

# LAND OFF REBECCA ROAD

PERSHORE  
DESIGN AND ACCESS STATEMENT  
OCTOBER 2024



LIONCOURT  
HOMES



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# SECTION 1 INTRODUCTION



DESIGN AND ACCESS STATEMENT  
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# 1 INTRODUCTION

## 1.1 Introduction Overview

The land north of Rebecca Road presents *“Outline permission for the erection of up to 115 residential dwellings with all matters reserved with the exception of access, including open space, landscaping, drainage and associated works.”*

40% of the dwellings will be affordable homes and 10% will be offered as self-build units. The scheme will complement the local area and is located in a sustainable location with accessible links into Pershore and the wider area.

Apart from the access plan and the Parameters Plan, the illustrative masterplan and other associated plans are for illustrative purposes only and will not be approved as part of this application. Their purpose is to demonstrate how the site can be delivered in accordance with the design aims which this document refers to, in accordance with the site-specific constraints.

The Access Plan illustrates the proposed bellmouth access via Rebecca Road into the development, and required off-site highway works. The Parameters Plan establishes the areas of the site where there would be built form, areas of landscaping and open space and attenuation features. This would also be an approved Plan which future Reserved Matters applications would comply with.

## 1.2 Purpose of this Document

This application is made by Lioncourt Homes Ltd and Touch Developments Ltd. The scheme comprises of up to 115 new homes, access onto Rebecca Road, open space provision including a vast area of landscaping.

This Design and Access Statement has been prepared to accompany an Outline application. All matters except access are in outline with the detailed proposals to be considered via a Reserved Matters Application.

The purpose of the document is to provide the Local Planning Authority and relevant consultees with the relevant information they require to understand how the site can be developed when taking into consideration local and national planning policy requirement; all site specific technical matters and design related issues in particular setting, scale, massing, access and movement.

## 1.3 Lioncourt Homes

Lioncourt Homes is a Worcester based company and is one of the fastest-growing housebuilders in Europe. Established in 2006, the company has been built on core values and has received significant accolades since its inception, including the five-star quality rating in the HBF customer satisfaction survey for ten successive years.

We provide a range of homes to meet local housing need situated in desirable locations throughout the UK. Our homes are carefully designed in response to customer research and market trends. Our thoughtfully planned layouts and enhanced specification provide homes which people aspire to live in.

We thrive to create new active and welcoming communities within our developments and encourage social cohesion and integration with the existing communities, to ensure a sense of place is achieved from the outset.

## 1.4 Touch Developments

Touch Developments specialises in land promotion and brownfield opportunities predominantly in the Midlands and South. As a small team they are careful on the opportunities they will promote. Typically their strategic portfolio comprises edge of settlement sites in areas where there is an inherent demand for housing. Touch work with housebuilder and RSL's/RP's as end users whilst landowners themselves comprise farmers, individuals, companies as well as the Local Authority themselves.



# SECTION 2 SITE CONTEXT



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# 2 SITE CONTEXT

## 2.1 Site Location

The site is located to the north of Rebecca Road, which is towards the northern edge of Pershore. The site area is 3.24ha and is currently used for agricultural purposes, predominantly for cereal crop.

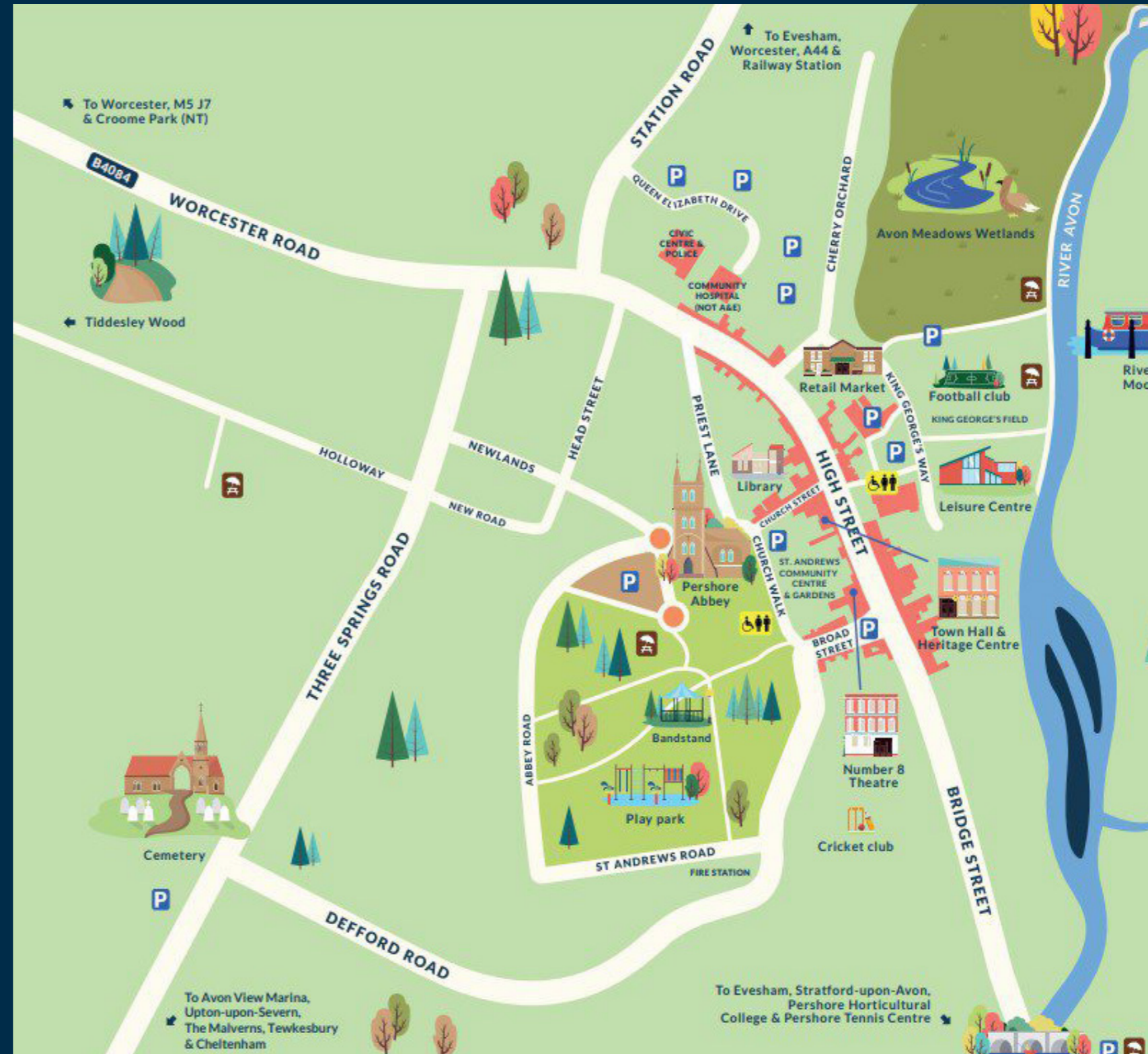
Pershore town is within walking distance of the site. Pershore is a market town located in Worcestershire, within the centre of Wychavon District. The town hosts many parks, open spaces and the surviving Abbey Church.

The town was historically known for its market, which played a central role in its economic and social life. The town's central square is traditionally the focal point of community life. It features a range of historic buildings and is where the market has been held for centuries.

The High Street is occupied by a range of local shops, a market and employment opportunities beyond. The River Avon meanders to the south east of Pershore which restricts growth to the east. Pershore hosts a variety of markets, including traditional markets held in the Market Place, which offer fresh produce, crafts, and local goods.

Pershore is identified as a sustainable location which is well connected in transport terms to the other towns in the District as well as Worcester. The main rail line serving Pershore enables access to wider areas and Cities by rail. The town is surrounded by picturesque Worcestershire countryside, including fields, orchards, and gardens, enhancing its appeal as a rural retreat.

Pershore's blend of historical charm, architectural beauty, and vibrant community life makes it a notable market town in Worcestershire. Its rich history, picturesque setting, and active local culture provide a unique and appealing experience for residents and visitors alike.



