

Proposals for land north of the A4103 Withington



David Wilson Homes

Welcome

Welcome to this consultation event to discuss the development of land north of the A4103 in Withington. David Wilson Homes are currently in the process of designing preliminary proposals to sensitively develop this site with high-quality new homes, including much-needed affordable housing, and public open space, ahead of submitting a full planning application to Herefordshire Council in Spring 2015.

David Wilson Homes are one of the country’s most successful home builders. Established over 40 years ago, the company’s reputation is founded on the highest standards, providing family homes, town houses and apartments. David Wilson Homes are also officially the highest quality major house builder having been awarded an exclusive ‘5 Star Housebuilders Award’ by the Homebuilders Federation.

Today’s exhibition

Today’s exhibition presents our preliminary plans and ideas about how the site could be developed with new homes and public open space. We welcome your feedback on the proposals presented here today, as this will help us to create a development that will complement its surroundings and integrate into the local community.

The proposal site

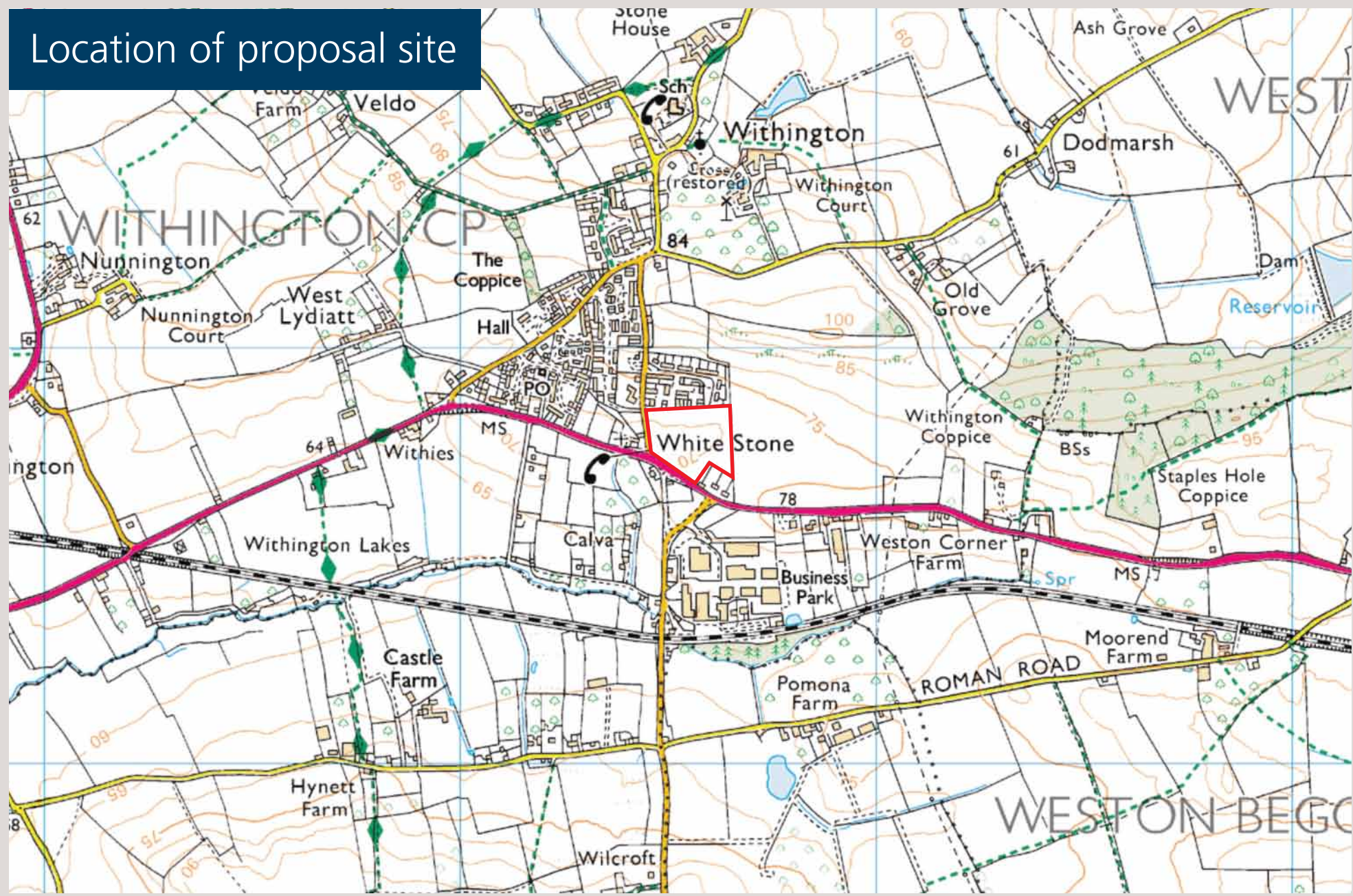
The proposal site is located to the south of existing housing at Southbank, opposite Orchard House, close to the main settlement of Withington. The site is bounded to the south by the A4103 and to the east the site is bordered by an area of agricultural land.

