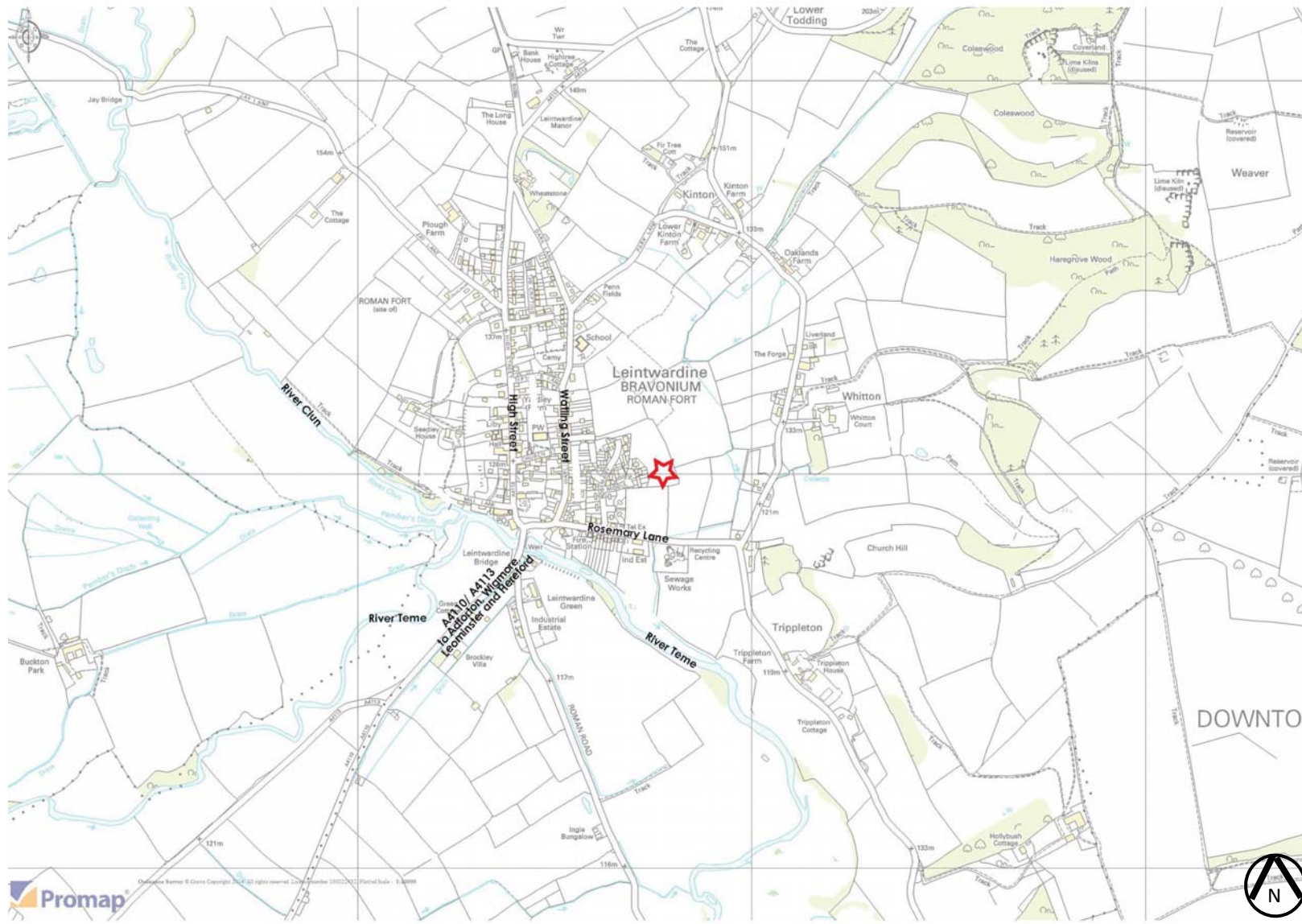


## Introduction



Site Location Plan

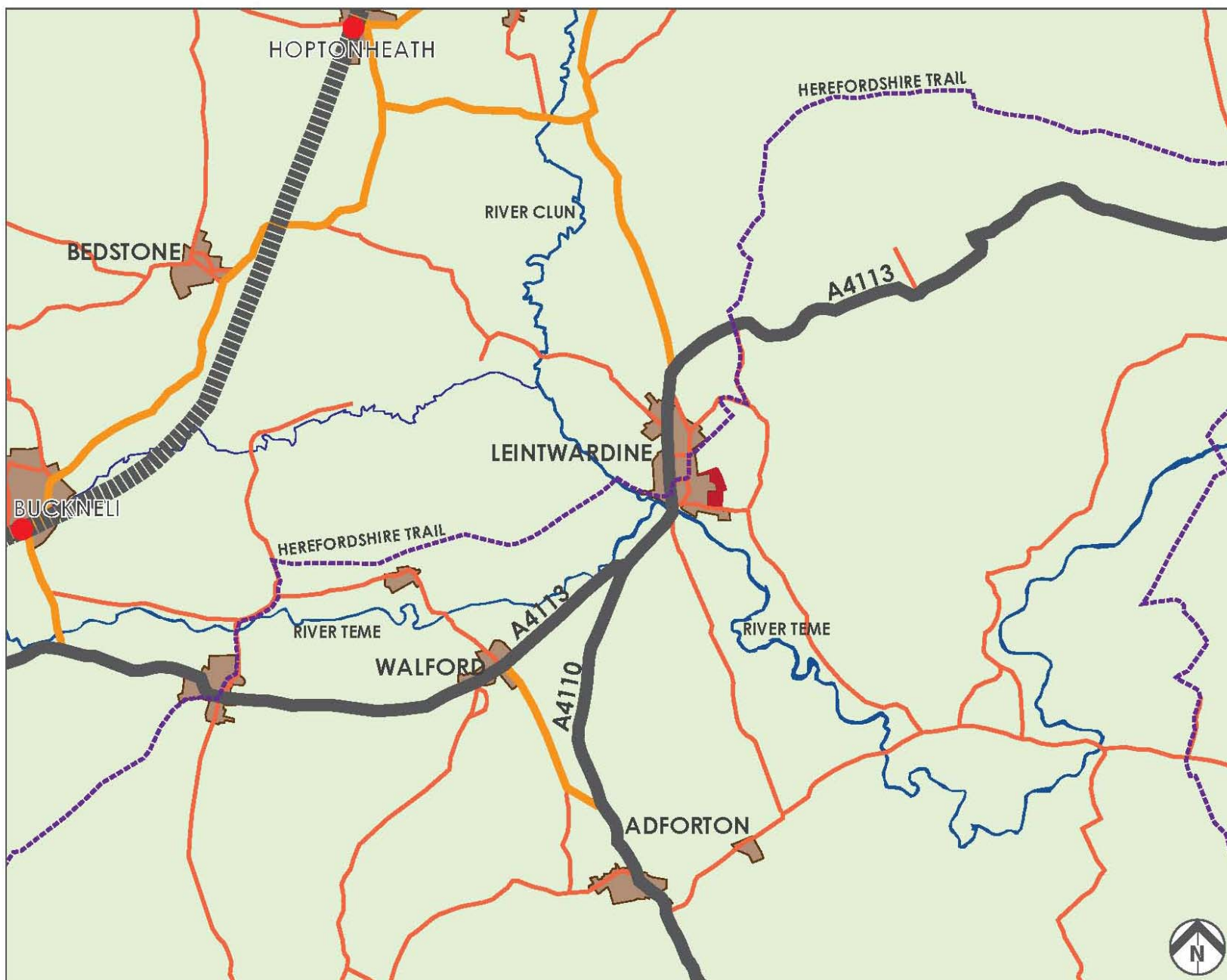
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LWD Developments LLP are working with a team of consultants to submit an outline planning application for a residential development on the land to the north of Rosemary Lane Leintwardine, for the provision of up to 63 new homes and public open space.

The site is approximately 2.6 hectares.

The consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the scheme design.

