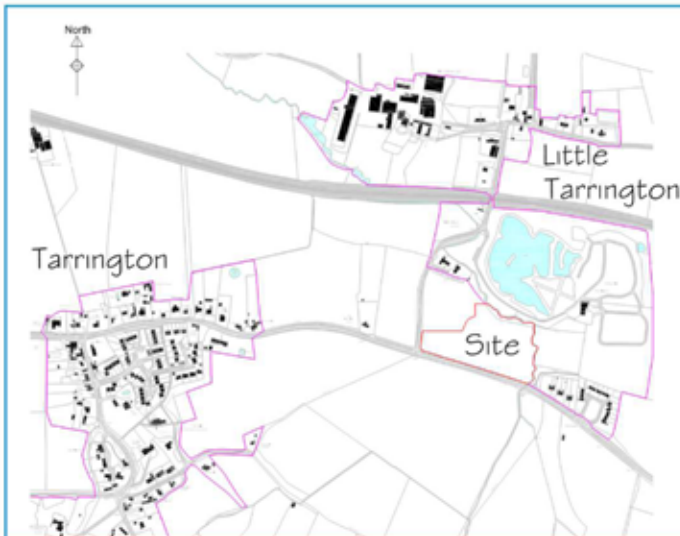


## INTRODUCTION

### Welcome to our pre-application public exhibition relating to land west of Garbrook, Little Tarrington, Hereford.

Collins Design and Build are currently preparing a planning application for a mixed use development on the site and we are interested in receiving your feedback and comments on the proposals.

The following display boards provide an introduction to the site, its context and the key issues we will need to address through the planning application. The team are available to answer your questions and before you leave the exhibition, please give us your feedback. This will then be taken into account as we finalise the proposals.



## SITE CONTEXT

The site is located in a sustainable location on the edge of Little Tarrington, 400 metres west of Tarrington. The A438 adjoins the southern boundary and Garr Brook wraps around the eastern and northern boundaries.

The housing site extends to 1.32 hectares of sheep grazing land and is relatively flat.



101 The site, which comprises of 1.32 hectares, is a relatively flat area of sheep grazing land. The site is located on the edge of Little Tarrington, 400 metres west of Tarrington. The A438 adjoins the southern boundary and Garr Brook wraps around the eastern and northern boundaries.



102 The site is located on the edge of Little Tarrington, 400 metres west of Tarrington. The A438 adjoins the southern boundary and Garr Brook wraps around the eastern and northern boundaries. The site is relatively flat and is currently used for sheep grazing.

## THE PROPOSED DEVELOPMENT

The development proposals are still evolving but our aim is to create a low density, sustainable mixed use development of around 10 market homes and 6 affordable homes for local people. These are likely to be a mixture of 2, 3 and 4 bedroom two storey properties. Additionally, the development will include two 4 bed self-build plots and two 3 bed live/work units.

The development will be served by a new vehicular access off the A438 and new footpath links to the existing bus stops at Garbrook and Little Tarrington Lane junction.

Surface water drainage will be managed sustainably within the site and a new package treatment plant will be installed to accommodate foul drainage.

The development is also set within a significant new landscape framework, which includes the option of a community orchard and we would be interested in gaining your feedback on this.

## ABOUT US

Collins Design and Build is a Herefordshire based development company, which also includes a planning and architectural consultancy service. The company has secured planning and constructed several housing schemes in Herefordshire's villages along with many commercial developments in recent years.

# HOUSING NEED AND PLANNING POLICY

The Hereford Local Plan Core Strategy (adopted Development Plan) identifies a need for 16,500 new homes across the County by 2031.

Within Tarrington Parish, the minimum growth requirement is for 43 new homes. After deducting existing commitments since 2011 (houses built, sites with planning permission etc.) the residual minimum housing requirement for the Parish is land for another 32 new market and affordable homes.



Policy Ra2 of the Hereford Local Plan identifies both Tarrington and Little Tarrington as suitable locations to accommodate the Parish minimum housing requirement.

Additionally, the National Planning Policy Framework requires every local planning authority to maintain a continuous five year supply of deliverable housing sites. Herefordshire is currently not meeting this policy requirement, which means that proposals for new housing development must be approved unless .....

*'Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in National Planning Policy Framework taken as a whole.'* (Paragraph 14, NPPF)

The forthcoming planning application will seek to demonstrate that the development of the site can be considered sustainable and there are no adverse impacts that would significantly and demonstrably outweigh the benefits of planning permission being granted.

Furthermore, this development, alongside other potential housing site allocations in Tarrington will assist the Parish in meeting its minimum growth requirement set out in adopted policy.



# SITE ANALYSIS

A number of technical assessments have been completed to establish the opportunities and constraints that have informed the development of the site.



## Topography:

The site is relatively flat and sits approximately 0.5 metre below the road with a gradual fall of around two metres from south to north towards Garr Brook.

## Noise:

The site is affected by road traffic noise. This is being addressed through the siting of the new homes and new planting buffers.

## Footpaths:

There are footpaths adjoining the site and we have explored how these can be improved and/or replaced with new footpaths within the development including new connections to the local bus stops.