PERSHORE TOWN PLAN

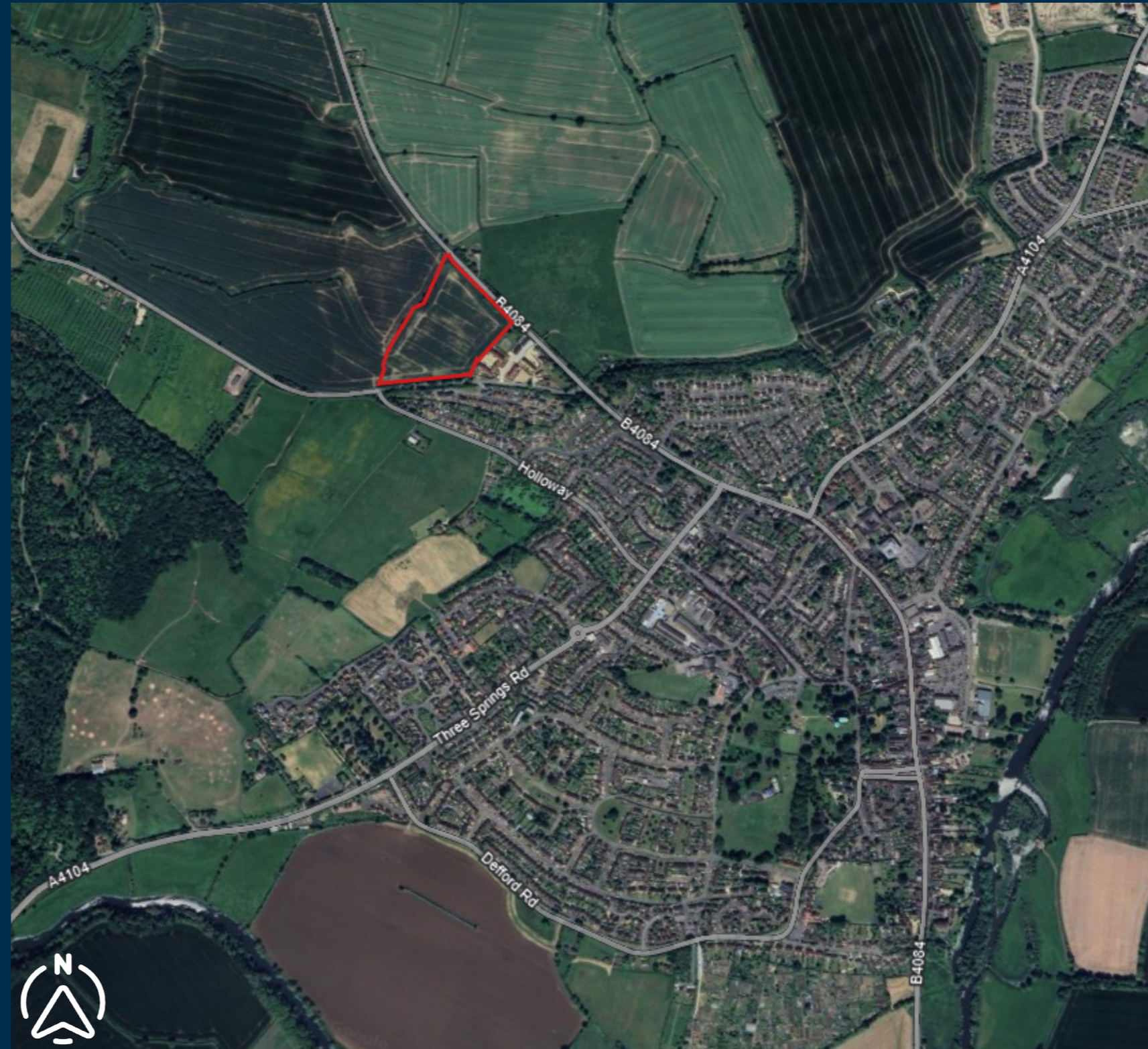
## 2 SITE CONTEXT

### 2.2 The site

The site is located to the north of Rebecca Road which is to the north of Pershore. The site is enclosed by hedgerows and tree planting along the northern, western and southern boundaries.

The eastern boundary consists of a hard urban edge in the form of a close boarded fence which serves the recently built residential development to the east. An enclosed reservoir is located to the North East of the site, adjacent to Allesborough Farm.

Visually, this appears as an earth mound which is distinctly utilitarian in character. Rebecca Road runs parallel to the southern boundary and the B4084 runs adjacent to the northern boundary. The character of the area has evolved over recent years with new residential developments constructed to the east and south of the Site. The proposed development would not extend beyond the built form to the south and would sit within an enclosed parcel responding to the adjacent built form.



SITE LOCATION PLAN

# 2 SITE CONTEXT

## 2.3 Planning Policy Context

The South Worcestershire Local Authorities (Worcester City, Malvern Hills and Wychavon District Council) have produced a joint Development Plan which was adopted in 2016. The Plan is now subject to Review and was submitted for Examination in September 2023. The adopted Plan and Review Plan will seek to deliver appropriate housing and employment provisions within the South Worcestershire area.

The Inspectors in their Interim questions have requested for additional evidence to be prepared and submitted, to enable the Plan to be examined. The Councils are in the process of preparing this information, which is expected to be published later this year. The Examination has paused to enable this work to be completed, it is anticipated that the Hearing Sessions will re-convene in 2025.

The site falls within the administrative area of Wychavon District Council. Due to the status of the adopted Plan and its age, the three Councils are required to demonstrate their own Five-Year Housing Supply, rather than a combined approach.

In April 2024, the Councils published an Addendum to their Five-Year Housing Supply Report. This demonstrated that Wychavon can only provide 2.78 years supply, which is significantly below the NPPF requirement.

There are a number of policies within the adopted and emerging Plan which are of specific relevance to this application. The policies which are of most relevance to design are summarised below. A more detailed planning policy assessment is included within the Planning Statement which supports this application.

## 2.4 SWDP Policies

- SWDP 5 – Green Infrastructure
- SWDP 13 – Effective use of land
- SWDP 14 – Market Housing Mix
- SWDP 15 – Meeting Affordable Housing Needs
- SWDP 21 – Design
- SWDP 22 – Biodiversity and Geodiversity
- SWDP 25 – Landscape Character
- SWDP 29 – Sustainable Drainage Systems

### Design SWDP's

- SWDPR 05 – Design and Sustainable Construction
- SWDPR 06 - Transport
- SWDPR 07 – Green Infrastructure
- SWDPR 15 – Effective use of land
- SWDPR 16 – Housing mix and standards
- SWDPR 18 – Meeting Affordable Housing Needs
- SWDPR 26 - Design
- SWDPR 27 – Biodiversity and Geodiversity
- SWDPR 31 – Amenity
- SWDPR 33 – Renewable and Low Carbon Energy
- SWDPR 35 – Sustainable Drainage Systems

## 2.5 South Worcestershire Supplementary Planning Documents (SPDs)

- Design Guide (March 2018)
- Affordable Housing (October 2016)
- Water Management and Flooding (July 2018)
- Renewable and Low Carbon Energy (July 2018)
- Planning for Health (September 2017)
- Developer Contributions (July 2018)
- Refer to Planning Statement for more detail.*



# 2 SITE CONTEXT

## 2.6 Access and Movement

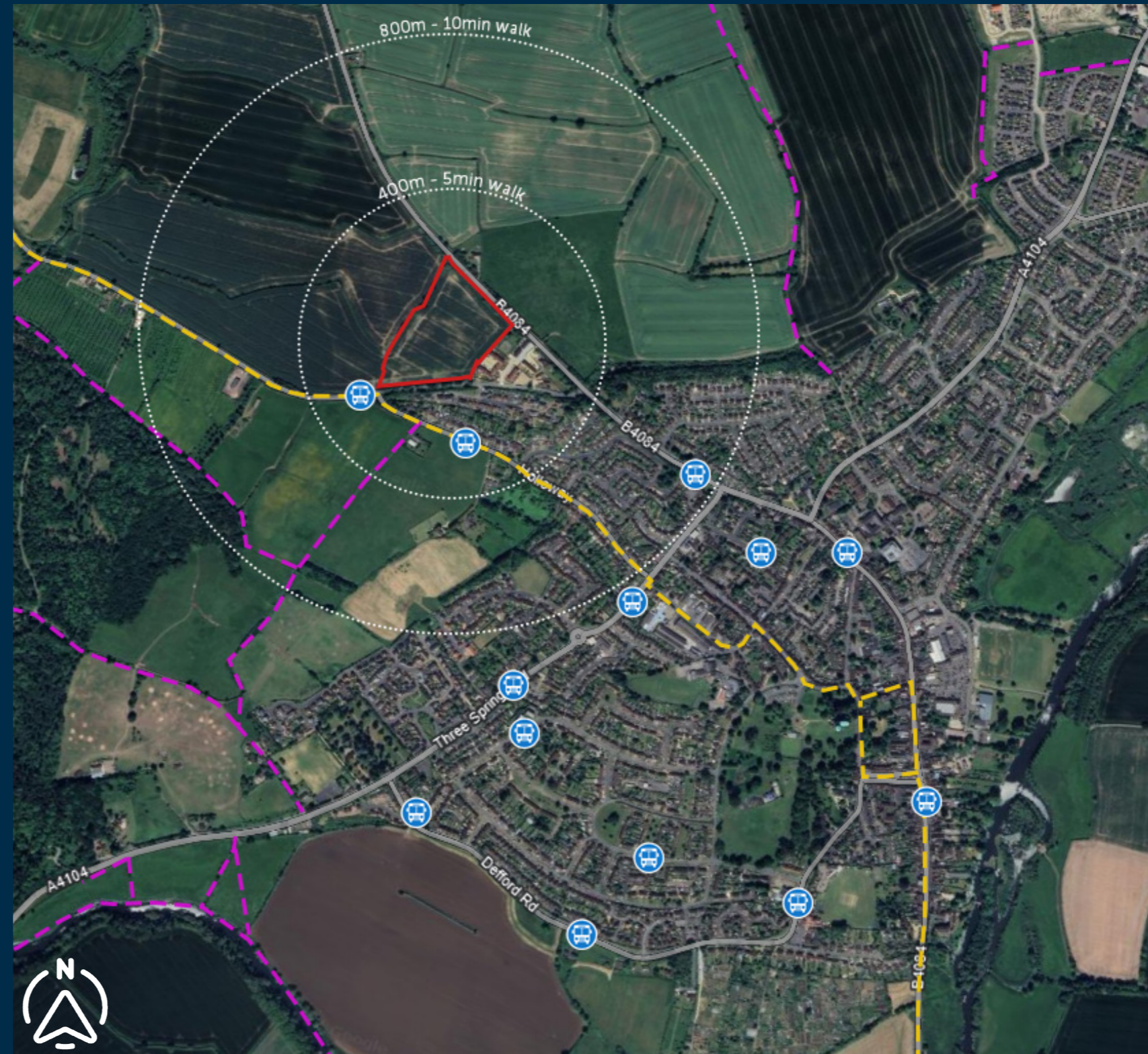
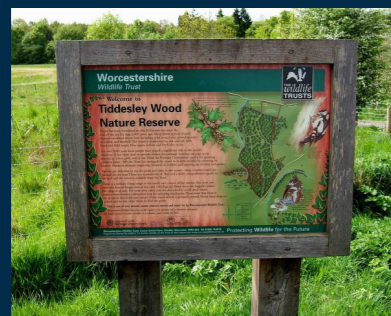
The site sits to the NW of Pershore Town Centre and is easily accessible from primary routes which connect Pershore to nearby settlements. Within a short walk, the site has access to Public Rights of Way, National Cycle Route 442 and bus stops.

