in order to create a contemporary environment, and one that draws elements from and harmonises with its surroundings. A range of two storey developments is expected, with a mix of individual and terrace styled units, although a limited number of single story dwellings would be permissible particularly along the south east corner of the site where there are exceptional long range vistas.

Roofs are an important visual element, which should be pitched and incorporate features to create visual interest. The Development Option shown in Figure 3 is one possible way that an appropriate layout could be achieved. Design options that build upon and improve this layout, or offer appropriate alternatives are encouraged.

The opportunity exists to create an interesting visual built element, utilising the stepping up and back of fronts, the use of different roof levels, along with different design detailing elements, including painted render, brick and combinations of both.

2.4 Access/Movement

Vehicular access to the site will be directly off the B4362 road, in a location to the approval, standards and requirements of the Council as highways authority. Standards are also referenced from Government publications including;

- 'Places, Streets and Movement'
- Design Bulletin 32
- 'Inclusive Mobility'
- 'Cycle Friendly Infrastructure'
- 'Roads Manual'

A pedestrian/cycle route crossing the site will be required to link with the existing Birches development on the western side of site. The opportunity to link both these sites with the existing play space and housing estate at The Grove is also to be considered, as this would achieve a safer route to school for children, both at the proposed site and at The Birches, whilst also enhancing the integration of both sites to of the village. The Parish Council through a separate public consultation process that formed the 'Rights of Way Improvement Plan' identified a pedestrian route. This route's entrance and exit points are indicated on the Opportunities and Constraints diagram (Figure 2), centre. The existing pedestrian route from the site to the village should be upgraded where possible and appropriate. Traffic calming methods may also be required in the vicinity of the site, along with an extension of the 30mph speed limit through to the western end of the village.

In accordance with Policy DR3 of the UDP, applicants will need to submit a Transport Assessment to establish the likely impact of their proposals on the local highway network and must include as a minimum the effect of any change in traffic flows on the B4362 road.

Policy H15 of the UDP requires off-street parking provision for housing at the site to be restricted to a maximum of 1.5 spaces per dwelling, calculated as an average over the scheme as a whole.

People are very different in their needs and in the way they use the built environment. An "inclusive environment" recognises and accommodates those differences in a way that is universal. To ensure that access is considered at the earliest possible stage in the development process and to ensure that the facilities are integrated in an inclusive manner, applicants will be required to produce an Access Statement with their applications for planning permission. The statement should be more than just a statement that Part M of the Building Regulations and British Standard BS8300 has been complied with. It should explain how the needs of disabled people and everyone else are incorporated into the general design and arrangements of the scheme. Any applicant would also be advised to consider the implications of the Disability Discrimination Act 1995 (DDA) when designing the scheme.

2.5 Open Space Provision

Open space/landscaped areas that are well related to the development will be required as part of an integral the overall layout and design. The opportunity exists to utilise the open space element as a method of integrating the site with the existing housing at the Birches by locating it in the area denoted on the Opportunities and

Constraints diagram. The amenity of the houses fronting the development site is also safeguarded by this approach. Standard requirements for the planning and design for open space within new housing developments is provided at Appendix 3. The minimum provision required in addition to ~~the landscaped~~ open space ~~designated on the higher ground at the centre of the site,~~ is a properly equipped and fenced children's/infant's play/games area for both small and older children – Policy H19 of the UDP. This can take the form of a Multi Use Games Area (MUGA) fenced ~~and;~~ ~~tarmac area~~ marked for various ball games or comprise of formal equipment such as swings and climbing frames, or contain a mixture of both elements. -The exact nature of this provision can be agreed through negotiations/discussions at pre-application stage.

The substantial element of open space provided by this site will address the shortfall and lack of quality of the existing provision within the village identified through an audit of open space facilities and provision required by PPG17, undertaken by the Council's consultants in Autumn 2005. At present the open space provision within the village consists of a poorly located and under equipped playing field, which is not overlooked, and subject to unsociable behaviour. It contains ~~and~~ a community play area, which is very small, with limited play equipment (a climbing frame) and due to its size and location adjacent to the main road, difficult to develop further. The audit graded this equipped play area as 'below average' as a site, and in terms of the rating in regards to toddlers, juniors and teenagers all these individual categories scored 'poor'.

2.6 Sport

The Government is actively pursuing a program of increased participation in sports in all age groups and social sectors, with the benefits of not only increasing England as an active and successful sporting nation, but also reversing the obesity trend of the country.

Sport England and the Regional Plan require such developments as this to help contribute towards increasing participation in active sports through contributions, and this can be for external or internal sports. The Government aim is to increase the number of people participating regularly in active sport by 50,000 per year. Within the Shobdon area, local sports and clubs can provide an active community role in encouraging all ages to participate in sports, and acting as a community facility in regards to bringing people together. A contribution to such clubs and sports facilities in their work is both justified and sound, as the occupiers of the developments dwellings are likely to benefit directly from the sports on offer.

2.76 Nature Conservation

There are no known protected or endangered species present on the site, and the Council's Ecologist makes no comment or requirements for this development.

2.8

2.7 Landscaping and Boundary Treatments

A key issue in regards to this site is landscaping, especially at the southern boundary. The site is highly prominent and any development that is not screened appropriately would be unacceptably visually dominant within the landscape when viewed from the minor road, which runs due south of the site.

To mitigate the landscape impact of development the following measures recommended by the Council's Landscape Officer are to be incorporated within the overall scheme:

'A woodland screen planted with native tree species appropriate to the local area and to the landscape character at the southern edge of the site at a depth of 3 trees planted in a random manner to minimise 'gaps'. The Southernmost boundary should also be planted with a hedge of a native species appropriate to the local area and to the landscape character'.