★ = Site Location



Wider Site Location Plan

### Legend

- Development Site Area
- Settlement
- Countryside
- Main 'A' Road
- Secondary 'B' Road
- Minor Road
- Railway / Station
- Long Distance Footpath
- River / Watercourse

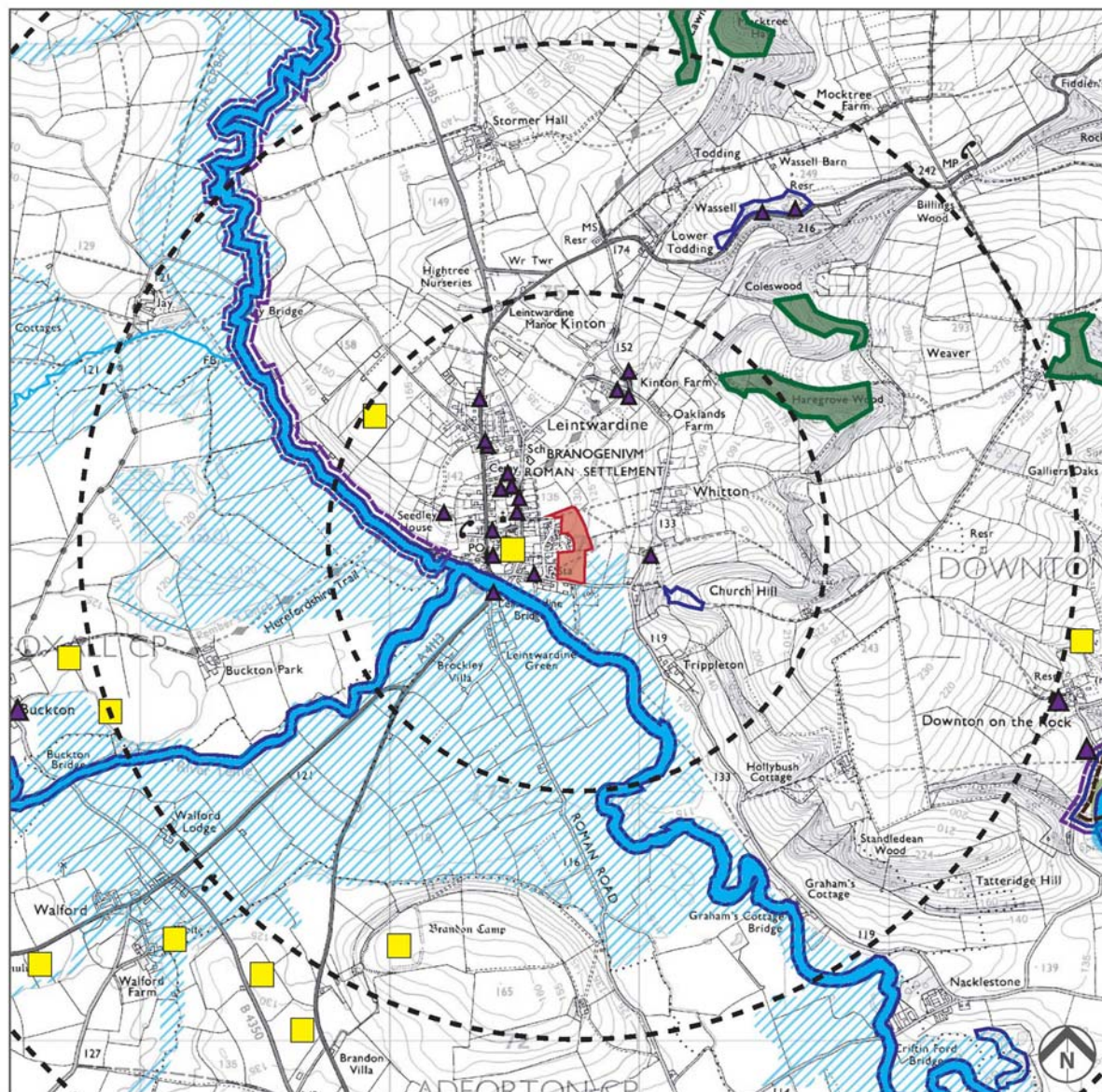
## Planning Background

Any development proposals for housing need to be subject to the scrutiny of Herefordshire Council ('the Council') through the planning application process. All planning applications are assessed against the policies of the adopted Development Plan and emerging Development Plan, along with national planning policies and guidance. The Council are required by national policy to keep their Development Plan up to date; the existing Herefordshire Unitary Development Plan was adopted in 2007 and is now considered to be out-of-date and carries little weight.