An existing Public Right of Way (PS-516) joins PS-515 & 517 which provides circular walks around Tiddesley Wood, which is a nature reserve of the Worcestershire Wildlife Trust. The bus stop which is located SW of the proposed site access is bus route 566 which takes passengers to the center of Pershore and north to Pinvin, passing Pershore Railway Station.

The site is well connected enabling future residents access to excellent sustainable travel options by bus, cycle or foot

### KEY

- Site Boundary
- - - Public Rights of Way (PRoW)
- National Cycle Route 442
- 🚌 Bus Stops



# 2 SITE CONTEXT

## 2.7 Facilities and Services

Pershore benefits from a wide range of local facilities which are mostly located along the High Street, which is less than a 20 minute walk from the site access.

- Site Boundary
- Public Right of Way (PRoW)
- National Cycle Route 442

### COMMUNITY

- 👤 Wychavon DC Office
- 👤 Pershore Fire Station
- 👤 Abbottswood Medical Centre
- 👤 Pershore Abbey

### EDUCATION

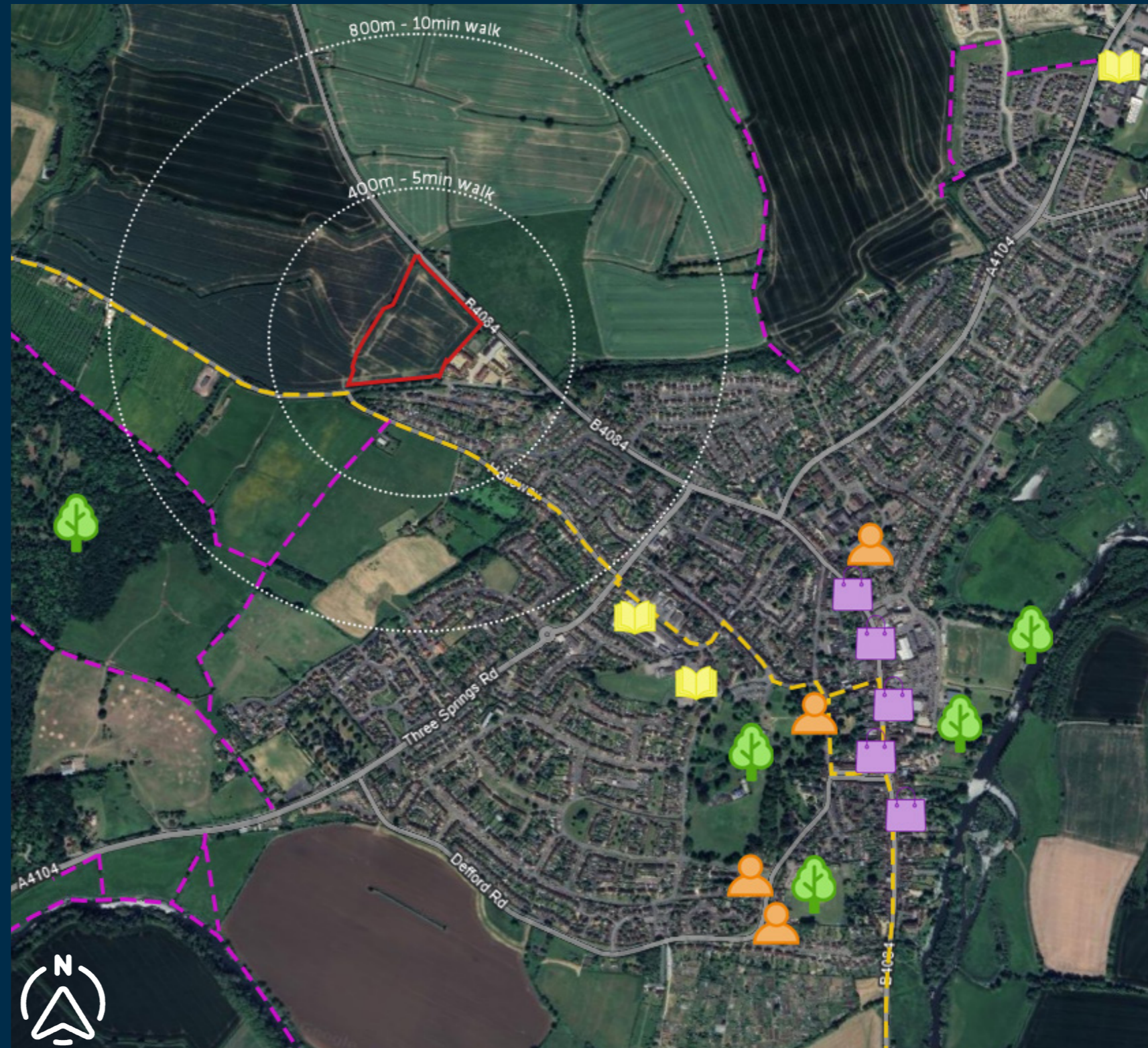
- 📖 Abbey Park First School
- 📖 Abbey Park Middle School
- 📖 Pershore High School and Sixth Form

### LEISURE AND PLAY

- 🌳 Abbey Park
- 🌳 Avon Meadows Wetlands
- 🌳 Tiddesley Wood
- 🌳 Pershore and Districts Sports Club
- 🌳 Pershore Leisure Centre

### RETAIL

- 🛒 Post Office
- 🍷 Bars/Restaurants/Cafes
- 🛒 Supermarkets



FACILITIES AND SERVICES PLAN

# 2 SITE CONTEXT

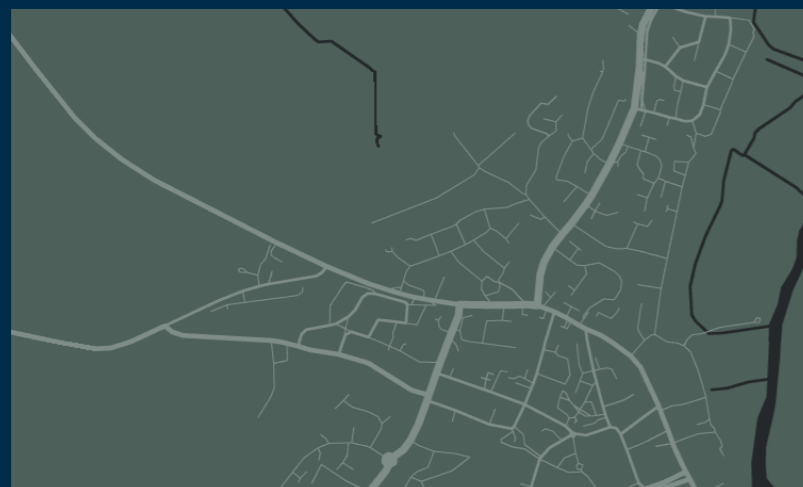
## 2.8 Settlement Character

The townscape and heritage of Pershore have been assessed to inform the design proposals for this development. Understanding the character and identity is fundamental for placemaking and urban design.

As per most settlements, the urban grain and street typology has evolved over time, predominantly with back to back perimeter blocks served off a clear street hierarchy, with a variety of depths to plot frontages.

The immediate site context is predominantly residential with a range of architectural styles varying from modern housing developments to traditional farmstead buildings. The High Street is steeped in history with more recent developments branching outwards to the fringes of the settlement boundary.

Dwellings typically have open frontages with limited boundary features. Established landscape features provide separation between public and private spaces, with physical boundaries only being prevalent along main roads.



ROAD NETWORK PERSHORE



PERSHORE PROPERTIES

# 2 SITE CONTEXT

## 2.9 Materials and Architectural Details

The Town of Pershore is renowned for its Georgian Architecture which is most prevalent along Bridge Street and Broad Street. Pershore has preserved much of its historic market town character, with a blend of materials and styles reflecting its development over centuries.

Understanding these materials and details can give you a deeper appreciation of the architectural heritage in Pershore and how it reflects the town's history and local resources. Materials and detailing add to the beauty of the structure and reinforce its purpose and often become the defining elements of a building whilst adding visual interest.

Typical Georgian architectural details such as symmetrical windows, brick facades and hipped roofs are amongst the most common. As well as brick built properties, evidence of tudor timber framed buildings are a feature in the center of Pershore.

Red brick is commonly used in Pershore, contributing to a classic English appearance. Decorative brickwork, window surrounds and ironwork on railings and gates are a common feature in Pershore. Brick built chimneys contribute to the buildings overall silhouette and historical character.

Understanding these materials and details can give you a deeper appreciation of the architectural heritage in Pershore and how it reflects the town's history and local resources.