The existing hedgerow on the northern boundary, which fronts the B4362 road, should be enhanced with appropriate planting, enclosing the open space from the road. The boundary between The Birches and the development site is poor quality but does contain two mature trees, which should be retained. The remaining existing boundary should be removed and where possible left open to further integrate the site with The Birches and also provide views into and out of the site.

In terms of existing landscaping at the site, there are a number of important mature and semi-mature trees growing along various parts of the site boundary. The hedgerow and trees that form the eastern boundary between the site and 'Ceres' should be retained as they have been recognized to form an important contribution to the character of the area and were safeguarded by a condition on planning application DCNW2005/3110/F.

A full existing tree/hedgerow survey will be required to accompany any application for development of the site.

In terms of proposed landscaping, the design of the site should address the biodiversity requirements as well as the public open space and internal development layout. This may result in some selective removal of vegetation and tree surgery as well as additional planting and seeding. New tree/hedgerow planting will be required to enhance existing unattractive boundaries and provide the required visual screening, especially from the south. New, appropriate fencing will be required around the children's play/games area.

~~The raised ground at the northern and central part of the site may be a result of tipping and depositing and not a natural landscape feature. Developers will be required to confirm the state and condition of this part of the site and its suitability for landscaping and as any open space for public use.~~

In terms of hard landscaping, the new design should draw upon elements of the open countryside e.g. timber features, and landscape furniture should reflect the rural location of the site. The delineation between pedestrian and cycle paths should be clearly marked for reasons of safety. To stop unnecessary light pollution, any proposed lighting should take account of the rural nature and surroundings of this site and of wildlife requirements – bats for example require unlit corridors of vegetation for foraging, along with limiting the effects of light pollution blight through the different means, including but not limited to:

- Appropriate low level wattage bulbs
- Intelligent lighting that turns off when not required or is sensor tripped
- Reducing upward and oblique spillage through fittings or direction of output

2.92-8 Listed Buildings/Archaeology

The site lies in close proximity to an Registered Grade II Park ~~historic park and garden~~ (policy LA4), which is to the northern boundary of the site. Due regard to the protection of the Parks' setting should be made. There is scope for enhancement and screening of the development of this boundary, which is currently bordered with gate

high hedgerow. The Council's Landscape Officer is of the view that a tree lined access or entrance to the site would enhance the setting of the approach to the site and village in general, and integrate with the wooded parkland detailed above.

In order to assess the impact of the development upon archaeology, it will be necessary to undertake a field evaluation (trial trenching), which in turn will allow the Council to assess the importance of any archaeological remains present on the site, and the need for preservation or recording in advance of the development taking place. Policy ARCH1 of the UDP applies.

2.102.9 Environmental Health

The current use of the site is agricultural land. PPS 23 identifies agricultural uses as a potential source of contamination for example, excessive use or spills of pesticides, herbicides, fungicides, sewage sludge and farm and waste disposal practices.

The developer should ensure that the site is suitable for residential and open space use, having regard to the guidance in PPS 23 and other contaminated land good practice guidance such as 'Contaminated Land Report 11 – Model procedures for the Management of Land Contamination'. As a minimum this would include a desk top study, site walkover and preliminary risk assessment and should include consideration of contamination and gases being present within any made ground. If the study indicates further assessment is required this work will need to be undertaken.

~~A soil sample from various parts of the higher ground at the centre of the site should be examined to ensure no existing land contamination, especially mindful of the fact that this part of the site is marked for open space provision. The stability of this section of the site should also be assessed as it is unclear if this part of the site exists naturally or through the dumping of earth and/or other material from an off site location.~~

2.102.11 Sewerage and Waste Water

The UDP Plan policy para 5.4.57 includes concern from Welsh Water in respect of the capacity of the public sewerage system and waste water treatment works. Developers will need to clearly demonstrate how their proposals deal with sewerage and waste disposal to the satisfaction of Welsh Water and the Council. Development connecting to mains public sewer system should accord with Planning Circular 3/99.

2.122.11 Flooding

The Environment Agency determine the site is located in Flood Zone 1 and the development of the site falls within their category 'operational development between 1 and 5ha'. As a requirement, a Flood Risk Assessment (FRA) must be submitted with any application. Particular regard must be made to the assessment of surface water flood risk. The site is not considered to be located within a flood risk zone. No comments were made from representations detailing incidents of localized flooding or water logging of the site.

The ditch that runs between the site and The Birches acts as a soakaway and should either be retained, or if part of any development developed, appropriate provision must be made to accommodate the road water run off at this section of The Birches. There is also the opportunity within the scheme for the use of Sustainable Urban Drainage Systems (SuDS), which could be incorporated into the open space aspect, or provide landscaping features. Examples include attenuation (balancing) ponds, which have additional benefits including biodiversity, wildlife and recreational enhancements.

2.132-12 Planning Obligations

Herefordshire Council will negotiate appropriate planning obligations with the developer that meet the requirements of Circular 05/2005 to ensure that the planning obligations are:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development; and
- Reasonable in all other respects.

It is expected that Section 106 and Section 278 agreements for the site are to be secured, comprising of:

- The provision of an element of affordable housing. The amount sought will be 35%.
- A financial contribution of £1000 per family dwelling to provide for educational/ joint community use infrastructure in accordance with Children's Services/ local requirements.
- A landscape scheme for the provision of on-site open space throughout the development, to the standards set out in Appendix 3. This will incorporate an area of active play containing play equipment. The open space will be adopted by the Council for future maintenance subject to the payment of a one-off commuted sum representing 10 years maintenance of the site.
- Contributions as per the guidance of Sport England for off site local facilities benefiting the community.
- Contributions for sustainable transport measures of £1500 per dwelling towards schemes such as, but not limited to, Safe Routes to Schools, walking and cycling provision within the village but off-site, public and community transport services and Local Transport Plan integrated transport improvements, highway maintenance, public and community transport services and Local Transport Plan integrated transport improvements. (Off site highway works will be at cost).
- The allocation of a minimum of 1% of the construction cost of the development towards the provision of works of art or craft for the benefit of the development and the public in general (Policy DR1 of the UDP).
- Potential contribution to essential improvements to the public sewerage system and waste water treatment works if the site is developed prior to Welsh Water undertaking such works.