The Council is currently in the process of preparing a Local Plan - Core Strategy. A Pre-submission Core Strategy document has just been published for consultation.

Draft Policy SS2 states that the Core Strategy will make the provision for the delivery of 16,500 new homes over the plan period (2011-2031), the primary focus for development will be at Hereford and Buckingham, supported by growth at other urban areas and rural villages.

Leintwardine is identified in the emerging Core Strategy as a Rural Village within the Leominster Housing Market Area suitable for the 'main focus of proportionate housing development' (Draft Policy RA2 - 'Herefordshire's Villages').



### Legend

- Development Site Boundary
- River
- Flood zone
- Statutory Designations**
  - Sites of Special Scientific Interest
    1. Church Hill Quarry
    2. River Teme
    3. Mock Tree Quarries
  - Special Areas of Conservation
    - River Clun
  - Scheduled Monuments
  - Listed Buildings
- Non-Statutory Designations**
  - Ancient Woodland

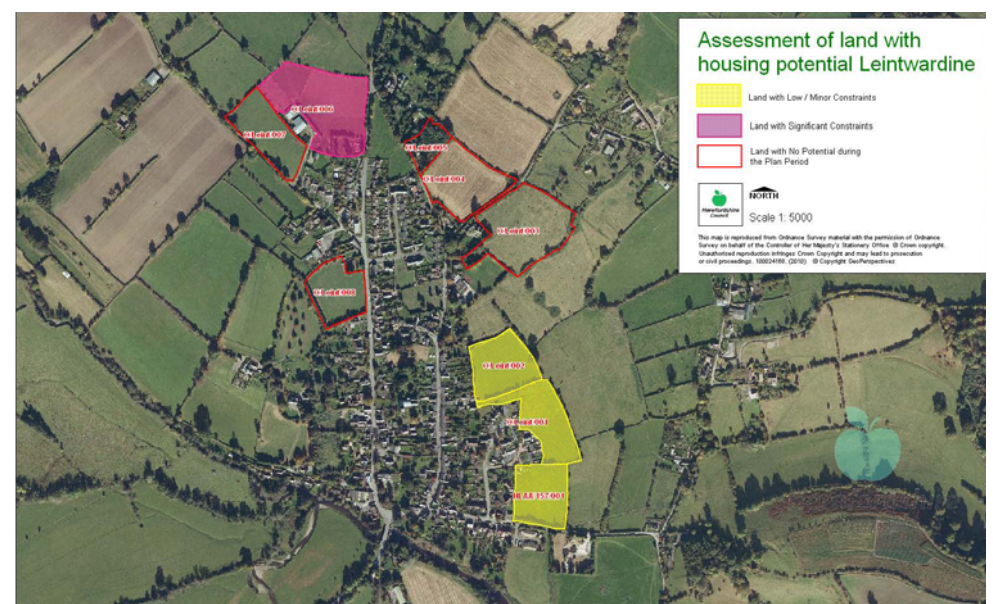
Source: - The MAGIC website providing geographic information about the natural environment from across government data.

Environmental Designation Plan

In the evidence base of to the Core Strategy the site was assessed by the Council in the 2013 Strategic Housing Land Availability Assessment (SHLAA) and is identified as being suitable for housing development.

