

LAND AT WESTON UNDER PENYARD Public Consultation

DISPLAY BOARDS

LAND AT WESTON UNDER PENYARD **Public Consultation**

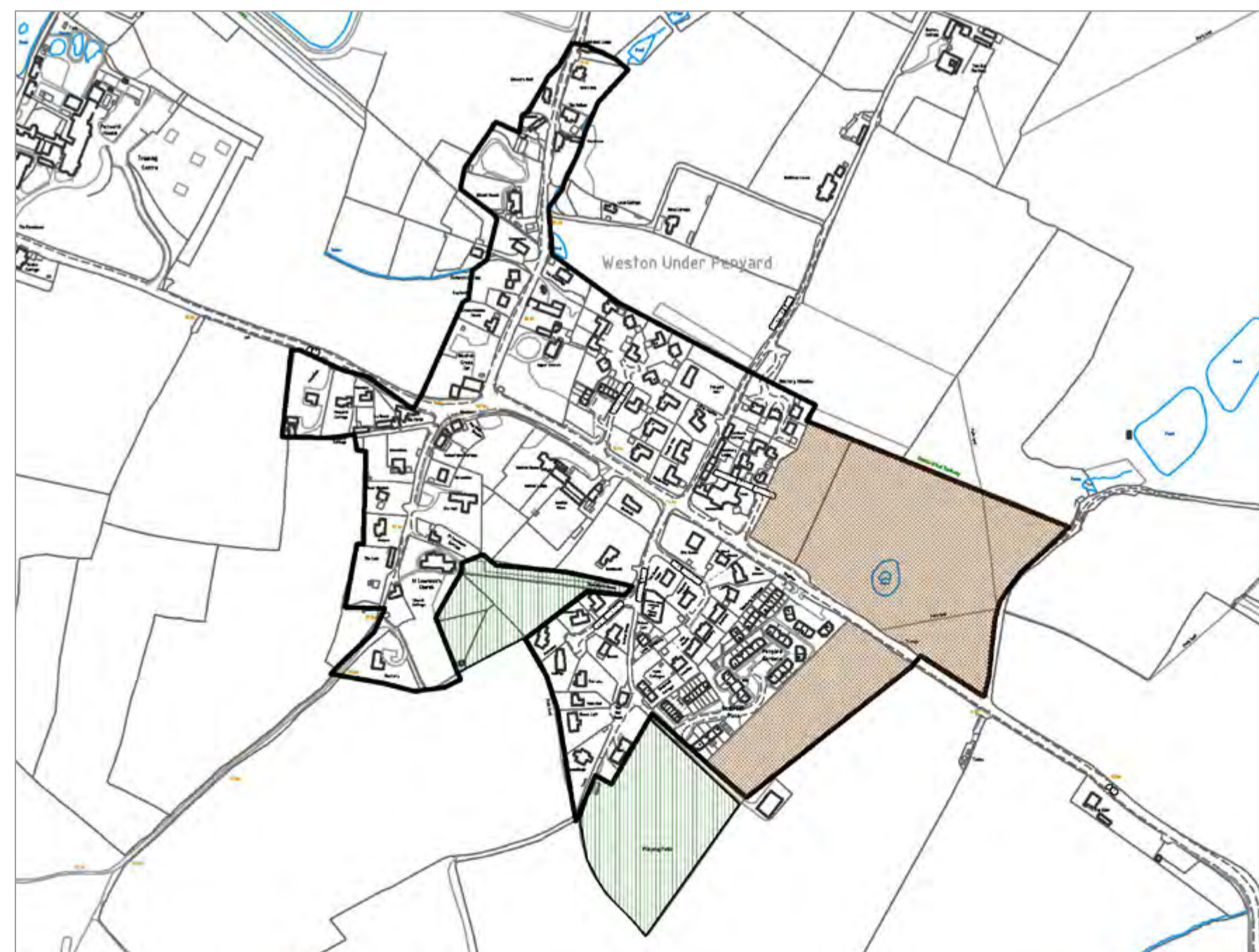
Introduction

Lagan Homes is proposing to submit a planning application for a development on land to the north of the A40 to the east of the village.