Draft Heads of Terms for any S106 Agreements will be expected to form part of any formal submissions and should incorporate a commitment to completing within government defined timescales.

2.142-13 Planning Application Requirements

Prospective developers are encouraged to hold early pre-application discussions with the Council. The developer will be responsible for obtaining all necessary planning permissions, Building Regulation Approvals and any other relevant consent. Planning applications should be for full permission.

Planning applications for development of this site should include the following information as detailed in section 2.1 to 2.10:

Transport Assessment and Travel Plan
Design Statement (see 3.1 below)
Access Statement
Tree Survey
Landscaping and Management Scheme
Sustainability Appraisal (including approach to sustainable urban drainage).
Statement of Community Involvement

Significant applications for development will require applicants to have undertaken community involvement at pre-application stage. Applicants will need to:

- Write to local residents, ward members and the Parish or Town Council to inform them of their proposals; and
- Arrange a public meeting or exhibition in the locality at an accessible venue to explain their proposals to the public and to gauge their response; and

Support their application with their own “Statement of Community Involvement” giving details of the meeting/exhibition and explain how any comments made have been taken into account in the final submission for planning permission.

Applications should be accompanied by coloured plans and illustrative material that is easily understood for the benefit of planners, councillors, residents and amenity groups - three dimensional drawings and architectural models are particularly helpful.

3. DESIGN

3.1 Design Statement

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 – Policy DR1 of the UDP. 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. It should not just be a descriptive analysis of the proposals however, it should also set out how the designs will satisfy the requirements set out in this brief which are summarised in the following “Design Principles” section.

3.2 Design Principles

In summary, the following principles will need to be addressed within any development proposal:

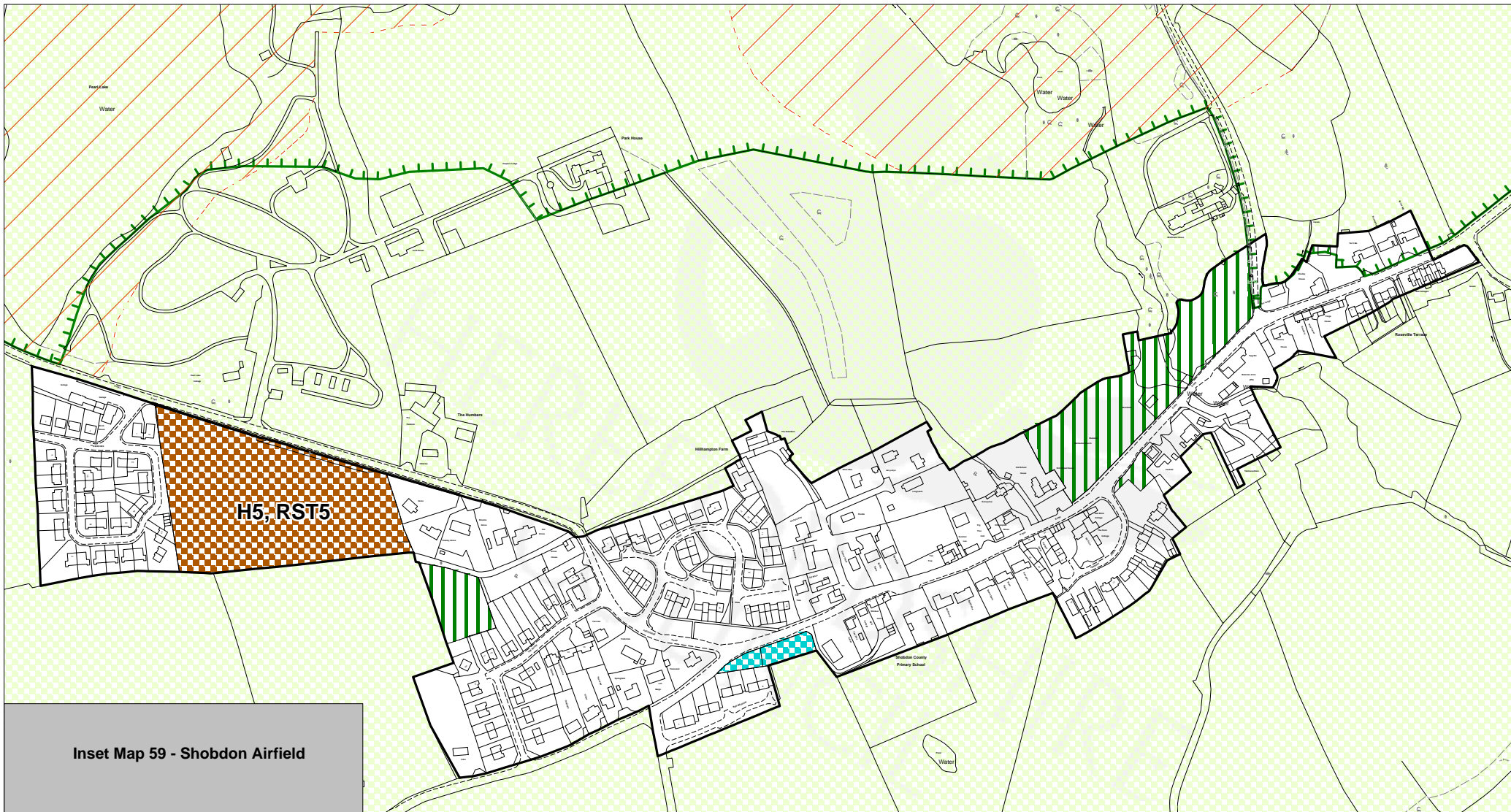
- Create a land efficient development linking to adjoining uses
- Provide a mix of densities and accommodation which reflect the character of the local area and provide for affordable housing
- Set out attractive, active, safe and useable public areas/open space
- Respond to the constraints and opportunities as identified in the site analysis – Figure 2
- Respond to the design advice regarding building layout and form in Section 2.3
- Incorporate soft and hard landscaping in an integrated way which respects the villagescape and landscape context of the site and the distinctive character and appearance of the locality
- Encourage walking and cycling throughout, and into/from, the site
- To Improve highways safety in and around the site with traffic speeds reduced to a 30mph maximum at the western end of the village
- Integrate with existing infrastructure
- Be easily understood and easy to move through