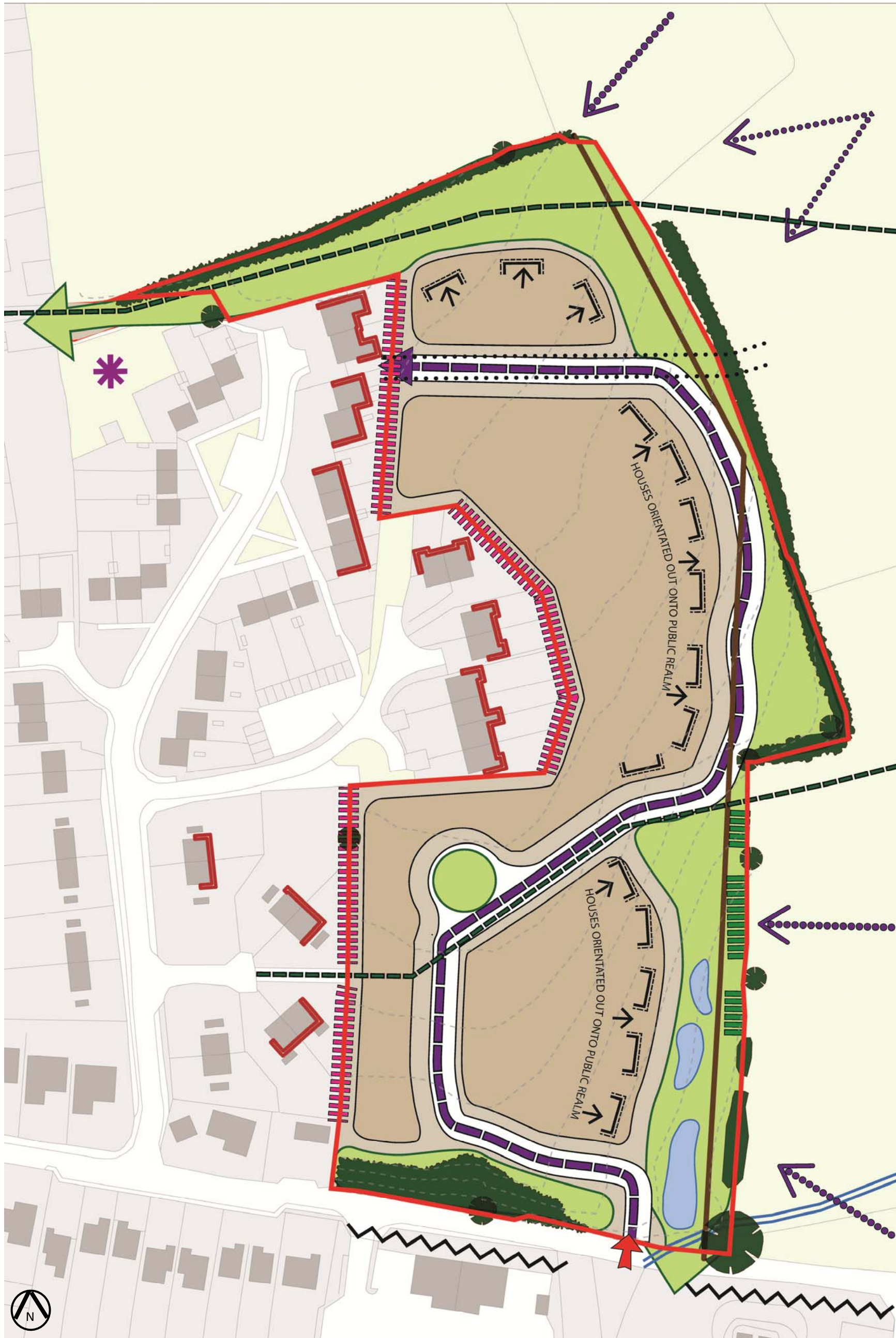
The Council has an undersupply of housing and cannot demonstrate a five year supply of available housing land. This has been acknowledged by the Council and through various appeal decisions. This is a significant and serious issue in the context of paragraph 47 of the National Planning Policy Framework (NPPF) which seeks to "boost significantly the supply of "housing" and which requires a minimum 5 year supply. The proposal therefore will make a contribution to boosting the deliverable supply of housing land.

At the heart of the NPPF, there is a presumption in favour of sustainable development. Amongst other things this means that planning permission should be granted unless the adverse impacts of doing so would outweigh the benefits. Development of the site is consistent with this presumption. The significant benefits of the combination of new housing and public open space is considered to outweigh any potential impacts.