Herefordshire County Council are currently working on a replacement Local Plan (The Local Plan 2021-2041) and any new allocations they identify will be in addition to those already shown in the various Neighbourhood Plans in the County, including Weston under Penyard.

The scale of development likely to be proposed in Weston is unknown and is still to be determined by the County Council, but it could be as much as 68 homes in addition to the current allocations in the Weston under Penyard Neighbourhood Plan (WNP).

The site is relatively large (4.1ha) and is currently allocated for "approximately 37 units" within the WNP resulting in a gross density of 9d/ha (dwellings per hectare).



Above, proposed site for development outlined in red
Left, extract from the WNP showing the housing allocations

The site opposite, *Ariconium*, was allocated for 18 units in the WNP, but the site actually provides 35 homes at a density of around 27d/ha.

A key desire of the Lagan Homes development is to optimise the use of this housing site, which will help to reduce pressure on the County Council and the Parish Council to allocate more land for housing, whilst still ensuring that any new development reflects the policies and aspirations of the local community and protects and enhances biodiversity and heritage in a sustainable way.

These are our initial proposals, and we would like to hear your comments and feedback before we submit a planning application early in 2023.

Further information is available on our website [Hunsdonmanor-buryhill.co.uk](https://hunsdonmanor-buryhill.co.uk). Feedback can be left there or on the forms provided at the exhibition.

LAND AT WESTON UNDER PENYARD Public Consultation

Earlier Permission

In December 2015 planning permission was granted for the development of the site for 37 large executive style homes as indicated on the approved plan shown opposite. That permission was never implemented.

Over half of the site was dedicated to some form of open space and in particular an area of archaeological interest to the northeast of the site which covered roughly a third of the site. Additional areas of open space were provided around an existing pond that was to be retained in the centre of the site, and also around a large oak tree that had a tree preservation order on it and also along the frontage where an attenuation pond was proposed.

Whilst maintaining the key elements and benefits of the earlier approval, it is apparent that better/more efficient use of the site could be made and that a better mix of homes could be provided; one that better meets the needs of the local community. Such as reducing the number of executive

homes and providing more smaller starter homes.