## Access:

The option of using the existing field access on to the A438, a new access on the A438 and access via Little Tarrington Lane have all been considered.

## Landscape and Trees:

The site is not prominent within the landscape and the development is being designed to retain all existing boundary trees.

## Ecology:

We have completed an ecology survey, which has shown that the site presently has limited ecological interest. With the new landscaped areas, the development has the opportunity to significantly enhance the ecological value of the site.



## EMERGING PROPOSALS

### Our Vision ....

To create a sustainable and inclusive mixed use development that delivers a range of high quality housing options and new work opportunities set within a sensitive landscaped framework.



### Key Design Goals

- A low density, landscape led design structure that assimilates with the context.
- Varied layout and siting of houses to break up the development.
- Good sized gardens with safe access to wider public open space.
- Access positioned where visibility is maximised and provides for short and safe pedestrian connections to the local bus stops and onward to village facilities.
- Ample on plot parking with garages where achievable.
- A central water feature that also manages surface water drainage sustainability.
- South facing gardens and/or properties where practicable.
- Choice of house sizes, designs and build options.

## LANDSCAPE CONSIDERATIONS

The design approach has also evolved out of a proper understanding of the character of the landscape. The result is a development set within a strong landscape framework of existing tree cover along the stream coupled with new tree and shrub planting and an orchard. Collectively, this will visually contain the development within the local and the wider landscape, as well as providing attractive well-functioning external spaces for the residents of the new and existing properties.

### Landscape Strategy Plan



Landscape consultants Anthony Jellard Associates have undertaken a detailed landscape appraisal of the site and surroundings in order to consider the landscape and visual impact of the development.

The report considers the landscape sensitivity of the site to accommodate the proposed development, concluding that:

*'... the site is set within and respects the overall dispersed form of Little Tarrington settlement. It is not an area of rural tranquility and development would be in the context of the A438, the Garbrook estate, the railway corridor and Millpond Caravan site. The proposed housing could be comfortably assimilated within its landscape setting.'*



View from Tarrington Common



# FLOOD RISK

Flood Risk consultants 'Hydro-Logic' have been commissioned to carry out a detailed flood risk assessment. This has included a hydrological assessment of Garr Brook and the data has been tested against different flood scenarios including factoring in increases in rainfall over the next 100 years as a result of climate change.

The results are that water levels do not exceed the banks of the brook in either a 1 in a 100 year or 1 in a 1000 year flood event as the illustration below demonstrates



Consequently, the flood risk assessment confirms that the site is not within a flood zone and is suitable for residential development.

All runoff from roads, roofs and other impermeable areas will discharge into one of two proposed surface water attenuation ponds. These ponds will hold water during extreme rainfall events so that the final discharge into Garr Brook is the same or better than the existing greenfield runoff rate. This will ensure the development does not create any increased flood risk as a result of surface water runoff.



# CHARACTER AND APPEARANCE

Little Tarrington and Tarrington comprise a diverse mix of architectural styles and materials, although red brick is the most common facing material. Consequently, there is no one particular vernacular to adhere to.



The appearance of the houses will therefore be informed by the location of the site and its setting, whilst complementing the architectural character of buildings in Little Tarrington and Tarrington.

The designs are yet to be finalised but all homes will be no more than two storey in height and will have a traditional form with pitched roofs. Elevations will have crisp detailing with a subtle contemporary appearance articulated through the combination and distribution of materials.

Materials will comprise of a mixture of textured red brick, render and timber cladding with slate roofs.

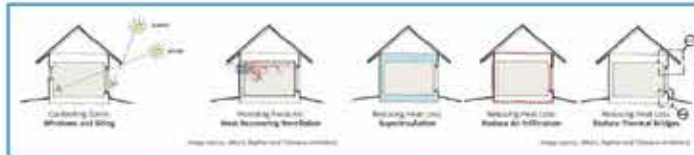


Indicative elevations

## SUSTAINABILITY

Through good design, our aim is also to create a development that minimises its carbon footprint and has accommodation that is affordable to live in.

Houses will be highly insulated and where practicable, orientated to maximise passive solar gain providing the opportunity for solar PV and solar thermal installations.



Sustainable Construction Principles

## SUMMARY AND NEXT STEPS



Your comments are important to the next steps. Feedback forms are available for you to provide comments on the emerging proposals. You are welcome to hand these to a team member today, or post them to:

**Collins Design and Build, Unit 5 Westwood Industrial Estate,  
Pontrilas, Hereford, HR2 0EL**

Alternatively, you can e-mail your comments to:

[info@collinsdb.co.uk](mailto:info@collinsdb.co.uk)

A copy of the exhibition material will also be available at:

[www.collinsdb.co.uk](http://www.collinsdb.co.uk)



An application seeking detailed planning permission is being prepared. This will be supported by a number of technical studies which will be publicly available once submitted to Herefordshire Council. Once the application is received by the Council, there will be a further opportunity for interested parties to make comments on the proposals directly to the Planning Authority.

*Thank you for your time*

### The Consultant Team

Planning Consultant and Architects: Collins Design and Build; Ecology  
Ecology Services; Landscape Consultants: Anthony Jellicoe Associates;  
Flood Risk: Hydro-Logic Services