- Incorporate local distinctiveness
- Use sustainable drainage techniques
- Introduce new materials that are reflective of local distinctiveness
- Introduce new highway infrastructure where deemed necessary
- Incorporate new public art
- New development should be designed with “Secure By Design “ principles in mind
- Address the energy efficiency of new buildings, including energy conservation measures, sustainable energy generation, layout and orientation.
- Minimise light pollution and
- Incorporate an “inclusive environment” design approach with regards access for all.

3.3 Conclusion

The development of this site offers an opportunity to provide a modern, exciting and vibrant mixed-use development that will:

- Provide greater public access to open space and play facilities
- Provide for local needs housing, including affordable housing
- Increase permeability through the site and into the village centre through access to new pedestrian/cycling routes



Inset Map 35 Shobdon Location

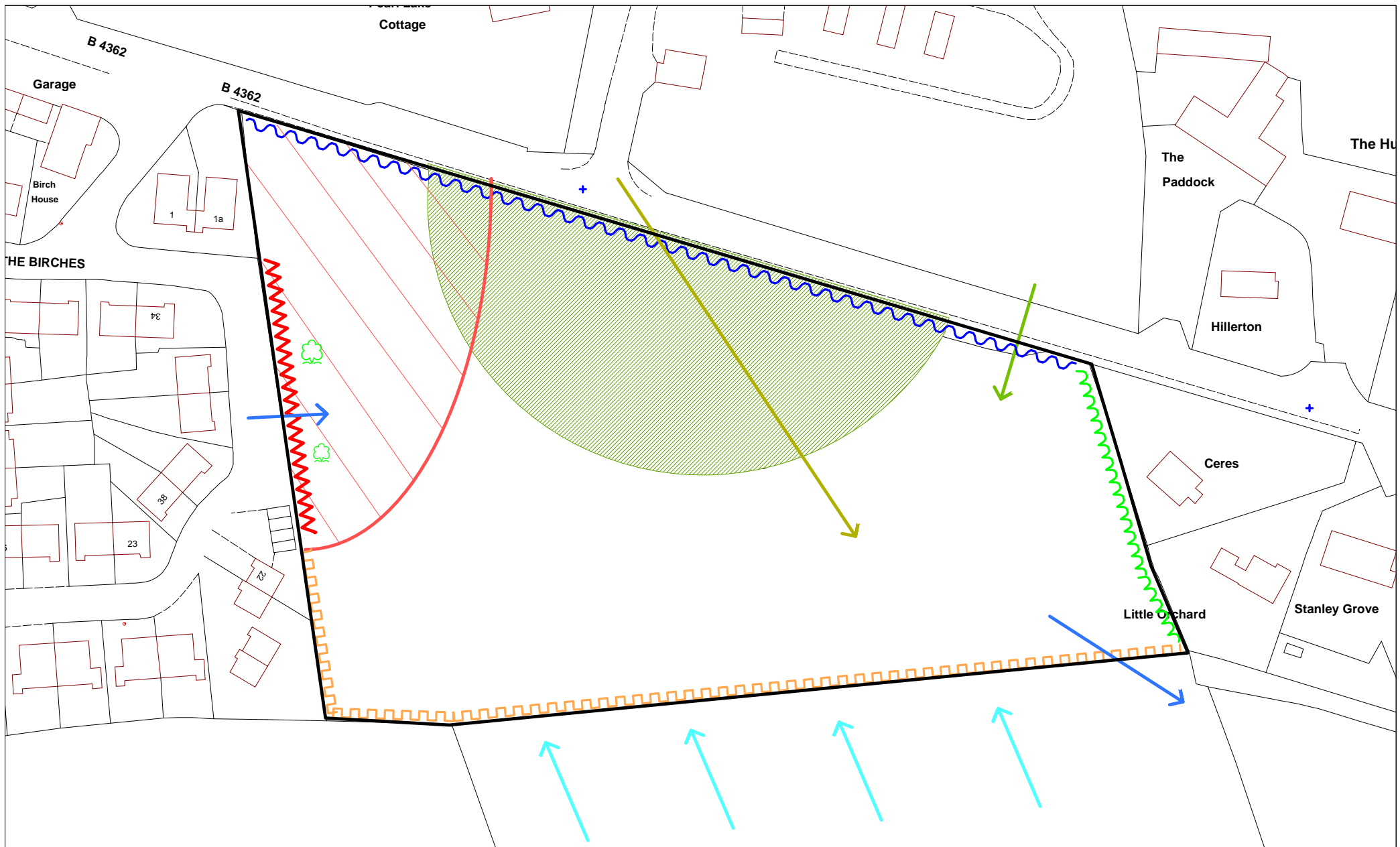
Deposit Draft • September 2002



Herefordshire Unitary
Development Plan



Scale 1:5000



NORTH

Figure 2 - Site Analysis

Scale 1: 1250

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Site

Elevated ground

Vehicular access

Important long-range vista

Highly visible aspect

Pedestrian access

Openspace and Play Area

Retained mature trees

Poor quality boundary

New boundary hedge

Established hedgerows

Important hedgerow/trees

Herefordshire Council
 Planning Services
 Town Hall
 PO Box 144
 HEREFORD
 HR1 2PJ
 Tel: 01432 260000
 Fax: 01432 260289