# 2 SITE CONTEXT

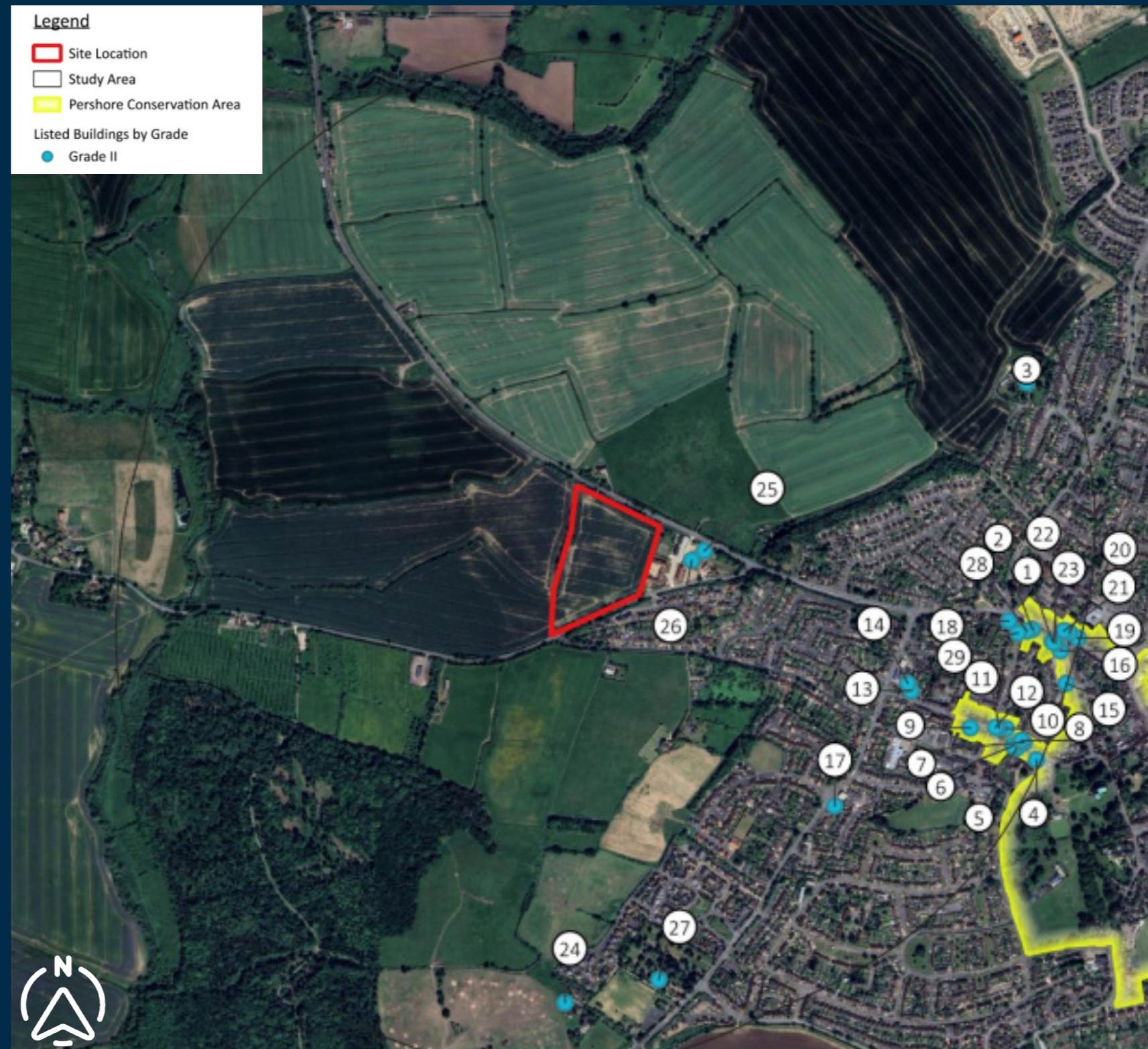
## 2.10 Heritage and Archaeology

There are no known designated or non-designated heritage assets within the Site boundary. The Heritage Statement supporting the application identifies that there are 21 designated heritage assets within the search area of the site. Of these, only two have been fully assessed due to the shared historic and functional association between the site.

Allesborough Farmhouse and Allesborough Farmhouse Barn are both grade II listed buildings and are located to the east of the Site. In recent years, the barns have been converted into offices and three residential units. New built form within the grounds of the listed buildings has taken place in the form of two storey dwellings which has contributed to the modernisation and urbanisation of this area.

Due to these recent developments, views of the Listed Buildings from the Site are restricted. The immediate settings of the Listed Buildings is now defined by the domestic character of the new development which provides a strong physical presence within their settings as well as identifying a clear change in character.

A geo-physical survey has been carried out for this site, the findings of which are submitted with this application. The survey concludes that there is limited potential for archaeological findings within the site, most likely due to the historic agricultural use.



**GRADE II LISTED BUILDINGS**  
Refer to Archaeology Report for buildings

# 2 SITE CONTEXT

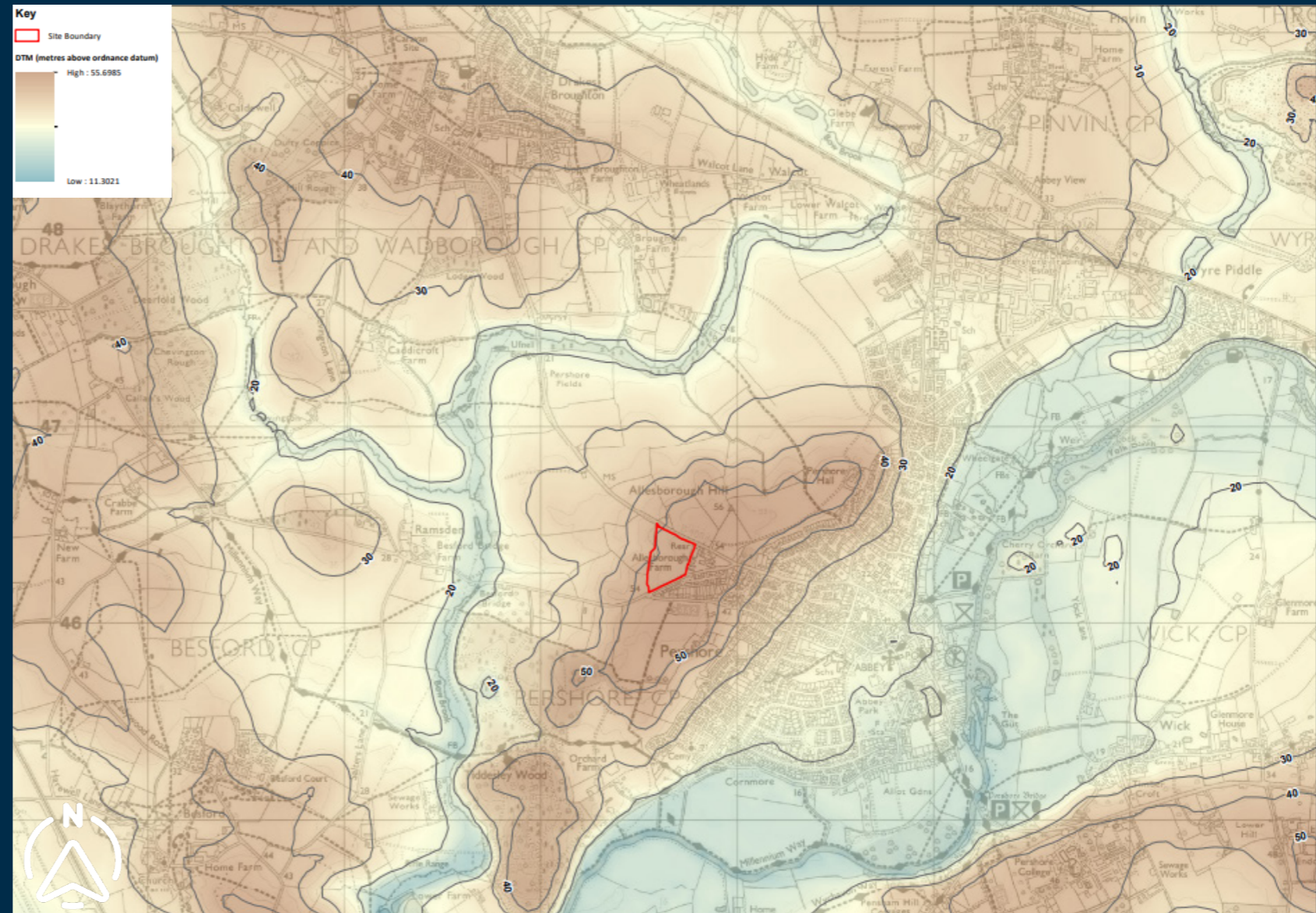
## 2.11 Landscape and Visual

This is a semi-rural landscape, typical of the surrounding area. The landcover being a mixture of agricultural land interspersed with pockets of woodland and well-defined irregular field boundary hedges. Of note is Tiddesley Wood to the southwest of the Site, that extends across both high and low ground and the orchard area at Stoken Orchard adjacent. These, along with areas of pastoral land, combine to punctuate the otherwise arable landscape and create a varied mosaic across it. The Site itself is agricultural land currently in use for arable crops.

A defining characteristic of the Site is the topography, being positioned on a relatively flat piece of ground at the top of the hill which is consistent with the landform of the surrounding residential development centred on. The topography of the Site itself is that of gently sloping ground from east to west from around 54.85m AOD to a localised low point of around 46.00m AOD. Of note is the nature of the topography beyond the Site where the elevation falls more quickly beyond the Site's western boundary, where it descends down into the valley.

At a finer grain of detail to the landscape character type, the landscape in which the site is located is further described within the landscape description unit LDU MW78 Wadborough Wooded Estatelands. The LDU is described as follows:

*"An area of lias clay with poorly draining soils and an intermediate, rolling topography. The settlement pattern is one of small villages and hamlets, associated with a low level of dispersal and a sub-regular pattern of fields derived mainly from arable origins. The land use is mixed farming and the tree cover comprises interlocking, or frequent, discrete, usually large blocks of ancient woodland."*



# 2 SITE CONTEXT

## 2.12 Arboriculture

The trees on site are situated along the site boundaries with large clusters of trees located along the southern edge near the access via Rebecca Road and along the western and northern boundary. No trees are present along the eastern boundary.

Of all trees and tree groups on site, there is a total of 28 identified. Of these 28, most trees are either Category B and Category C, with some trees Category U and one three Category A.