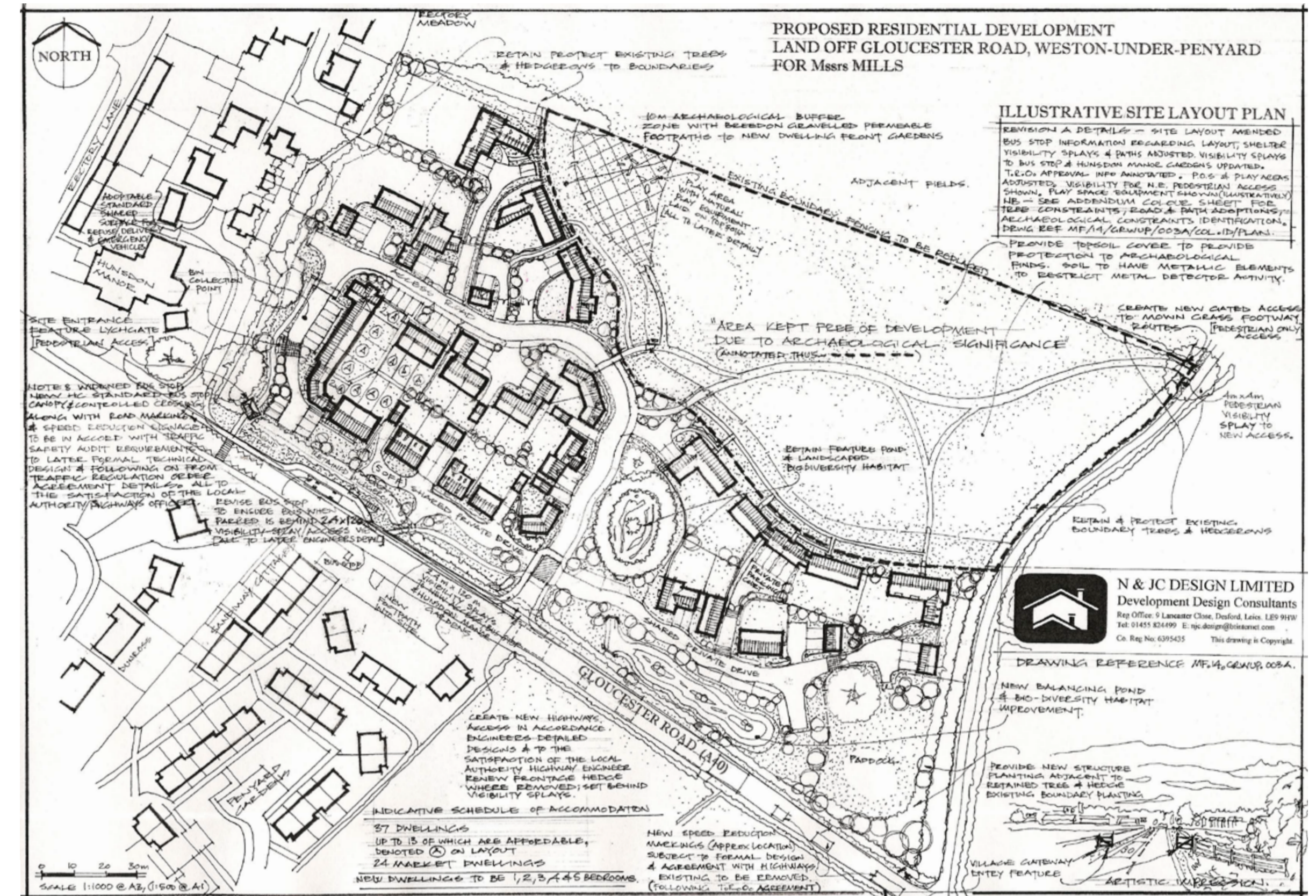
Since the 2015 permission was granted planning policy has changed including the adoption of the WNP. The WNP allocated the site for approximately 37 dwellings and in addition set several requirements for the site including:

- complementing the design of the Ariconium development;
- enhancing the entrance to the village;
- retaining the existing pond and existing planting, etc., and
- providing an appropriate mix of housing including 40% affordable housing

In addition, national planning policy (NPPF) requires **all development to make efficient use of land**. This will help to reduce pressure for the release of more greenfield land for development and intrinsically enhances the developments sustainability.

Right top, the approved plans from the 2015 planning permission for 37 units

Right bottom, our version of a 37 unit scheme



LAND AT WESTON UNDER PENYARD Public Consultation

Current Proposals

We are looking to increase the number of houses on the site by a modest amount to a maximum of 55 homes whilst still retaining the large areas of open space throughout the site and ensuring that a good mix of housing is provided in accordance with the policies of the WNP and the Local Plan.

Our initial plans showed 37 homes, but this resulted in a very low density

form of development. Attempts to make more efficient use of this allocated site, invariably led to a development consisting mostly of very large homes in very large plots.

The new proposals have been informed not only by the constraints identified earlier such as the heritage and natural assets such as the trees, but also by the following:

- The proposals are primarily landscape led and will minimise the impact of the development on its surroundings, including

the open countryside to the north and to the east of the site

- Planning for a development that is sustainable by:
 - providing a range of homes that meet the needs of the locality, including homes for younger families and the elderly
 - including high quality design
 - incorporating measures and features that help conserve and enhance the natural environment

- addressing the conservation of local heritage assets
- providing for sustainable land drainage which takes account of the effects of climate change

Whilst the proposed number of units will increase the gross density it will still be less than 15 d/ha, which is still considered to be low density development and is much less than the Ariconium site. This reflects the fact that significant areas of open space will be provided on site.



LAND AT WESTON UNDER PENYARD Public Consultation

Landscape, Ecology & Heritage

The proposed development will provide extensive areas of open space throughout the development including over 1.5ha (3.7 acres) of open land which is to be undeveloped to safeguard the underlying heritage assets on the site, namely the likely presence of a Roman, roadside villa complex.