APPENDIX 1 - CONTACT LIST

HEREFORDSHIRE COUNCIL

PARKS/COUNTRYSIDE SERVICES

Ruth Jackson – Principal Leisure and
Countryside Recreation Officer
Tel: 01568 798328

Paul Seville – Assistant Public Rights
of Way Officer
Tel: 01432 260785

PLANNING SERVICES

Mark Tansley – Team Leader DC
Tel: 01432 261956

Chris Botwright – Forward Planning
Tel: 01432 260133

Jane Patton - Landscape officer
Tel: 01432 260150

Dr Robert Widdicombe - Ecologist
Tel: 01432 260128

Neil Robertson – Conservation Officer
Tel: 01432 261950

STRATEGIC HOUSING SERVICES

Jane Thomas/ Sharon Rivers Chris Watson–
Senior Enabling Manager Officer
Tel: 01432 261910 261975

TRANSPORTATION

David Davies Adrian Smith – Area
Engineer

Tel: 01432 261925 260978

Susan White – Asst Public Rights of
Way Officer

Tel: 01432 260572

ENVIRONMENTAL HEALTH

Marc Willimont - Senior Environmental
Health Officer
Tel: 01432 261986

ENGINEERING SERVICES

Brian Lee- Drainage Engineer
Tel: 01432 260788

PROPERTY SERVICES

Alison Hext – Estates Section
Tel: 01432 261985

EXTERNAL AGENCIES

ENVIRONMENT AGENCY

Mr Mark Davies
The Environment Agency,
Hafren House,
Welshpool Road,
Shelton,
Shrewsbury.
Tel: 01743 272828

WELSH WATER

Mr Ryan Bowen,
Welsh Water,
Ffynnon Menter,
Phoenix Way,
Enterprise Park,
Llinsamlet,
Swansea
SA7 9HW
Telephone: 01432 357411.

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 2 – SUSTAINABILITY ANALYSIS

Site Sustainability Analysis		
Criteria	Existing situation	Opportunities
Can protected wildlife areas and ecological sites or locally valued habitats or species be enhanced or at least be avoided?	No protected wildlife on site or areas of ecological interest.	To link any such areas and features as a recreational route.
Is the character of any listed buildings safeguarded?	None affected	
Are any Areas of Outstanding Natural Beauty (AONB) or Areas Least Resilient to Change (ALRC) affected?	Yes	Suitable landscaping of site boundaries and of development within the site through appropriate tree and hedge planting
Does the site avoid best and most versatile agricultural land?	Yes	
Impact on Conservation Areas?	None affected	
Proximity to employment sites?	Yes – existing employment sites at Shobdon Airfield and former Tarmac site	Opportunity for improvement to pedestrian/cycle access to B4362 footway as well as improvements to footway linking to village centre and bus stops
Any areas susceptible to flooding?	Site not known to flood according to most recent land liable to flood data supplied by the Environment Agency.	
Quality and proximity of open spaces?	Existing open space on nearby housing estate is poor quality, on sloping land	Opportunity for more public use and better quality of sports pitch/children's play area provision and informal open space that meets the needs and requirements of the local community
Are any archaeological sites safeguarded?	To be determined – field evaluation needed.	

Criteria	Existing situation	Opportunities
Is contaminated land avoided?	To be determined.	
Is there spare capacity in the water supply/surface and foul water drainage system?	No	Contribution from developer in regards to upgrading capacity of the public sewerage system and waste water treatment
Is there a peak time bus/rail service available within 800m?	Yes - peak time bus service to Leominster from village (Route 494).	
Is there a primary school with capacity within 800m?	Yes – Shobdon Primary	Opportunity for contribution towards educational improvements at primary school
Is there a health centre/doctor within 800m?		
Is there a grocery store/ post office/recycling facility within 800m?	Yes	
Is there a children's playground within 800m?	Yes – very small, limited play opportunity	Need for equipped children's play area on site to cater for infants and juniors
<u>Are there any external or internal sports facilities in the locality</u>	<u>Yes</u>	<u>Contribution from developer to accommodate increase use of facilities through initiatives engaging the local community</u>
Can the site provide for local housing need?	Yes – 35% affordable	Target of 10 dwellings on site
Is the site flat or sheltered to maximise solar gain and reduce energy loss?	Sloping site with high ground in centre	Opportunity for landscaping buffer along northern and southern boundaries
Are there any “bad” neighbours?	No	
What is the character of the surrounding area (use/heights/building lines)? Any assets/focal points/relationships/landmark buildings in design terms worth	See Figure 2. Long range views across open countryside to Hergest Ridge and Bradnor Hill, no landmark buildings in immediate vicinity of site.	To link new development with existing Birches development through landscaping, access and open space facilities. Building design and layout