As previously mentioned, the site is a relatively flat piece of ground at the top of the hill which is consistent with the landform of the surrounding residential development. The existing tree network around the site boundaries provide a substantial but soft visual screen between the proposed development and the open countryside to the north and west of the site.

Of the trees along the western boundary, three oaks in particular along the centre of the feature are particularly notable, with a distinct age and visible complexity of structure that would classify these as veteran trees.

Whilst there are no existing trees on the eastern boundary, the residential development and covered reservoir provides screening along this edge with limited views towards the proposed development.

The hedgerow within the SW corner of the site has previously been removed for agricultural purposes. This scheme will offer replacement planting to rectify the historic hedge alignment to this parcel of land.



EXISTING TREE PLAN

# 2 SITE CONTEXT

## 2.13a Ecology and Biodiversity

The site comprises an agricultural field, with native hedgerows and a line of trees along the northern, southern and western boundaries. There are minimal arable field margins present.

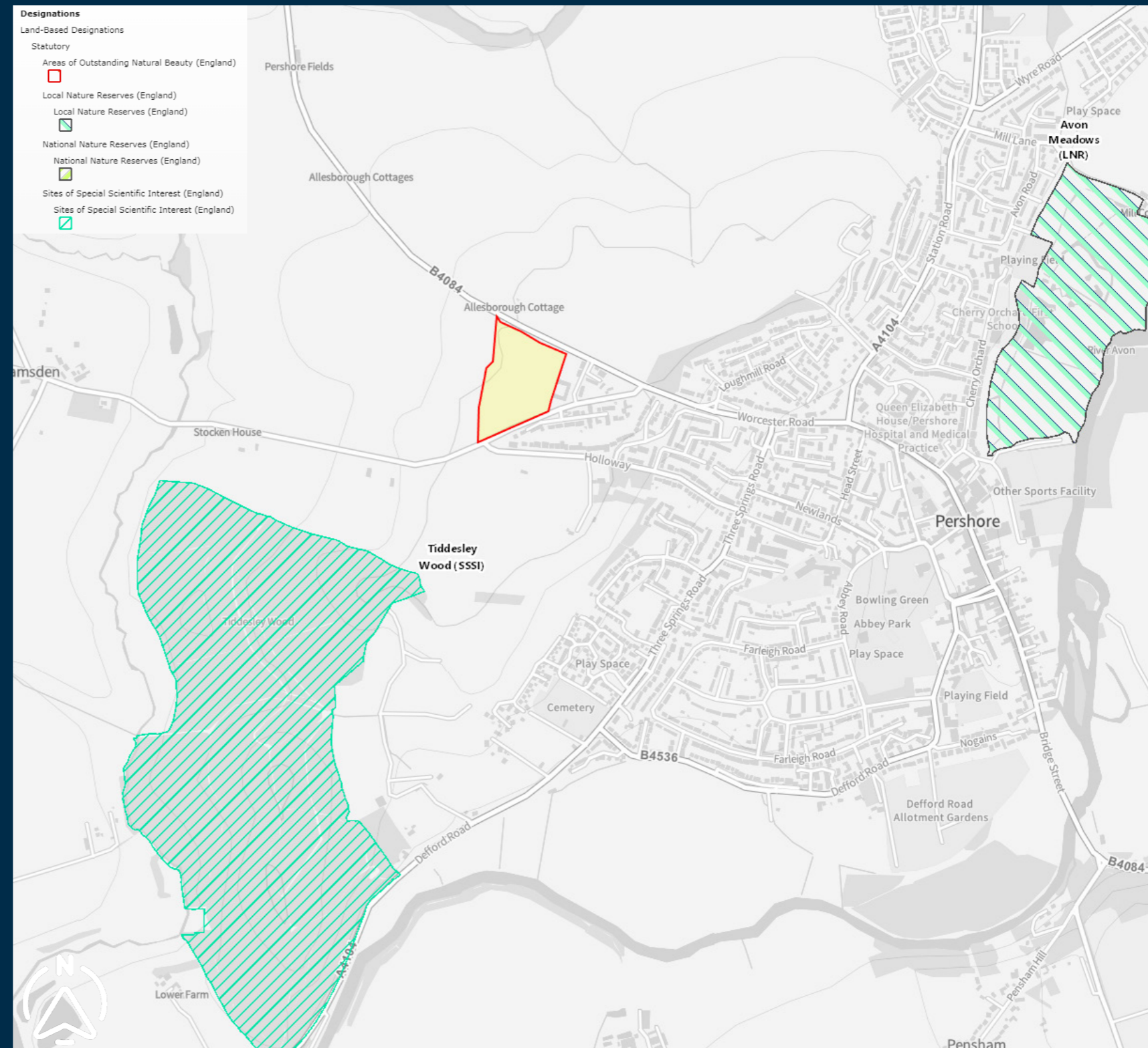
There are several watercourses in the wider area, such as the River Avon, approximately 1.2km at its closest point, and Bow Brook, approximately 860m west at its closest point. The large parcel of woodland forming Tiddesley Wood SSSI is located approximately 430m to the south-west of the site.

The site is dominated by an agricultural field supporting cereal crop. The field is intensively managed and there are minimal arable field margins present. Due to its lack of structural and species diversity, this habitat is assessed to be of low ecological value and is not assigned any particular importance for nature conservation.

There is a line of mature oak trees in the west of the site which marks the boundary between the site and the adjacent field. As identified in the PEA three of the trees are veteran, supporting features such as cracks, fissures, wounds and deadwood which have potential to support roosting bats.

The boundary hedgerows and line of trees provide foraging and nesting opportunities for common and widespread species of birds, as well as farmland species.

The site offers suitability for reptiles within the hedgerows. However, there is minimal transitional habitat present between the hedgerows and the cereal crop and there are therefore minimal basking opportunities for reptiles present.



SSSI MAP



## 2 SITE CONTEXT

### 2.14 Flood Risk and Drainage

The River Avon in Worcestershire originates near the village of Hartlebury, to the north of Worcester. It flows southward through the county, including Pershore, before joining the River Severn.

Parts of Pershore that are close to the River Avon, especially those with lower elevations, are more likely to be in Flood Zone 3. This is due to their proximity to the river and the higher likelihood of flooding during heavy rain events.

Areas further from the river or situated on higher ground may be in Flood Zone 1 or 2, depending on their exact location and local topography.

The site is located wholly within Flood Zone 1. This zone has a low probability of flooding. It's the least likely area to experience flooding, with an annual probability of flooding of less than 1 in 1,000 (0.1%). Flood Zone 1 locations are sequentially preferable for proposed development with a low probability of flooding.

The EA Flood Maps for Planning illustrates that there is a very minor amount of the site which is affected by surface water flooding located along the western boundary with the flooding running west away from the site.

The surface water which travels into the site boundary is deemed a 'Low' which means the surface water has between 0.1% and 1% chance of occurring each year.

The mapping reveals that the depth of this is less than 300mm with a high velocity running away from the site.



# SECTION 3 DESIGN APPROACH



DESIGN AND ACCESS STATEMENT  
[lioncourthomes.com](http://lioncourthomes.com)

# 3 DESIGN APPROACH

## 3.1 Constraints and Opportunities

This plan concludes the findings of the site surveys and analysis which have been used to inform the illustrative masterplan

These constraints and opportunities will be assessed and considered when creating the masterplan for this development.

1. Gap in hedgerow for site access
2. Mature hedgerow to be retained and protected with sufficient buffer
3. Low point ideal for attenuation feature
4. Space for swales around perimeter of development
5. Maintain views through to Grade II Listed Building
6. 15m buffer from veteran trees
7. Open boundary - additional landscaping required
8. Ridgeline. Opportunity for views facing western boundary
9. Existing development to be backed onto
10. Greenspace opportunity along western boundary to pull development line away from sensitive edge
11. Ecological buffer around site boundaries



