

Community Update May 2015

Proposed development of land north of A4103, Withington



David Wilson Homes



Aerial view of site

Full Planning Application Submitted Council Planning Reference: 151150

David Wilson Homes (DWH) are pleased to advise that they have submitted a full planning application to Herefordshire Council to develop land to the north of A4103, Withington, with a high-quality residential development, landscaping and new public open space.

David Wilson Homes believe the proposal site could comfortably deliver approximately 80 new homes and originally consulted with the local community on such numbers. However, following feedback with the local community, the plans have been revised and improved and a reduced number of dwellings are now proposed.

The submitted full plans include:

- 69 high-quality new homes
- 35% of the new homes proposed would be built as affordable housing (24 dwellings) for local people
- A development where all homes will be two storeys or less - following the public consultation all homes of two and a half storeys were removed
- A significant area of new public open space - which was increased in area following the public consultation
- Extensive new landscaping and tree planting
- Sustainable drainage features, including a balancing pond
- Improved pedestrian links, including a new footpath along the southern boundary
- Single vehicle access point from the road to the west

Further information regarding the submitted plans and the changes and improvements that have been made to the proposals following a review of local feedback received is contained within this newsletter.

Background

The site

The proposal site is located to the south of existing housing at Southbank, opposite Orchard House, close to the main settlement of Withington. The site is bounded to the south by the A4103 and to the east by an area of agricultural land.

The site is ideally suited to deliver new homes, being adjacent to the existing built settlement and well within walking distance of local amenities such as the school, shop, local nursery and village hall.

Planning background and local housing needs

Herefordshire Council's Core Strategy has identified Withington for some additional housing growth. The proposal site was also previously included by the Council's Strategic Housing Land Availability Assessment (SHLAA) as a potential future housing site. **Local feedback received has also highlighted that the proposal site is a preferable location to provide the new houses required in Withington.**

Herefordshire Council currently has a shortfall in its housing supply and is considering sustainable sites, including those previously identified in its SHLAA, to meet the local area's future housing requirements.

Community consultation

DWH held a public exhibition in December 2014, which presented preliminary plans and ideas about how the site could be developed. **55 local people attended.**

DWH are very encouraged by the positive response it has received from the local community about its plans to date. **63% of the local feedback received supported its proposals, particularly the site's location, which is viewed by many local people as the most preferable site in Withington to deliver the new homes required.**

Local feedback, including from Withington Parish Council, was also received in the form of comments, concerns and suggestions regarding the proposals. David Wilson Homes have carefully reviewed all the feedback received to date and, where possible, has evolved its proposals to address the community's comments.

Summary of proposals

The proposed development would feature:

69 new homes set within a spacious, attractively landscaped layout. The number of homes proposed was reduced from circa 80 following consultation with the local community. The submitted plans include:

- 45 open market homes, including 1 five bedroom property, 29 four bedroom properties, 13 three bedroom properties and 2 two bedroom properties
- 24 affordable homes, 35% of the total proposed, including one, two and three bedroom houses, to specifically meet local housing needs
- Just over 10% of the proposed dwellings are single storey or dormer bungalows
- None of the proposed new homes are above two storeys; in keeping with the character of the local area

Beneficial housing mix: The diverse mix of house types proposed would cater for the broadest markets, including families, downsizers and first time buyers – helping to contribute to a wide range of local housing needs and creating a balanced community.

Height and design: The homes of two and a half storeys were omitted following the public consultation. As a result all the homes proposed would be two storeys in height or less. The design would incorporate building materials and architectural features associated with the local area, including brickwork detailing and exposed rafters to feature plots, red brick and white roughcast render.

Car parking: Car parking would be provided for each property with at least 2-3 car parking spaces per dwelling (not including garages).

- 1. Access** – the development would be served by a single vehicle access from the existing road to the west which would comply with highway safety standards.
- 2. Improved pedestrian links** – improved pedestrian links form an integral part of the proposals and as such, following consultation with the local community, a new footpath at the southern boundary of the site is proposed, to better link the business park on the main road to the village.



Proposed site plan

3. A significant area of new public open space – this would be created around the southern edge of the development. Approximately 20% of the site will remain undeveloped and safeguarded as new public open space. The area proposed as public open space was significantly increased following consultation with the local community.

4. Landscaping – new tree planting and landscaping would be provided to further enhance the proposals and to contribute to the character of the local area.

5. Tree removal – following requests from neighbouring properties the trees bordering Southbank will be removed and replaced with more appropriate native landscaping.

6. Sustainable Urban Drainage (SUDS) features – the proposed design will accommodate Sustainable Urban Drainage features (SUDs) including a balancing pond, which will also be an attractive habitat for local wildlife and can be planted with native plants to encourage local biodiversity.

Summary of benefits

- Development of a site which can accommodate new homes and lies close to local facilities
- A high-quality, residential development, providing new homes at a time when Herefordshire Council is short of housing
- A good mix of new homes to cater for the broadest markets, including families, downsizers and first time buyers
- Provision of new affordable housing for local people
- A spacious layout delivering generous new areas of attractive open space for use by the wider community
- A proposal which has received local support, particularly in relation to the suitability of the site to deliver the new homes required locally.



Proposed house types