exploiting?	Site adjoins isolated existing housing site The Birches	maintaining important views across open countryside
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Criteria	Existing situation	Opportunities
Does the proposal utilise previously developed land/reuse of existing buildings?	No	
Is there reasonable road access to the site without exceeding physical or environmental capacity of the network?	Yes – but needs upgrading from current field gate status. Opportunity also exists for access through into site from The Birches	Vehicle access into site from B4362 is achievable but needs to accord with highways department criteria. Also opportunity for vehicular access from The Birches into part of the site for enhanced integration.
Could the site provide for or protect educational, health or other local services for all sections of the community?	Yes	Opportunity for community use of open space as equipped play area. Need to consider whether any other community uses are required in the area
Can the site integrate well with adjoining development? (Any overlooking issues/block patterns)	Yes – see Development Option – Figure 24.	
Is the site well served by existing/potential walking and cycling routes to local facilities?	Not at present but potential to improve	Pedestrian and cycle links through the site linking The Birches and the village centre. Also, improvements to the existing pedestrian and cycle access along the B4362 into the village centre
What is the local vernacular architecture (local distinctiveness)?	The Birches – 1960's style Council housing, mixed in quality with semi detached houses the main. Limited detached bungalows. Larger detached dwellings within good sized curtilage to the east	Opportunity to create contemporary scheme which can enhance The Birches development through layout and landscaping
Are there any existing trees/hedgerows worthy of preservation?	Yes – see Figure 2 – along some boundaries only.	Improved landscaping across whole site required.
Are there any views into/out of the site worthy of retention?	Yes – view south across to Hergest Ridge and Bradnor Hill	Suggest low height development to retain open character.

APPENDIX 3 - STANDARD REQUIREMENTS FOR OPEN SPACE IN NEW HOUSING DEVELOPMENTS

All public open space located within a new housing development should be in accordance with UDP Policy RST5 and 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
- 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 pathways to be constructed to facilitate access/use of the areas.

ADOPTION/COMMUTED SUMS:

- The acquisition of new public open space 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 2006 – Section 106
Agreements

Grounds Maintenance figures to increase by 3% p.a.		
Fortnightly Grass Cut and Drop – April to September	£19.07 per 100 m ²	X 10 years
Weekly Grass Cut and Drop – April to September	£35.40 per 100 m ²	X 10 years
Bank Cut – May and September	£6.82 per 100 m ²	X 10 years
Hay Cut – August	£3.82 per 100 m ²	X 10 years
Trees, Whips	£0.68/No	X 10 years
Trees, Heavy Standard	£8.17/No	X 10 years
Trees planted less than 5 years	£2.74/No	X 10 years
Trees planted over 5 years	£1.38/No	X 10 years
Trees, Mature	£6.84 per tree	X 10 years
Trees, Heavy Standard – Supply and Replacement of dead tree (incl planting)	£81.64 per tree	
Formal Shrub Bed	£2.39 per m ²	X 10 years
Informal Shrub Beds	£0.69 per m ²	X 10 years
Flower Beds	£11.25 per m ²	X 10 years
Rose Beds	£4.78 per m ²	X 10 years
Hedges, including Laying once within 10 years	£2.81 per linear metre	X 10 years
Fencing, Metal	£0.32 per metre	X 10 years
Fencing, Wood	£1.11 per metre	X 10 years
Play Area figures to increase by 5% p.a. in line with average increases from Suppliers		
Play Area Maintenance Based per £5,000 (or part) combined value of play equipment, safety surfacing and fencing	£143.33	X 10 years
Play Area Inspections Weekly inspections plus annual independent inspection (3% increase)	£403.14 per site	X 10 years
Play Area Re-surfacing (Wet pour or Tiles)	£92.06 per m ²	Once
Play Area Loose Fill Annual Top Up	£14.33 per m ²	X 10 years

NB : In view of current legislation regarding Disabled Access to playgrounds loose fill safety surfacing will not be acceptable for any sites that the Council may adopt after the end of 2003

HEREFORDSHIRE COUNCIL PARKS AND COUNTRYSIDE AND LEISURE
DEVELOPMENT SERVICE
TARIFF FOR CALCULATION OF COMMUTED SUMS 2005

Grounds Maintenance figures to increase by 3% p.a.		
Fortnightly Grass Cut and Drop – April to September	£18.51 per 100 m ²	X 10 years
Weekly Grass Cut and Drop – April to September	£34.37 per 100 m ²	X 10 years
Bank Cut – May and September	£6.62 per 100 m ²	X 10 years
Hay Cut – August	£3.71 per 100 m ²	X 10 years
Trees, Whips	£0.66/No	X 10 years
Trees, Heavy Standard	£7.93/No	X 10 years
Trees planted less than 5 years	£2.66/No	X 10 years

Trees planted over 5 years	£1.34/No	X 10 years
Trees, Mature	£6.64 per tree	X 10 years
Trees, Heavy Standard — Supply and Replacement of dead tree (incl planting)	£79.26 per tree	
Formal Shrub Bed	£2.32 per m ²	X 10 years
Informal Shrub Beds	£0.67 per m ²	X 10 years
Flower Beds	£10.92 per m ²	X 10 years
Rose Beds	£4.64 per m ²	X 10 years
Hedges, including Laying once within 10 years	£2.73 per linear metre	X 10 years
Fencing, Metal	£0.31 per metre	X 10 years
Fencing, Wood	£1.08 per metre	X 10 years
Play Area figures to increase by 5% p.a. in line with average increases from Suppliers		
Play Area Maintenance Based per £5,000 (or part) combined value of play equipment, safety surfacing and fencing	£136.50	X 10 years
Play Area Inspections Weekly inspections plus annual independent inspection (3% increase)	£391.40 per site	X 10 years
Play Area Re-surfacing (Wet pour or Tiles)	£87.68 per m ²	Once
Play Area Loose Fill Annual Top Up	£13.65 per m ²	X 10 years

NB: In view of current legislation regarding Disabled Access to playgrounds loose fill safety surfacing will not be acceptable for any sites that the Council may adopt in the future.

**Development Brief for Land at Shobdon, Herefordshire
Supplementary Planning Document**

Adoption Statement

In accordance with Regulation 19 of the Town & Country Planning (Local Development) (England) Regulations 2004 notice is given that on xxxxxx Herefordshire Council formally adopted its Land at Shobdon, Herefordshire, development brief as Supplementary Planning Guidance (SPD). The brief sets out the Council's vision for the redevelopment of the site and will be a material consideration in the assessment of planning applications affecting its development.