As suggested in the WNP this area could be designated as a *Local Green Space*. Lagan Homes intentions for this valuable heritage area is to keep it largely as it is but managed in such a way as to enhance the biodiversity of the site, as well as minimising any disruption of the archaeological assets that lay underneath.

A natural play area was original proposed within this area, but this may not be appropriate. We would welcome your views on whether a new play area should be provided within the development, or as an alternative funds could be provided to improve existing play facilities within the village. An interpretation board is proposed to explain the significance of the heritage assets within the site.

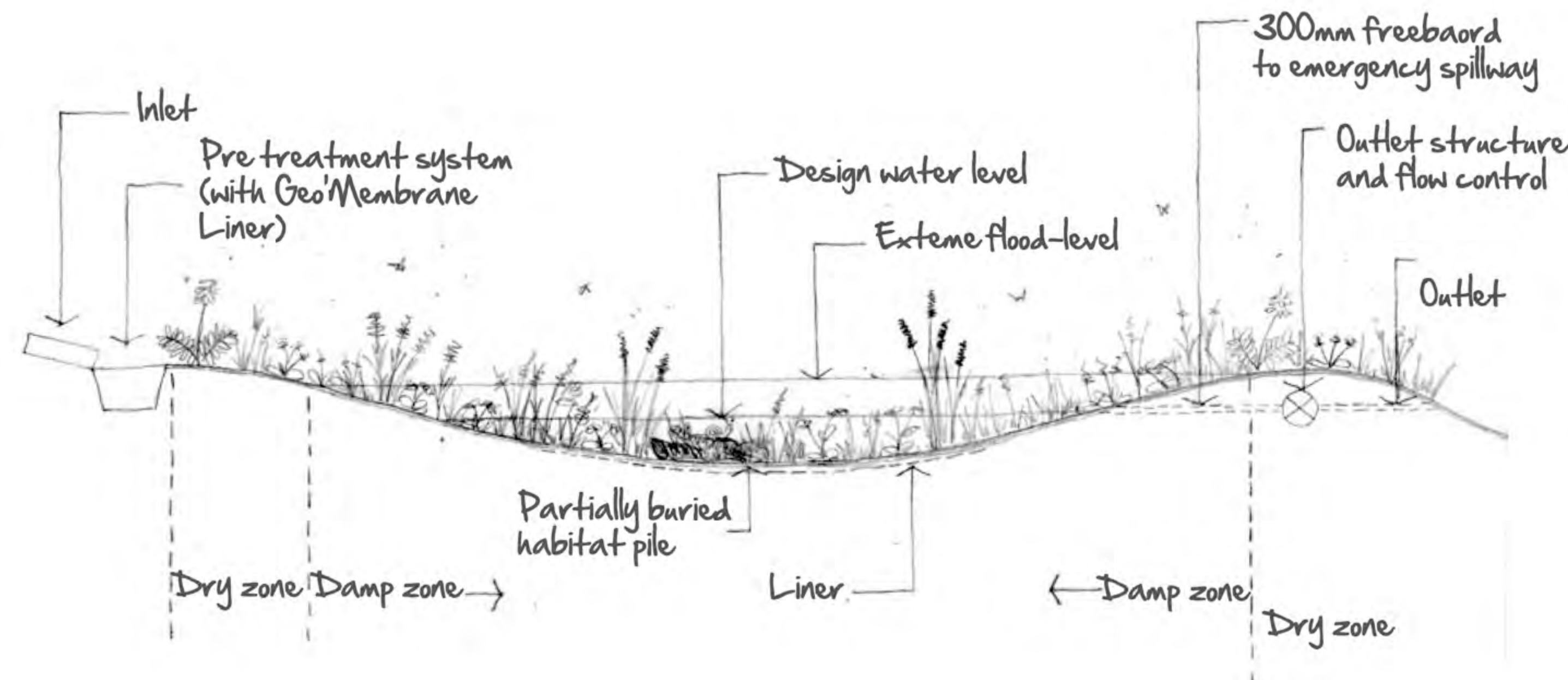
The existing pond will be retained and enhanced and will make an attractive arrival feature at the entrance to the site.