This site is ideally suited to deliver new homes, being close to local amenities, including Withington Village Hall, Withington Primary School and Nursery and Withington Post Office.

Examples of David Wilson Homes developments



Location of proposal site



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Planning policy background

Historically, Herefordshire Council has struggled to deliver the level of housing land to achieve their housing targets and accordingly the Council recognise they are not able to demonstrate their required amount of housing land. In such situations the Government's planning guidance, in the form of the National Planning Policy Framework, becomes a key determining factor on residential planning applications.

Herefordshire Council needs to deliver 5,300 homes in rural settlements by 2031 and to date it has struggled to deliver the planning permissions necessary to bring forward enough housing in Herefordshire. The Council acknowledge they do not possess a 5 year housing land supply and consequently has adopted an interim protocol which supports the development of sites adjacent to settlement boundaries where they conform to national and local policies. As a result, the Council is now looking at sustainable housing proposals favourably, provided they are unconstrained and relate well to existing settlements.

The proposal site was previously considered by Herefordshire Council's Strategic Housing Land Availability Assessment (SHLAA) as a potential future housing site. Herefordshire Council's Core Strategy also identifies Withington for some additional housing growth.

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. The development of the proposal site with new homes will help to meet the Herefordshire Council's housing needs, including the provision of much-needed affordable housing.



Aerial view of the site

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The proposal

David Wilson Homes' preliminary plans seek to provide a carefully designed residential development with the proposed new homes accommodated alongside a new area of public open space. The preliminary plans include:

New homes

- A good mix of high-quality new homes, including one, two, three, four and five bedroom houses, to cater for the broadest markets including families and first time buyers, and to create a balanced community.
- It is considered that the proposal site could acceptably accommodate approximately 80 new homes.
- Importantly 35% of the new homes proposed, would be built as affordable housing for local people.

Landscaping

- The majority of the site's existing boundary hedging would be retained.
- The plans also include new tree planting and landscaping to further ensure the proposals contribute to the character of the local area.

Pedestrian links

- David Wilson Homes aim to improve connectivity to the village from the site by exploring new footpath options.
- We are proposing to install a new footpath at the northern boundary of the site, to link to the existing path on the south side of 'Southbank'.

Access

- A single vehicle access point off the existing road to the west would serve the development, which would comply with highway safety standards.

Car parking

- Car parking would be provided for each property in accordance with the requirement of the local highway authority with a minimum of two parking spaces in addition to any garaging.

Proposed layout

- In the interest of sustainability the proposed layout, particularly for the new housing, seeks the efficient development of the site. The preliminary layout shows how the proposal site could be developed.



Preliminary layout

We welcome your views on the preliminary plans presented.

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Proposed design

New homes

The proposed new homes would be two storey or two storey with rooms in the roof space.

Design

- The design of the proposed new homes would adopt a traditional approach, whilst creating its own distinctive character, synonymous with the David Wilson Homes brand.
- The design for Withington would incorporate building materials and architectural features associated with the local area, including traditional brick and render.
- A future planning application would be accompanied by a detailed Design and Access Statement to demonstrate the proposed design has been fully assessed and contributes to the character of the local area.

The following illustrations show examples of some of the house types designs proposed.