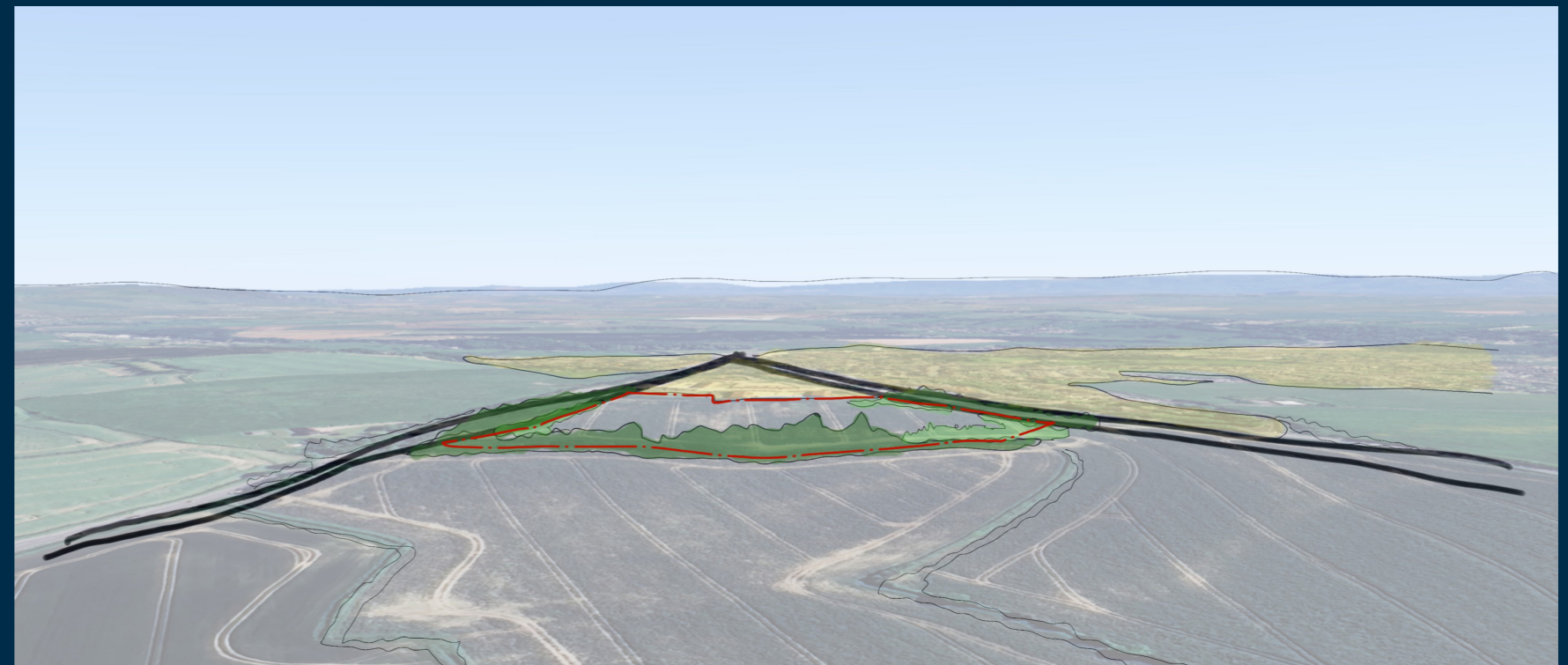
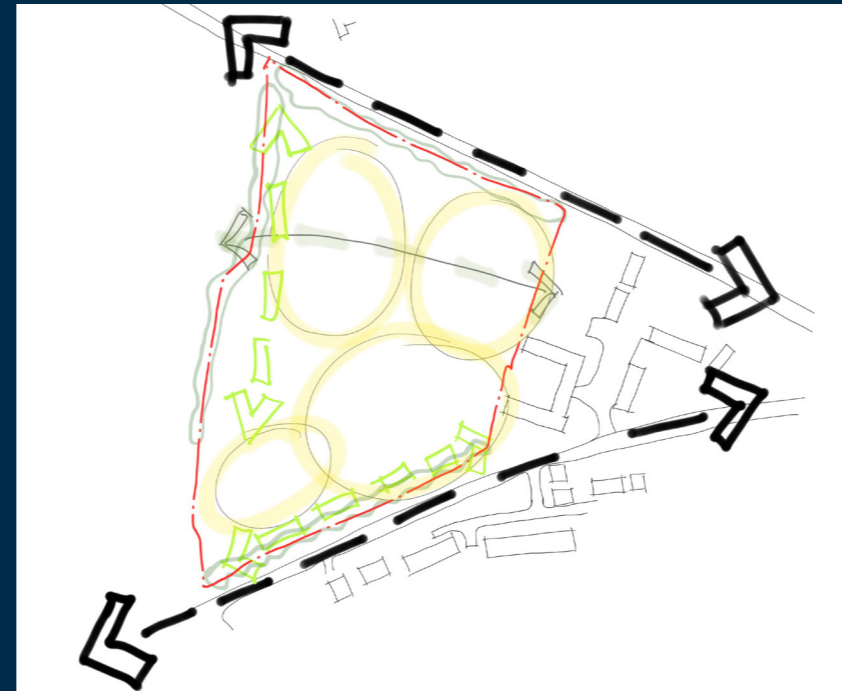
CONSTRAINTS AND OPPORTUNITIES PLAN

# 3 DESIGN APPROACH

## 3.2 Design Principles

Based on the site analysis, there are some clear urban design opportunities to ensure the site is landscape-led, celebrates the existing established boundary features and provides an interesting and diverse roofscape and street scene. These key considerations are summarised below:

- Maintain well established site boundaries which will contribute to environmental sustainability, maintaining soil structure and water management. Existing landscaping contributes to the unique character and identity of a development, maintaining a sense of place.
- Maintaining views toward Grade II Listed Building allows the site to hold a visual connection to the character and history of the development as well as educating users on the culture of where they live.
- Active frontages across the development and particularly facing the western boundary. The proximity to green spaces fosters a connection to nature which has been shown to reduce stress, improve well-being and mental health.
- Providing circular paths around the development will offer a variety of routes and views as they travel around the development which promotes sustainable travel.
- A varied roofscape will add visual complexity and interest to the development as well as reflecting the culture and historical context of Pershore. This feature needs to be closely considered with optimising solar potential for renewable energy generation.



CONCEPT SKETCHES

# 3 DESIGN APPROACH

## 3.3a Proposals: Development Framework Plan

The Outline Planning Application seeks approval for *"Outline permission for the erection of up to 115 residential dwellings with all matters reserved with the exception of access, including open space, landscaping, drainage and associated works."*

The Illustrative Masterplan provides a single main access via Rebecca Road which serves 115 dwellings via a tree lined primary access road.

The development will create a total of 2.91ha of developable area for residential development.

The development will have a minimum of 40% open space which will include a mixture of amenity space, woodland planting, swale networks, an attenuation basin and woodland trim trail.

Density will be a minimum 30DPH with a mixture of tenure, materials, street typology and house type.

A mixture of formal and informal footpaths will create circular routes around the development which facilitates sustainable travel and wellbeing.

Focal buildings, corner turners and high quality details will be carefully designed to promote wayfinding and reinforce a sense of place.



# 3 DESIGN APPROACH

## 3.3b Proposals: Access and Movement

Vehicular access to the development will be via Rebecca Road with a new junction formed in accordance with Worcestershire County Council Highways Design Guide.

The vehicular access will be a 5.5m carriageway with 10m radii which will tie into a proposed 2m footway within the existing highway verge which extends east along Rebecca Road to tie in to the existing footway.

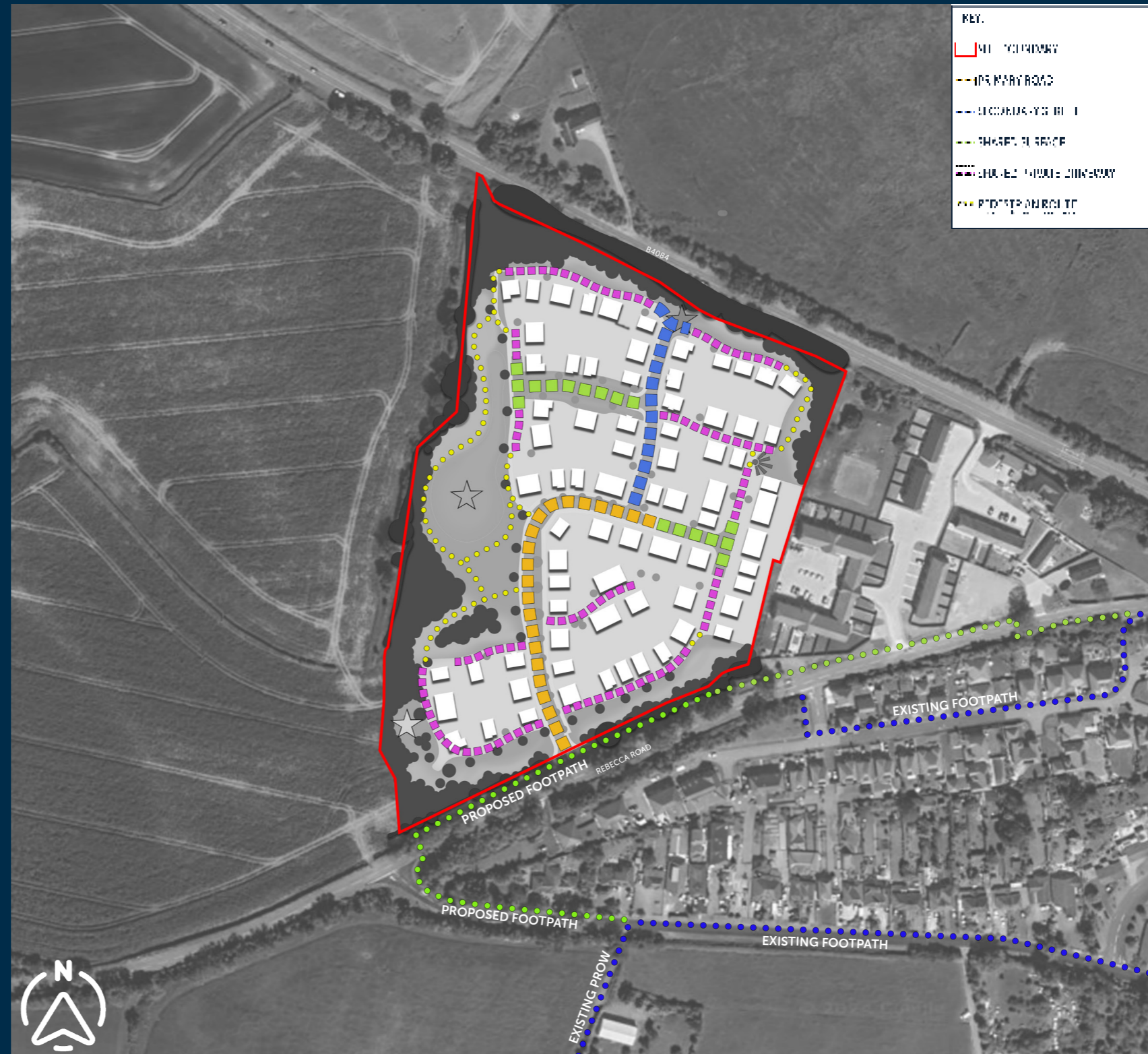
Rebecca Road is a National Speed Limit road, however the application proposes to reduce the road speed to 40mph.