Along the frontage with the A40 a landscape buffer strip will be provided along the full width of the site. This will help link all the open spaces together and will incorporate a footpath, extensive planting and an attenuation pond as part of a sustainable drainage system (SuDS).

A further area of open space is provided around a large oak tree which is covered by a TPO.

All the areas of open space will be managed to enhance biodiversity. Nearly 60% of the site will remain as open space.



Landscape, Heritage and SuDS combine to provide an attractive and sustainable place to live

LAND AT WESTON UNDER PENYARD Public Consultation

Highways & Parking

The earlier application considered the access arrangements for the site in detail, and we intend to keep to those earlier designs with a single access from the A40 serving the development.

Parking will be provided within each plot (off-street) as detailed on the plans and at or above the County Council's parking standards and will include provision for secure cycle parking. Some of the smaller homes will have parking in the front of the house.

Homes will be provided with at least 2 parking spaces, with 4 bed properties

Drainage

Surface water attenuation will be provided in the form of a pond within the landscape buffer at the front of the site. It is likely this will be a wet pond in order to encourage wildlife.

Enquiries with Welsh Water indicate that the foul drainage system has capacity to accommodate the expected flows from the site and they have supplied details of where we can connect to their system.

In addition to the changes introduced by the Building Regulations (Part G), we are also looking at other ways in which

and above having 3 or more parking/garage spaces. In addition, visitor parking will be provided throughout the site and these spaces will be provided on-street within laybys.

Consideration is being given to having some of the homes provided with office/workspace above the garages to help facilitate working from home. In addition, we may also provide the option of providing ancillary accommodation for older relatives or for grown up children, on some of the larger properties.

we can conserve water usage within the proposed development to go beyond the level required by Part G. This will help reduce the foul water flows from the development as well as reducing the consumption of potable water.

It is acknowledged that the water consumption of houses has a significant impact on not only direct operational running costs (i.e., water consumption charges), but also indirectly through additional energy usage and the heating of water for domestic use.

Energy Efficiency & Renewables

All the homes will be built to the latest Building Regulation Standards or better.

A fabric first approach will be taken so the homes will be built with very high insulation levels and will incorporate technologies to minimise not only water usage but also energy consumption.

Renewable energy technologies such as solar PV panels and heat pumps will be utilised in the development to ensure that carbon reduction is optimized.

100 LITRE CHALLENGE

What is the problem?

- If we continue using water in households as we do now, we will run out of water in our lifetimes.
- The average person uses 168 litres of water per day, that's about two full bathtubs!
- If we can reduce our average water usage to 100 litres per day, we can help to ensure water security for the future. That's 2/3 of a bathtub less per day!

What is Welsh Water doing?

- £457 million invested in water treatment and supply annually.
- £14 million invested in finding and sealing leaks per year with the aim of reducing water loss by 15% before 2025.
- Download the 100L challenge app to track your water usage and earn rewards.
- Where does your water come from? Scan to find out.

How much water is 100 litres per day?

- 1 5 minute shower per day
- 2 clothes wash per week
- 2 dish washer cycles per week
- 3 toilet flushes per day
- 5 hand washes per day
- 3.7 litres drinking per day

LAND AT WESTON UNDER PENYARD Public Consultation

Key Benefits

- Optimisation of an existing housing allocation to ensure efficient use of land (as required by national policy and in the interests of sustainability), which will help to reduce pressure for more land to be allocated for housing in the review of the Local Plan and WNP.
- Up to 55 new homes, which are much needed, and which will be built using the latest sustainable construction methods (including renewable energy technology) to ensure energy and water efficiency.
- Up to 22 of the new homes will be in the form of affordable homes. These can include some First Homes which will be offered to local people at a discount.
- The provision of new homes will provide greater choice of homes within the locality built to modern standards
- The development will help sustain existing facilities and services in the village and wider locality such as the school, public house, bus service, play areas etc. Some of which will be funded directly by s106 contributions.
- Increased local employment during the construction phase as well as ongoing with many homes having home offices
- Generous provision of publicly accessible formal and informal open space.
- Protection and enhancement of heritage assets
- Significantly enhanced biodiversity through the creation of a range of new and improved habitats with the potential dedication of a major part of the site as a Local Green Space.