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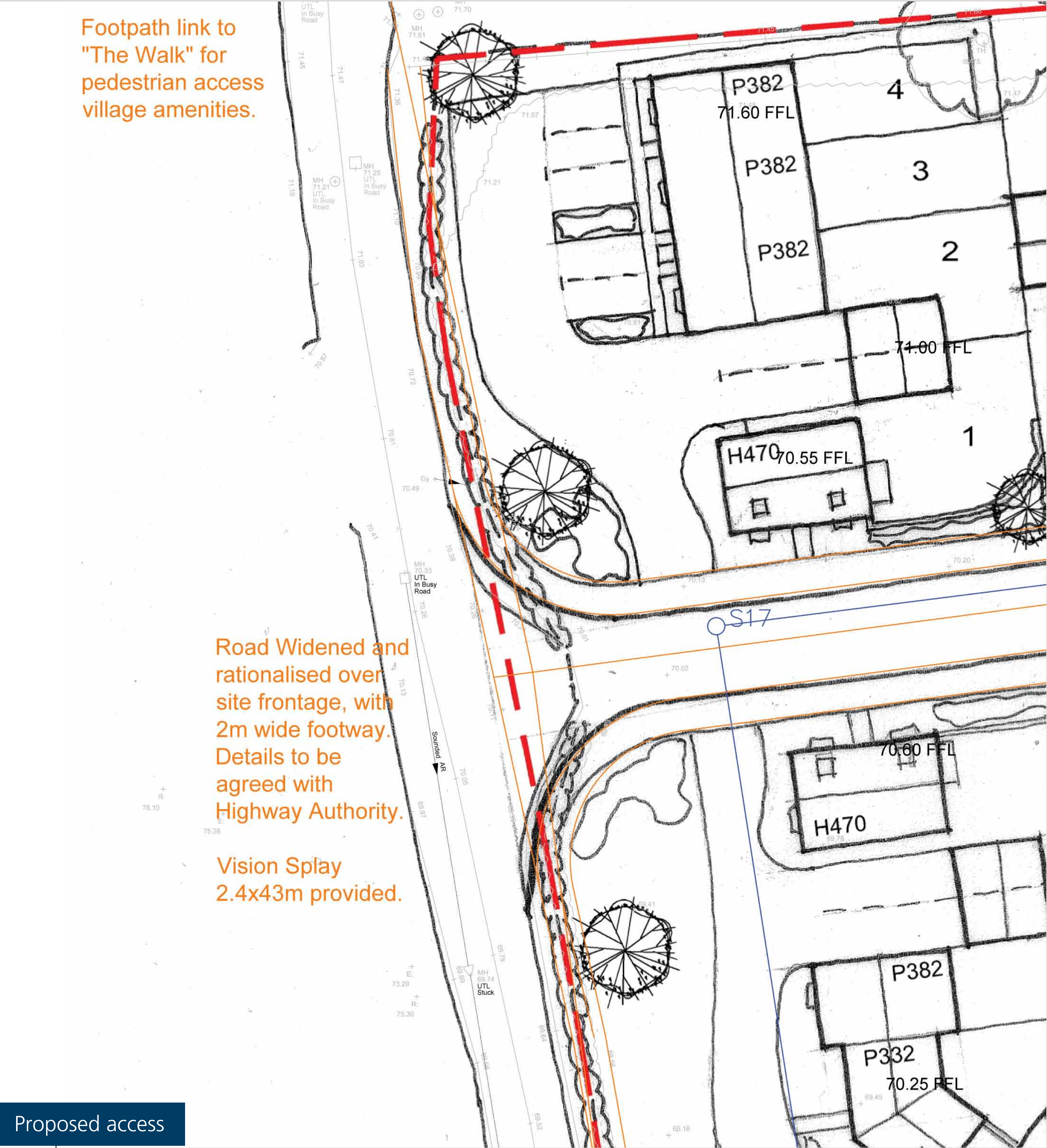
Access

The proposed new homes, approximately 80, would be accessed via a single new vehicle access point off the existing road to the west of the site.

The proposed access has already been assessed by specialist highway consultants and David Wilson Homes will discuss plans with Herefordshire Council Highways Officers (the local Highway Authority) shortly, to ensure it complies with appropriate highway safety standards.