Footway works associated with the adjacent development (17/00432/FUL) were not completed, however these works will be delivered as part of this application to ensure the development has sufficient connectivity routes.

Furthermore, a proposed 2m footway will also be delivered along the existing highway verge serving Holloway which will tie into an existing footpath and allowing safe access to the PROW (PS-516).

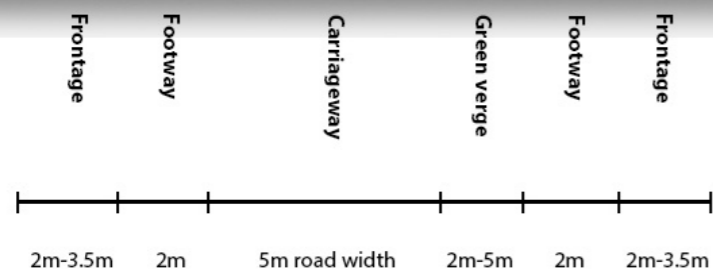
Street hierarchy is important to organise streets based on their use, function and capacity. Hierarchical street planning improves accessibility by ensuring street connect efficiently. A well-planned street hierarchy helps in enhancing safety for all users, including pedestrians, cyclists, and drivers.

Within the development, there are 3 different street types which are explained on the following page.



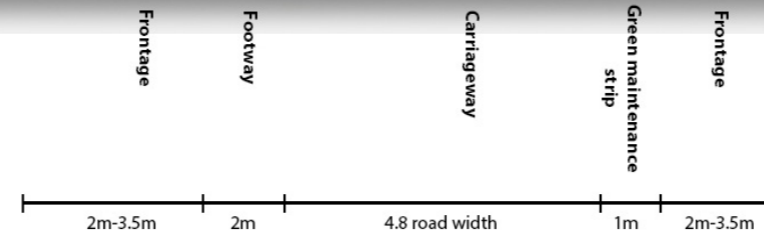
# 3 DESIGN APPROACH

PRIMARY ROAD



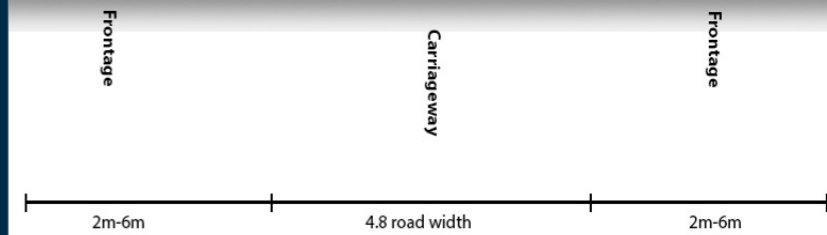
- Access: Via Rebecca Road
- Road users: All cars, cyclists and pedestrians accessing the development
- Parking: No frontage parking, all parking side of plot
- Landscaping: Tree-lined streets, amenity grass and shrubs
- Setback Distance: Minimum 2m

SECONDARY STREET



- Access: Via Primary Road
- Road users: Most cars, cyclists and pedestrians accessing the development
- Parking: No frontage parking, all parking side of plot
- Landscaping: Amenity grass and hedge planting shrubs
- Setback Distance: Between 2m-4m

SHARED SURFACE



- Access: Via Secondary Street
- Road users: Some cars, cyclists and pedestrians accessing their homes and wider open space links
- Parking: Mixture of frontage and side plot parking
- Landscaping: Informal tree planting, shrubs and grass
- Setback Distance: Between 1.5m-4m

# 3 DESIGN APPROACH

## 3.3c Proposals: Character & Placemaking

Architectural detailing provide a unique character and identity to a development and can be used to aid way finding or creating a sense of place as people navigate through the development.

Character areas ensure that a clear identity emerges between individual areas of the development and link to the overall urban design framework to reinforce a distinctive sense of place.

By defining character areas, each zone is designed with cohesive architectural themes, materials, and landscaping, creating a harmonious and cohesive development.

Character areas help create distinct neighborhoods within a development, each with its own identity and community feel. This can foster stronger community bonds and a sense of ownership among residents.

In summary, character areas are essential in housing development for enhancing identity, aesthetics, functionality, and quality of life. They guide design, support diverse uses, and promote sustainability, ultimately creating a more engaging, inclusive, and well-organized community.

The site has been divided into three proposed character areas which are clearly defined through material choices, architectural detailing and urban form.

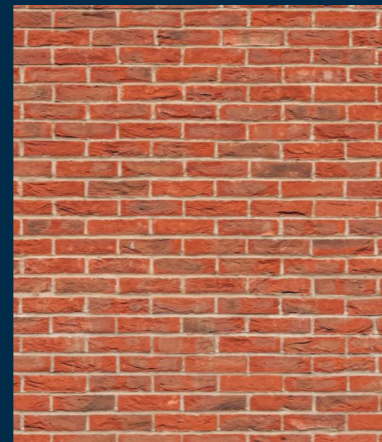
The character areas are as follows:

- CA1: Main Street
- CA2: Residential Core
- CA3: Woodland Edge

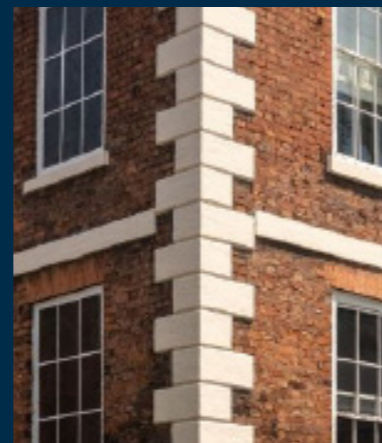
ROOFS



MATERIALS



DETAILS



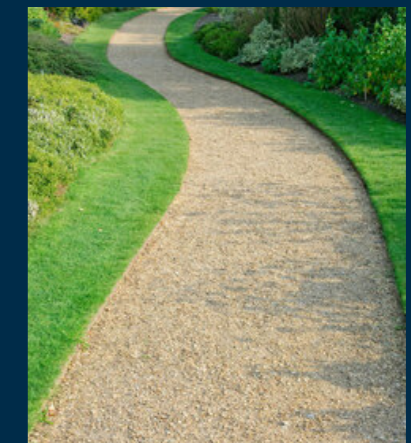
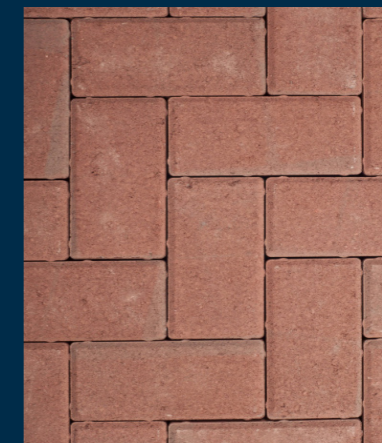
WINDOWS



BOUNDARIES



HARD LANDSCAPING





# 3 DESIGN APPROACH

CA1: MAIN STREET



- Density: Minimum 32 dph
- Typology: Predominantly detached and semi-detached
- Frontages: Minimum 2m setback
- Architectural Details: Possible brick quoins to landmark buildings, hipped roofs and lintel detailing
- Materials: Predominantly red brick, render and mock tudor boarding. Grey roof tiles. White cottage style windows.
- Landscaping: Tree-lined streets, amenity grass and shrubs
- Parking: No frontage parking, all parking side of plot
- Street Type: Primary Road
- Boundary Treatment: Ornamental hedge or estate railing

CA2: RESIDENTIAL STREET



- Density: Minimum 32 dph
- Typology: Mixture of detached, semi-detached and terrace
- Frontages: Minimum 1.5m setback
- Architectural Details: Possible arched lintels and cill bricks
- Materials: Predominantly red brick. Grey roof tiles. White cottage style windows.
- Landscaping: Amenity grass and hedge planting
- Parking: Mixture of frontage and side plot parking
- Street Type: Secondary Street and Shared Private Drives
- Boundary Treatment: Ornamental hedge

CA3: WOODLAND EDGE



- Density: Minimum 30 dph
- Typology: Predominantly detached
- Frontages: Minimum 2.5m setback
- Architectural Details: Possible arched lintels, voussoirs and stone cills
- Materials: Predominantly red brick, render and mock tudor boarding. Mixture of brown and grey roof tiles. White cottage style windows.
- Landscaping: Informal tree planting, shrubs and grass
- Parking: Mixture of frontage and side plot parking
- Street Type: Shared Surfaces and Shared Private Drives
- Boundary Treatment: Ornamental hedge or estate railing

# 3 DESIGN APPROACH

KEY:

- SITE BOUNDARY
- MAIN ACCESS
- FEATURE SQUARES
- CORNER/DUAL ASPECT HOMES
- FOCAL/LANDMARK BUILDING
- KEY FRONTAGES
- WOODLAND TRIM TRAIL
- ATTENUATION BASIN/SWALES

KEY:

- CHARACTER AREA 1
- CHARACTER AREA 2
- CHARACTER AREA 3



# 3 DESIGN APPROACH

**AZ1: MAIN STREET**

A tree-lined street with a soft verge that opens to a large area of open space which has an established mature boundary and an ecology rich attenuation basin.



**AZ2: WOODLAND TRIM TRAIL**

Large detached properties overlook a newly planted woodland and natural trim trail which is used by children as they explore the open space with their families.



**AZ3: SWALE STREET**

A wide shared space which is used by all is flanked with deep green verges, colourful wildflower banks and swales which improve water quality and drainage.



# 3 DESIGN APPROACH

## 3.3d Proposals: Green Infrastructure

Green Infrastructure proposals for the Site have been developed through a combination of landscape and biodiversity led principles. These seek to provide multifunctional green infrastructure that not only provides landscape repair and opportunity for biodiversity enhancement but also helps to assimilate the development into the landscape, in a locally typical way.