Copies of the SPD, Final Consultation Statement and all supporting documents are available for public inspection at the following places (please check for opening times):

Herefordshire Council
The Town Hall,
St Owen Street,
Hereford
HR1 2PJ

Leominster Library,
8 Buttercross,
Leominster,
HR6 8BN

Kington Library,
Bridge Street,
Kington,
HR5 3DJ

Herefordshire Council
Blueschool House,
Blueschool Street
Hereford
HR1 2ZB

Leominster Info Point,
11 Corn Square,
Leominster,
HR6 8YP

Kington Info Point,
Mill Street,
Kington

Copies of the document and the supporting documents can also be viewed on the Council's website (www.herefordshire.gov.uk). Copies of the document can be downloaded from the website or purchased from the Forward Planning Section, Hereford Town Hall Annexe.

Any person who feels aggrieved by the Council's decision to adopt the Land at Shobdon Development Brief SPD may make an application to the High Court for permission to apply for judicial review of the decision to adopt the Supplementary Planning Document.

Any such application to the High Court must be made promptly and in any event within three months of the date of adoption specified above.

Dr. D. Nicholson,
Forward Planning Manager,
PO BOX 144,
Hereford,
HR1 2YH
Tel: 01432 260133
Fax: 01432 260289

Final Statement of Consultation

Development Brief - Land adjacent to The Birches, Shobdon, Herefordshire

Supplementary Planning Document (SPD) – June 2006

Background

The Planning and Compulsory Purchase Act 2004 sets out the requirements of a Local Development Framework as part of the new planning system. This enables Supplementary Planning Documents (SPD) to be prepared to further planning policy. This SPD outlines in more detail, through a development brief, the planning requirements for the development of land adjacent to The Birches, Shobdon, Herefordshire.

Regulation 17 of the Town and Country Planning (Local Development)(England) Regulations 2004 relates to public participation and states that the Local Planning Authority should prepare a consultation statement when preparing planning policy. The requirement is for the consultation statement to set out the standards to be achieved by Herefordshire Council in involving the community in the preparation, alteration and continuing review of planning policy.

This statement shows how and when the community were involved in the preparation and adoption of the brief.

It sets out:

- consultation undertaken in preparing the draft
- public participation undertaken
- who was consulted
- the forms of consultation and where and how the consultation took place; and
- a summary of the main issues raised and how they have been addressed in the final SPD.

Consultation undertaken in preparing the Draft SPD

Extensive public consultation was carried out during the preparation of the Herefordshire Revised Deposit Unitary Development Plan (UDP), which highlighted the land adjacent to the Birches as a proposal site for residential development (Policy H5). Whilst there were objections to this proposal at the draft Plan stage, these were not considered to fundamentally affect the principle of developing this site for housing and open space.

Internal consultations between departments of the Council regarding affordable housing, open space and education provision, issues around environmental health, impact on biodiversity and nature conservation as well as impact on the highway network have taken place and were considered in preparation of the draft version

SPD. Sport England, the Environment Agency and English Heritage were also consulted in the preparation of the draft version and offered no objection in principle.

Public consultation undertaken

In order for Herefordshire Council to adopt the development brief as a supplementary planning document, it had to be subject to a formal six-week public consultation process that enabled all interested parties, including statutory organisations, private developers and the public, to make comments on the proposals.

The six-week formal consultation process on the draft development brief took place between **1st May 2006 and 15th June 2006.**

In addition, a public meeting was held at the school, on the 15th may 2006. The public meeting was held to outline the key objectives and proposals of the brief and received feedback and comments, along with answer questions. Approximately 50 members of the public attended the meeting, including the Parish Council and IWard Member.

Who was consulted?

The Council sought to provide opportunities to comment for everyone who lives in Shobdon parish. Immediate neighbours were notified directly by post, and the Parish Council delivered a information flyer indicating the drafting of the brief and detailing the public meeting to all houses in the parish.

In addition to the statutory consultees identified in relevant planning legislations and guidance, other key stakeholders, community groups and interest groups that have an interest in the school site were identified by the Council to ensure that the consultation was as inclusive as possible. All are identified in Appendix 1. A Public Notice was issued in the local Press and posters were supplied to the Parish Council to advertise the brief and the public meeting in the local area.

The public consultation process

The public were invited (through advertisement (see Appendix 2), press release and direct mailing) to comment on the draft brief by submitting written representations to the Council before the closure of the formal consultation period. Copies of the draft brief and the original consultation statement were made available for the public to view in key public buildings within Herefordshire. These locations were:

Herefordshire Council,
Town Hall,
Hereford
HR1 2PJ

8 Buttercross,
Leominster,
HR6 8BN

Herefordshire Council,
Blueschool House,
Blueschool Street
Hereford
HR1 2ZB

Leominster Info Point,
11 Corn Square,
Leominster,
HR6 8YP

Kington Library,
Bridge Street,
Kington,
HR5 3DJ

Kington Info Point,
Mill Street,
Kington

Leominster Library,

Key locations around Shobdon,
including the village hall, shop and
hairdressers.

Notice of the public meeting was made on the Council's website and all the documents referred to in consultation letters were also made available via the Internet on the Council's web site: www.herefordshire.gov.uk. Printed copies of the documents were also made available on request.

Herefordshire Council recorded all comments received, both written and verbal (at the public meeting) for consideration.

Main issues arising as a result of the consultation exercise and how the issues have been addressed in the SPD

Following the closure of the consultation period, all responses were summarised and recorded in a single document. A statement listing a summary of the representations received and how the issues have been addressed in the SPD is contained in the table below.