SHLAA Plan

## Opportunities and Constraints



### Legend

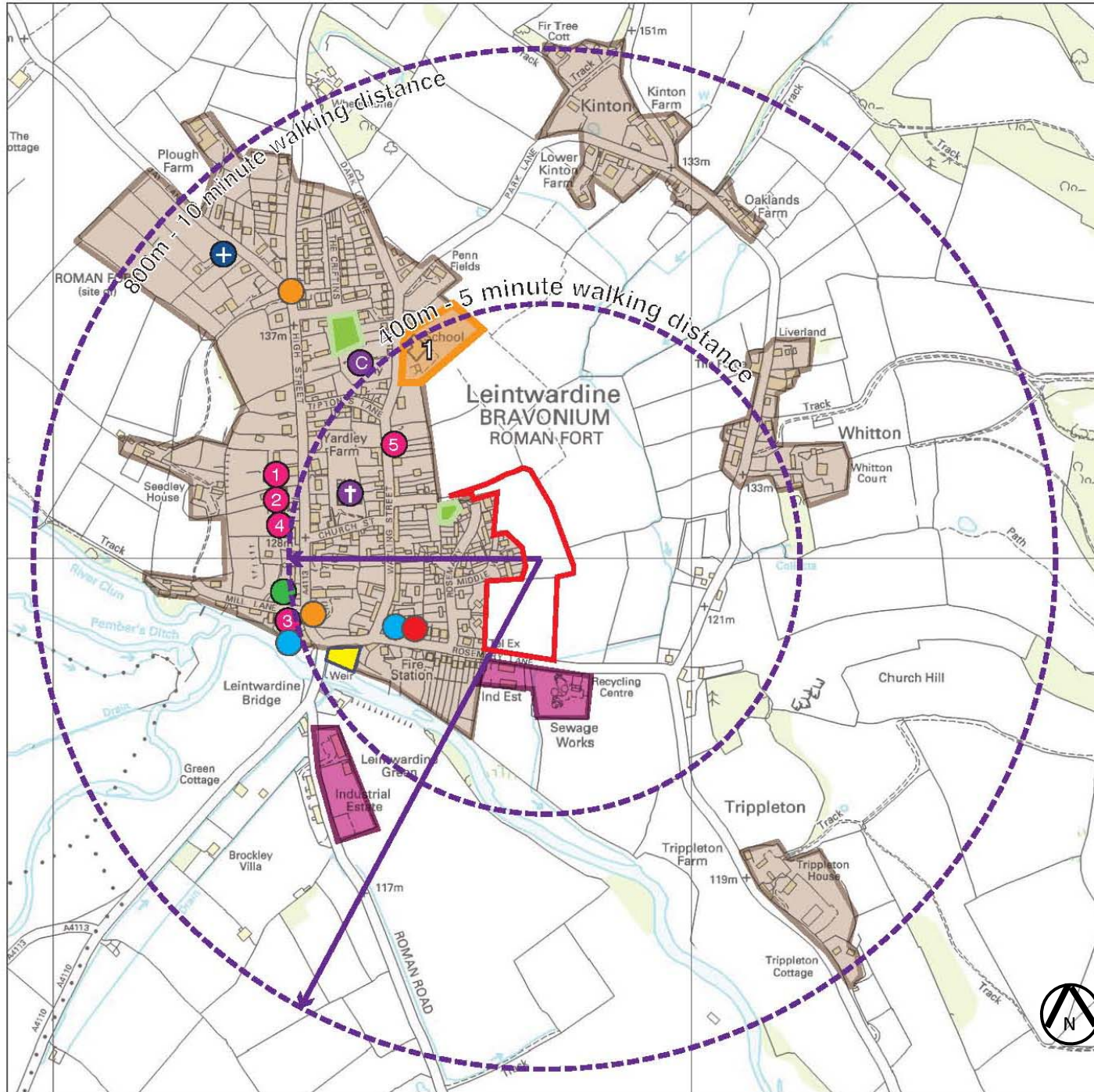
- Site Boundary (2.65ha)
- Main Access into development
- Existing surface water gravity sewer
- Existing vegetation
- Existing Settlement
- Existing residential properties backing onto the site
- Existing Overhead electrical pylon
- Existing weak boundary edge
- Proposed vehicular route
- Green Infrastructure Framework
- Existing Industrial adjacent to the site
- Proposed development fronting onto landscape
- Existing Playground
- Existing watercourse
- Local views into the site from public locations
- Countryside
- Existing Contours
- Proposed SuDS
- Existing Public Footpath