In traffic generation terms, the proposed development is not expected to generate a significant increase in traffic movement. Most movement will occur during the peak hours of 8am – 9am and 5pm – 6pm.

When a planning application is submitted it will be supported by a Traffic Statement (TS) which will fully consider all highway issues associated with this proposal. It is fully expected to show that these movements will comfortably be accommodated on the existing local road network.



Construction

Should planning permission be granted, the routing, access and hours of work of the construction traffic would be agreed prior to the commencement of construction, with Herefordshire Council.

Ecology

The site is currently used for agricultural purposes. David Wilson Homes will undertake extensive ecological surveys, including surveys for reptiles and mammals, to ensure that local wildlife is fully considered.

Based on initial investigations, the ecological surveys are expected to conclude that the site has limited ecological value and no significant ecological constraints which would prevent development at the site.

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Drainage

Flood risk

The Environment Agency's indicative flood map shows the site is located in a Flood Zone 1 area. These are areas which have a low probability risk of flooding. 'Low Probability' areas are defined as areas having a less than 1 in 1000 annual probability of flooding. As the site is over 1.0 hectare in size, in accordance with National Policy and Environment Agency requirements, a Flood Risk Assessment (FRA) will be carried out to support the application.

Surface water drainage

As the site ground conditions are not conducive to soak-a-ways, surface water drainage will be designed to mimic the existing greenfield site. Surface water will be taken to an existing sewer a short distance from the site and the rate of run-off will be controlled. This will ensure that the rate at which surface water leaves the site is no greater than existing.

In order to control the run-off, surface water attenuation facilities are proposed on site. These are likely to take the form of swales (ditches) or pond(s). The attenuation facilities will be large enough to store rainfall generated during the 1 in 100 year + 30% for climate change rainfall event, with an appropriate allowance built in.

Native planting can be used to improve biodiversity and attract wildlife around the water attenuation areas. The use of these drainage features will also allow sedimentation to take place which contributes to a water quality improvement.

Foul water drainage

Severn Trent Water are currently completing capacity enquiries to determine the impact of the proposed development on their existing networks. There is an existing foul sewer running across the site that will be altered to match the new road pattern. Our intention subject to STW approval is to connect our new sewer to the existing outfall which already runs to a manhole in the road.



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Summary of benefits, timescales and feedback

Benefits

- A site which has previously been identified and considered by Herefordshire Council as being suitable to accommodate new housing.
- Development of a site with much-needed new homes, which lies close to local facilities.
- A high-quality, sensitive residential development, providing homes at a time when Herefordshire Council is short of housing.
- A good mix of high-quality homes to cater for the broadest markets, including families and first time buyers.
- New public open space and landscaping.
- Provision of much-needed, new affordable housing.
- Financial contributions towards enhancing local services.



Examples of David Wilson Homes developments

Timescales

Following this event David Wilson Homes will review the feedback received and will use these views to inform the next stage of the design, prior to submitting a full planning application to the Council.

The proposed timescale for this is as follows:

- Feedback to be received on the preliminary options for the site by Monday 5 January.
- Plans for site to be reconsidered.
- Amendments to be made.
- Planning application to be submitted Spring 2015.

Feedback

Thank you for taking the time to view our proposals. Your feedback is very important to us. Please take the time to fill out a feedback form.



Development of land north
of the A4103, Withington



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Feedback

Your feedback is important to us. Let us know what you think about the proposals here today. The comments made will be fed back into the planning process before the application is submitted. We'll also keep you informed regarding the progress of the application.

You can pop your completed form in the ballot box or send it to us by post, fax or email. Closing date for feedback is Monday 5 January 2015.

Telephone: 0800 298 7040
Fax: 01962 893 883
Email: feedback@consultation-online.co.uk
Post: Remarkable Engagement, The Pump House, Garnier Road, Winchester, SO23 9QG
Web: www.consultation-online.co.uk/withington

Please let us know your contact details below:

Name:

Address:

Postcode:

Email:

Telephone:

Please tick if you **do not** wish to be kept informed about this proposal ☐

Development of land north of the A4103, Withington

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What do you think is the most preferable location in the village for new housing?

What are your comments on the design of the preliminary layout or the house types proposed?

Do you have any further comments about the proposals?