St James View, Brackley



Kingstone Grange, Hereford



Winters Rise, West Hanney

LAND AT WESTON UNDER PENYARD Public Consultation

Lagan Homes

Lagan Homes is a privately-owned house building and development organisation with a strong record in creating high quality homes and communities.

We specialise in building high-quality, energy-efficient housing for sale on the open market and in the social housing sector. We continually invest in developing innovative sustainable building designs, materials and construction methods.

We support several hundred local jobs through our direct employment of local people and our use of local consultants, contractors and sub-contractors. Wherever possible we purchase from local firms everything from the architectural design which starts the house building process through to the decorating which completes it.

Lagan Homes is working together with our sister company FastHouse (manufacturers and installers of timber frame systems) for a more sustainable future.

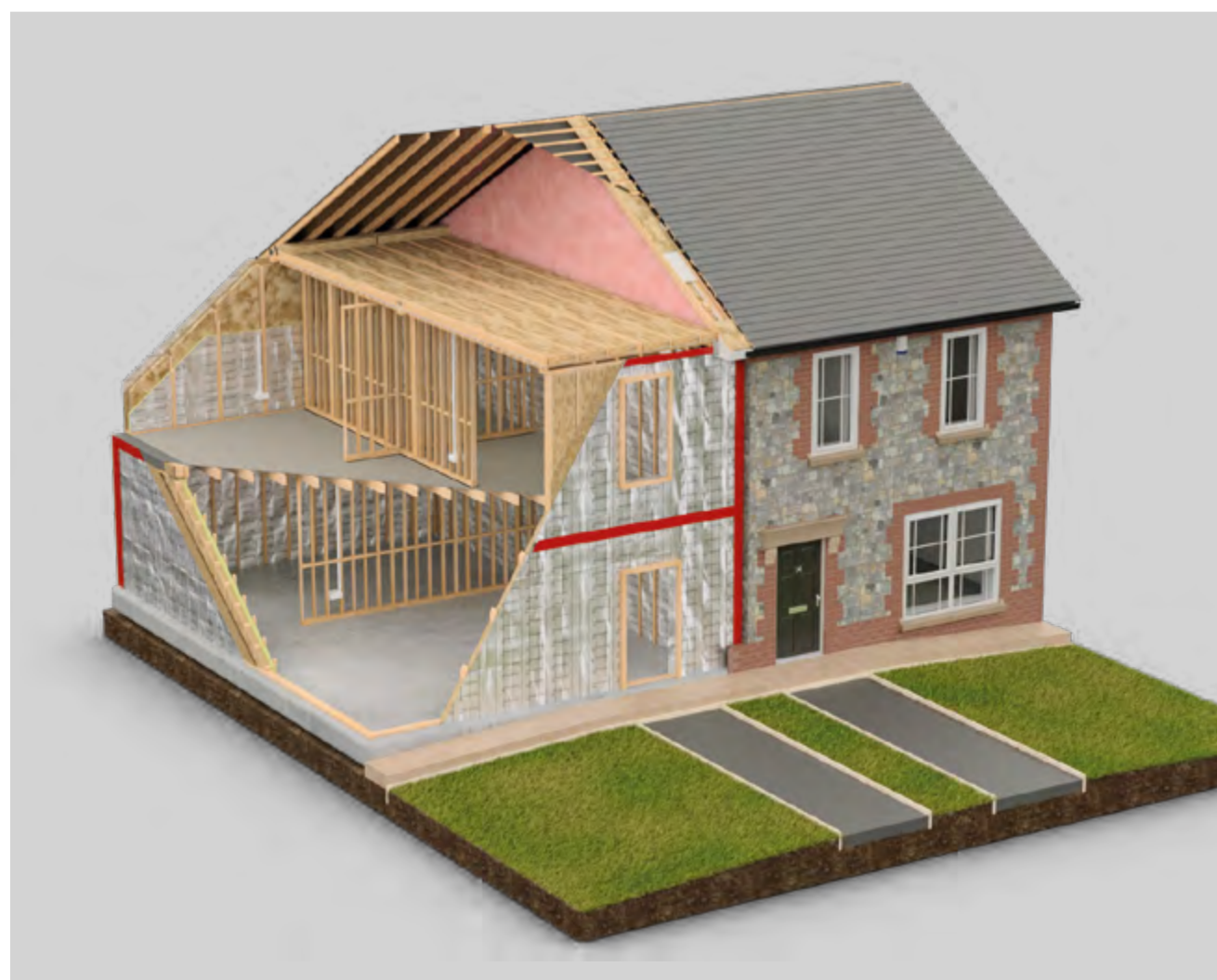
Next Steps

The opportunity for input from the local community is an important part of the planning process and your views will be considered by Lagan Homes as part of the consultation process. We are still in the early planning stages of this development, so the feedback you give us today will be invaluable in helping us to refine these plans.

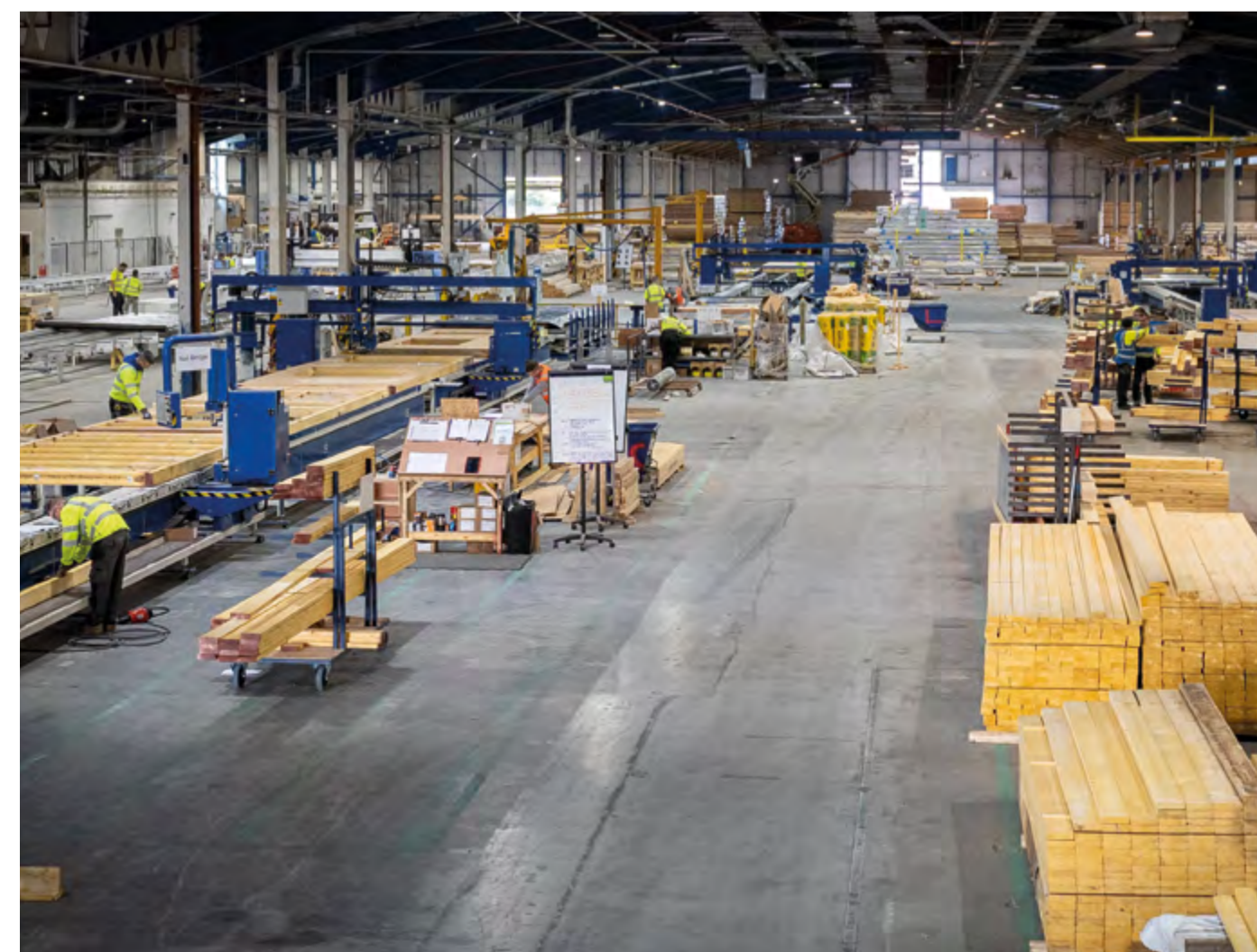
An application will be submitted next year at which point the local community including the Parish Council will be consulted as part of the planning application determination process. If planning permission is granted by Hereford County Council, then the site preparation work is expected to start during late 2023/early 2024.