## Local Facilities and Transport

The plan below shows the site in relation to key existing local facilities in Leintwardine and provides an indication of walking distances to the facilities. This demonstrates that the site is well positioned to access the range of facilities in a sustainable manner as all the facilities are within reasonable walking distance.

The compact nature of the village means that facilities can typically be reached on foot in 10 minutes or fewer. Local facilities include a convenience store, health centre and primary school.



### Legend

- Development Site Boundary
- Community Services**
- Education
  1. Leintwardine Endowed Church of England Primary School + Nursery
- Medical and Healthcare
- Cemetery / Place of Worship
- Community Facilities
  1. Library / Community Centre
  2. Village Hall
  3. Post Office
  4. Butchers
  5. Beauticians
- Convenience Store / Petrol Garage
- Fish and Chip shop
- Pub / Hotel
- Bus Stop
- Recreation and Leisure**
- Sports playing fields / recreation
- Village Green
- Use**
- Employment
- Settlement

Vehicular access to the site will be taken via a priority controlled T-junction located on Rosemary Lane.

A Transport Statement is currently underway which will identify the impact of the assessment on the highway network.

Based on trip rates agreed with HC Highways and a quantum of up to 70 dwellings, the vehicular trip generation of the proposed development is shown in the table below:

### Vehicular Trip Generation

AM Peak (0800-0900)			PM Peak (1700-1800)		
Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
7	25	32	25	16	41

A review of public transport services has determined that there are several bus services which are accessible within walking distance of the site, and that Ludlow railway station facilitates journeys to local destinations including Hereford and Shrewsbury, in addition to places such as Cardiff and Manchester.

## Key Areas of Interest

### Flood Risk

A flood risk assessment (FRA) has been prepared for the site. This shows that all of the site is in Flood Zone 1 (lowest risk), except for a small area by the small watercourse in the southeast corner of the site. No dwellings will be located in the southeast corner. The development has been shown to be at very low or negligible risk of flooding from any other source.

The surface water drainage will use Sustainable Drainage Systems (SuDS) in the form of a 'Management Train' in accordance with the SuDS Manual to ensure it mimics the natural conditions as much as possible. SuDS provide amenity and quality improvements as well as flow control. Discharge to the watercourse will be at or less than the existing 'Greenfield' runoff rates thus ensuring the development has no effect on downstream flows.



#### Target Notes

- 1 Site of hay feed and stock housing panels
- 2 Semi-mature Ash tree in hedgerow
- 3 Large Hazel coppice stool
- 4 Semi-mature Willow tree

The Extended Phase 1 Habitat Survey and target notes are based on work undertaken by Cotswold Wildlife Surveys

#### Legend

- Development Site Boundary
- Settlement
- Agricultural Land
- Hedgerow
- Trees
- Poor Semi-improved grassland
- Scrub vegetation
- Public Right of Way Footpath
- Watercourse

### Archaeology/Heritage

The proposed development is to the east of the Roman fort and later town called Bravinium which was established in the 1st century AD and is now a scheduled monument. Following the withdrawal of the Romans in the 4th century AD, Leintwardine was occupied throughout the Saxon period and grew in size during the medieval period. The new development is itself on the periphery of the village which suggests it may have been used as farmland throughout that time. An archaeological desk based assessment of the development site has been carried out but despite the history of the area, test pits have not revealed any archaeological remains.