Comment received	How addressed in the SPD
The sustainability analysis does not address any external or internal sports facilities and this should be addressed.	New reference is made in the sustainability analysis.
Contributions should be sought for either external or internal sports facilities.	Reference is now made to this area and that planning contributions are expected for external or internal sports facilities.
Access from The Birches to the new development is unacceptable.	There is now no vehicular access to or from the new development from The Birches.
Pedestrian access between the Birches and the new development is unacceptable.	The Parish Council have expressed a desire for a link, and the allocation of this site in the UDP also aims to improve the cohesiveness of the village. Reference is made to this aim in the text.
Children's play area is unnecessary.	The initial findings of the PPG17 audit indicate inadequate levels and quality of provision in Shobdon and reference is made to this fact.
Retain mature trees opposite The Birches	These have been indicated on the constraints and opportunities diagram, and also in the text.
Do not want to be joined with a development consisting of affordable housing.	National guidance requires that developments be mixed so not to encourage ghettoisation and achieve mixed, balanced and cohesive communities. This is reflected in the text.
Regard to protecting the setting of the nearby Registered Park should be given.	This is now referenced in the text.
The site is located within Flood Zone 1 and a flood risk assessment is required.	New reference is made in the text.
More emphasis should be placed on sustainable water techniques.	This now referenced explicitly in the text, including reference to sustainable drainage systems and other techniques.
Want a hard standing area marked for various ball games and not an area of swings, slides, etc.	This is of a level of detail to specific to be included, but reference is made to the various options and approaches to the

	equipped aspect of the open space facility, and that the wishes of the local community should be taken into account.
Transportation recommends a set of wording detailing contributions and the areas of which such monies can be directed.	The wording is now incorporated within the text.
More robust wording considering access and links between The Birches, development site and the rest of the Birches.	A new set of wording has been added.
A new pedestrian and cycle route away from the main road, through The Birches and new development site to the shop and school should be incorporated	Possible linkages through the site have been identified on a constraints and opportunities diagram, along with a revised set of wording on this issue.
Encourage cycling to school/ shop through improving and upgrading current pedestrian routes around the site.	Incorporated in more robust detail in the text.
Opportunity for funding to achieve high ratings within affordable housing is available through grant schemes.	This is now mentioned in the relevant text.
Mention of available funding for affordable housing element to achieve a higher rating	This is now mentioned in the text.
A contaminated land risk assessment is required	This is now mentioned in the text also with what is required as part of the assessment.
The play area would be better located away from the main road	This is now been incorporated in the text and also on the site opportunities and constraints diagram.
Reference and regard to the nearby listed park should be made	This is now referenced in the text.
Concern raised over the capacity of the sewerage system	The text already makes reference to the requirement of the developers to undertake any required works.
Concerns about the developments impact on residential amenity of houses at the Birches	Amenity and impact upon existing residential amenity is already mentioned in the text. The constraints and opportunities diagram also identifies how this can be further mitigated through the siting of open space.
Concern about loss of countryside views from properties at The Birches	The issue of amenity is fully covered and protected in the text. There is however no 'right' to a pleasant view or aspect.
The boundary between the site and The Birches should be enhanced.	This is already mentioned in the txt and indicated on the constraints and opportunities diagram.

Appendix 1

List of Consultees

Organisation
Local Members for Pembridge and Lyonshall with Titley ward (Cllr. Roger Phillips)
Shobdon Parish Council
Herefordshire Health Authority
West Mercia Constabulary
Open Spaces Society
Campaign to Protect Rural England
Countryside Agency
Age Concern
English Nature
Environment Agency - Upper Severn Area
Sport England
Bill Wiggin – Member of Parliament
Government Office for the West Midlands
National Grid Plc
British Gas Transco
Welsh Water
National Power Plc
Nuclear Electric Plc
Community Council of Hereford and Worcester
Friends of the Earth (Herefordshire)
Herefordshire Nature Trust
British Telecom
English Heritage
Health and Safety Executive
Midland Red First
Transport 2000 (Hereford and Worcester)
Herefordshire Wildlife Trust
House Builders Federation (South West)
RSPB
Herefordshire Sports Council
Hereford and Worcester Fire Brigade
Herefordshire Cycle Forum
Hereford Diocese
Herefordshire Youth Consortium
Hereford & Worcester Ambulance Service
NPFA
Adjoining Occupiers/ Owners of all dwellings at The Birches and The Grove estates, Pearl Lake caravan park, Ceres, Little Orchard, Birch House, garage, The Paddock, Hillerton, and The Humbers

Appendix 2

Town and Country Planning (Local Development (England)) Regulations 2004

Supplementary Planning Document (SPD)

Draft Development Brief - Land adjacent to The Birches, Shobdon, Herefordshire

PUBLIC CONSULTATION EXERCISE – 1ST MAY 2006 TO 15TH JUNE 2006

Notice is hereby given that a 6-week public consultation exercise will be taking place from the **1st May 2006 to 15th June 2006** on the contents of a Draft Development Brief affecting **Land adjacent to The Birches, Shobdon, Herefordshire**. The draft brief outlines how the site could be redeveloped for **housing and new open space provision**.

The draft brief and associated consultation statement can be viewed on the Council's web-site at www.herefordshire.gov.uk or at the Town Hall, St Owen's Street or Blueschool House, Blueschool Street between the hours of 9a.m and 5p.m (Mon-Fri). Copies of both documents have also been placed at Hereford, Kington and Leominster Libraries and Council Info Points, which are open at varying times. Copies of the documents can also be obtained on request.

If you have any comments to make on the development brief, please can you make them in writing to Chris Botwright at the address below **before 5p.m on the 15th June 2006**. All comments received will be acknowledged and reported to a future Planning Committee, but please specify if you would like to be notified of the date of adoption of the brief.

Dave Nicholson
Forward Planning Manager

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