During the construction stage we fully commit to building responsibly and considerately so that the work has as little impact as possible on nearby residents and businesses.

Feedback forms are available. Just ask if you can't find one. They are also available from our website [Hunsdonmanor-buryhill.co.uk](https://www.hunsdonmanor-buryhill.co.uk)



Example of a FastHouse home



Our factory



Jubilee Fields, Chipping Camden

LAND AT WESTON UNDER PENYARD Public Consultation

Frequently Asked Questions

Question: Can a safe access to the site be provided?

Answer: The access is based upon the design that was approved previously. That access was originally designed for up to 75 dwellings. A revised and updated Transport Statement is being prepared to accompany the new application. This will take into account any changes in policy, or changes to specifications since the original approval.

Question: Will the roads have capacity for the anticipated increase in traffic?

Answer: This was assessed in detail with the original application for 37 homes and the impact on the roads was found to be acceptable. A revised Transport Statement is being prepared to take into account the impact of the additional dwellings, but the initial findings are that there will be no significant impacts on the highway network.

Question: Is there enough capacity in the foul sewer network to accommodate the proposed development?

Answer: Pre-development enquiries have been submitted for the increase in numbers of the development to Welsh Water. Whilst we are still awaiting a response, we do not expect any issues with a development of up to 55 units as Welsh Water raised no objections to a scheme of 75 homes on this site previously. In addition, with the proposed water efficiency measures proposed to be included within the development, the increase in flow rates arising from the increase is not expected to be significant.

Question: How will existing infrastructure such as schools, doctors etc., cope with the additional demand?

Answer: The earlier application found the need for a number of contributions from the developer to pay for improvements to community infrastructure such as schools and a pedestrian crossing to enable them to increase capacity, or provide other necessary improvements required as a consequence of the development. The same process will apply with this application, and we envisage contributions to be needed in respect of education, transport (improvements to cycle, pedestrian routes, bus infrastructure as identified in the WNP), waste and recycling, libraries, and NHS facilities. These will generally be based on a cost per dwelling, or cost per person, so the amounts are dependent upon the scale of development granted.

Question: How will surface water from the development be dealt with?

Answer: The development will incorporate a Sustainable Drainage Scheme (SuDS). A key feature of this will be the provision of a new attenuation pond in the southeast corner of the site where all the water from the development will drain into. This pond, together with the existing pond will be designed to hold the water in the case of extreme events (1 in 100 years + 30% climate change). From here the water will then flow into the existing surface water drainage system via a hydro brake which will limit the flow to existing greenfield runoff rates.

Question: Will there be a play area provided?

Answer: The original planning permission showed a play area within the area of archaeological interest. This was intended to serve the needs of the occupiers of the new dwellings. Locating a play area, even if carefully designed may not be an appropriate location and it may be better to make a contribution to enhancing existing play facilities. We would welcome your views on this.