### Ecology

An extended phase 1 Ecological Survey has been undertaken, this concludes that the site supports only limited amounts of habitat that were considered to be of interest to wildlife, with the hedgerows and scrub providing the main ecological value. The hedgerow along the southern boundary of the site was assessed under the Hedgerow Regulations (1997) and was determined to be 'Not Important'. Nevertheless, all of the hedgerows on site, along with the scattered tree and scrub provide potential breeding and foraging cover for common birds, although no nests were found during the survey. The trees within the curtilage were generally noted to be in good condition and displayed no features that may be suitable for use by bats as roosting and/or hibernation places.

The site itself was thought to have low value to foraging or commuting bats, as it was mostly open grassland, and any activity would most likely be confined to the hedgerows and areas of scrub. The lack of any waterbodies on site means the potential for the presence of common amphibians on site is low. No evidence of Great Crested Newt was found during the field survey and the terrestrial habitats on site were generally considered to be sub-optimal for newts. The potential for Great Crested Newt presence on site is therefore also considered to be low. The presence of reptiles is thought to be unlikely, as there little suitable reptile habitat on site or any obvious refugia or hibernacula.

There were no signs of Badger, Otter or Water Vole activity. Although the habitats on site had limited species diversity, they were considered to provide some suitable habitat for small mammals and invertebrates, although it is anticipated that these are more likely to be common species. The habitats on site are common and are easily replaced and their loss would not in itself impact on the availability of such habitat within the local area.



## The Masterplan

The indicative masterplan shows:

- A development of approximately 63 houses
- Most of the proposed dwellings will be in the form of family homes ranging from 1 bed to 5 bed
- 0.89 hectares of Public Open Space, 0.12 hectares of SUDS
- Cycle and pedestrian links
- Vehicle access from Rosemary Lane



### Design Principles—Concept

The conceptual design principles will guide and shape the future proposals. Although layout is reserved at outline stage, these features are key to the successful development of the site. They have been generated as a result of the assessment and evaluation process and will be interpreted as guiding design principles for future development within the site. The development principles are set out below:

1. The creation of a strong green infrastructure framework along the eastern and northern boundary, incorporating and strengthening the existing boundary vegetation and providing an attractive 'rural edge' and public open space within which the built form is assimilated.
2. Sustainable drainage systems (SuDS) located within the landscape buffer, utilise the lower lying parts of the site to help collect, retain and reduce surface water run-off, but also provide valuable ecological habitat areas—subject to suitable ground conditions.
3. A primary vehicular entrance off Rosemary Lane featuring a pedestrian footway and tree lined landscape verge.
4. The alignment of the main vehicle route through site follows the existing landform and creates points of interest along its length i.e. incidental public open space and landscape buffer
5. The alignment and visual corridors of the existing public right of way footpaths are retained and incorporated as part of the design, ensuring their longevity and community access to a wider network of routes.
6. Built form is appropriately positioned set back from the sensitive eastern and northern boundaries to the rear of the landscape buffer and is assimilated into the wider landscape context, creating a positive, transitional 'rural edge'.
7. Blocks of vegetation with the landscape buffer are designed to filter views, reducing the impact of development from views in the east i.e. Church Hill and Whitton.
8. The development will create a legible gateway entrance into Leintwardine from the east, providing views of the landscape and settlement edge.
9. Tree planting is proposed along the street frontages and within the landscape buffer to provide shade, shelter, visual amenity and support wildlife.
10. Creation of incidental areas of public open space along the main access route and public right of way footpath that include areas for informal play (LAP).
11. Provision of different property typologies and tenures with a variety in building form, plot sizes, detailing and materials.
12. The provision for an informal recreation space in the northern part of the development, protecting the public right of way visual corridor and creating an attractive setting overlooked by housing.

— = site boundary

## What Happens Next..?



We welcome your comments on these exciting proposals and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage. It is intended that following a review of the submitted comments and observations from today's exhibition the plans will be progressed and submitted to the Local Planning Authority.

Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions. Comment forms are available.

If you require further details or wish to keep in contact with the progress of this proposal please contact Louise Steele at Framptons 01295 672310 or email [louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com).

The exhibition material is available on [www.framptons-planning.com](http://www.framptons-planning.com). You may make your comments online using this weblink.