Green infrastructure improvements have been introduced that focus on enhancing the Site's existing boundaries, as well as creating amenity and biodiversity features within the fabric of the Site. With this in mind new woodland blocks are proposed to the northwest and southwest corners of the development, with hedgerow enhancement planting proposed to the existing hedgerow boundaries. This will supplement the existing and proposed hedgerow provision, improve their condition and create stronger connections with the wider Green Infrastructure network of the surrounding landscape.

Within the Site, sustainable drainage features (SuDS) will be integrated into areas of species rich grassland, along with tree planting and native shrub planting. This will enhance the street scenes and public open spaces within the Site and provide amenity and biodiversity enhancements within the housing layout, as well as dealing with surface water drainage in a sustainable way.



# 6 DESIGN PROPOSALS

## LANDSCAPING PALETTE



# 3 DESIGN APPROACH

## 3.3e Proposals: Ecology and BNG

Below is a brief summary of conclusions drawn from an Ecological Impact Assessment (EIA) completed in October 2024.

### Hedgerow Removal:

The site access from Rebecca Road requires removal of 20m of hedgerow along the southern boundary, however this length of hedgerow was assessed as unimportant under the Hedgerow Regulations.

### Bats:

Surveys indicate bats utilise the site which are roosting within the mature and veteran trees along the western boundary. The scheme provides 10m ecological buffers along the northern, western and southern boundaries which will reduce light spill onto the key habitats and maintain vegetated corridors for foraging bats.

### Badgers:

Surveys undertaken identified several mammal holes which upon monitoring were found to be inactive. The holes are located along the western boundary which is due to be retained and buffered.

### Birds:

Nesting birds are protected under the Wildlife and Countryside Act 1981. Hedgerow removal will either be undertaken outside of the nesting season (March-August) or be subject ECoW.

### Dormouse:

A single dormouse nest was found in the NW of the site. Whilst it has been assessed dormouse are unlikely to be present along the southern hedgerow, a non-licensed precautionary working method must be followed.

A CEMP and Habitat Management & Monitory Plan will be produced which sets out mitigation measures.

Additional native hedgerow and tree planting within the ecological buffers on the northern and southern boundaries will strengthen the connectivity of the site and increase the foraging resource of these features for bats, birds and hazel dormice. In addition, this will provide further nesting opportunities for hedgehogs.

Creation of new woodland, wildflower meadow areas and a SUDS basin within the western boundary buffer will provide a broader range of habitats on site which in turn will result in the presence of a greater variety of ecological niches.

The enhancement of the ecological buffers and planting of new native hedgerows and trees will benefit a wide range of species including birds, bats, hazel dormice, amphibians, hedgehogs, brown hare and invertebrates.

### Homes for Nature:

Homes for Nature is a **voluntary** initiative developed by the Future Homes Hub's On-Site Nature Measures Working Group and is in addition to the Biodiversity Net Gain regulations.

The Homes for Nature commitment will see a bird nesting brick or box installed for every new home built, as well as hedgehog highways as standard on every new development taken through planning from September 2024 for participating companies.

Away from the home, nature-led sustainable urban drainage systems and pollinator-friendly landscaping help to make even more homes for nature on new developments. The initiative will run until at least 2030, with annual reporting to track progress and to identify further suitable measures that could be introduced to support other wildlife.

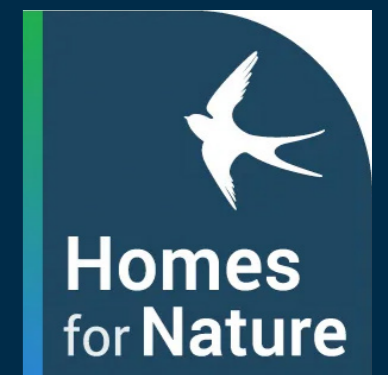
In addition, the following measures will be installed to enhance the site for a range of protected species:

- Installation of 25 bird boxes
- Installation of two owl boxes on mature trees
- Installation of 25 bat boxes
- Installation of 3 bug hotels
- Installation of two hedgehog houses
- Installation of 15 dormouse boxes

### Biodiversity Net Gain:

A detailed assessment has been undertaken to assess baseline habitats and proposed on-site enhancements which conclude: A 12.46% net gain for habitat units and a net gain of 13.99% for hedgerow units.

The habitat on site provided for biodiversity net gain will be monitored for success for 30 years. This will be the responsibility of the management company who will appoint an ecologist to undertake this. Details of habitat monitoring and remediation measures will be provided in the HMMP.



# 3 DESIGN APPROACH

## 3.3f Proposals: Energy Proposals

*The latest National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of planning of sustainable development. The NPPF has guidance for developments to ensure they plan for climate change*

*Paragraph 155 of the National Planning Policy Framework NPPF (July 2021) states:*

*"To help increase the use and supply of renewable and low carbon energy and heat, plans should:*

*a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);*

*b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and*

*c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers."*

Policy SWDP27 in the adopted SWDP requires all new development to incorporate the generation of energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements.

This development will be developed with the aim of reducing annual energy consumption, whilst providing energy in the most environmentally friendly way to reduce the annual CO<sub>2</sub> footprint.

Lioncourt support these policies as well as always using a fabric first approach. Therefore, the following measures are proposed to deliver a development which uses renewable and low carbon sources:

- Solar Photovoltaic (PV) panels
- Air Source Heat Pumps (ASHP)
- Waste Water Heat Recovery (WWHR)

### **Solar Photovoltaic (PV Panels):**

These panels are fixed to the roof of properties and capture the sun's energy and converts it into electricity for the home. There is a direct cost saving to the home owner, less electricity to buy and often tax credits and other incentives.

### **Air Source Heat Pumps (ASHP):**

ASHP is a low-carbon way of heating a home. The system absorbs latent heat from the outside air and uses it to increase the temperature inside a home.

### **Waste Water Heat Recovery (WWHR):**

WWHR captures and reuses heat from hot water that would otherwise be lost down the drain. This captured heat is transferred to the cold water supply, preheating it before entering the water heating system.

There will be a target for water conservation of 110 litres per person per day. This is will delivered by dual flush toilets and taps with a restricted flow rate.

Further energy consumption reductions are achieved through the provision of energy efficient white goods (where applicable) ensuring that all appliances have a minimum energy rating of A+.

Energy display monitoring devices & smart meters are designed to show the energy consumption within the home. This will help the occupants to develop an understanding of the energy they use and therefore enable them to improve their habits to reduce energy consumption.

The quality of the air in modern homes is perhaps not something many people think about, but the reality is that if this is not managed appropriately it can impact on health. The incidence of asthma and other breathing complaints is on the increase and it is widely accepted that the indoor environment can exacerbate and bring on such problems in many people whether or not they have suffered in the past. Dwellings have been designed in accordance with Part F building regulations to ensure adequate ventilation.

The combination of the above measures, along with a fabric first approach would meet the policy requirement to deliver at least 10% of the predicted energy requirements via renewable or low carbon sources.

# 3 DESIGN APPROACH

## 3.3g Proposals: Drainage

The proposed surface water drainage strategy comprises a conventional gravity fed system conveying flows through various SuDS features such as permeable paving, swales, filtration trenches and attenuation pond, before discharging at a suitably controlled flow rate into the existing watercourse Bow Brook via one of the land drainage ditches identified south west of the development.

The discharge point will be via the existing drainage system on Rebecca Road which connects to a watercourse further west of the site. A controlled discharge rate will be provided for up to a 100 year event + 59% for climate change. This will provide a 75.6% drainage betterment for the entire site.

SuDS are proposed in the form of a detention pond and swales which will be designed throughout the development. The Drainage Strategy proposes sustainable drainage principles providing storage and water quality

The proposed foul drainage strategy comprises a conventional sewer system conveying flows to an adoptable pumping station on site, before pumping flows further east along Rebecca Rd to the nearest suitable public foul sewer withing Worcester Rd via rising main.



DRAINAGE DIRECTION PLAN



# 3 DESIGN APPROACH



ILLUSTRATIVE MASTERPLAN

# SECTION 4 CONCLUSION

# 8 CONCLUSION

This Design and Access Statement demonstrates that the proposals are based upon sustainable and inclusive design principles which align with national and local policy objectives. The supporting surveys and reports which inform this application have enabled an illustrative masterplan to be prepared, demonstrating one way in which this site could be delivered.

The scheme will deliver high-quality sustainable homes which respect the existing context, landscaping and historic heritage of Pershore. New tree planting, swales, native planting and ecological enhancements will ensure this scheme achieves at least 10% BNG. The development will be well integrated providing permeable footpath links throughout the site, and providing accessible links to the wider area including access to both Pershore and the Tiddesley Park.

Pershore is a sustainable settlement to accommodate new housing, and this scheme will provide much needed market and affordable homes making a meaningful contribution to the Council's housing supply.



LIONCOURT  
HOMES



TOUCH  
DEVELOPMENTS

DESIGN & ACCESS STATEMENT

[lioncourthomes.com](http://lioncourthomes.com)

## Appendix – Relevant Planning Policies Table

Note: All of these policies are taken from the adopted Plan - SWDP (Feb 2016)

SWDP Policy	Description	LCH Compliance
1 – Overarching Sustainable Development Principles	<ul style="list-style-type: none"> <li>- Decision making will reflect the presumption in favour of sustainable development as per the NPPF.</li> <li>- Applications which accord with the SWDP policies will be approved unless material considerations indicate otherwise.</li> </ul>	LCH propose a policy compliant scheme which will contribute to Housing requirements of the district and wider local plan area.
2 – Development Strategy and Settlement Hierarchy	<ul style="list-style-type: none"> <li>- Development should be guided to sustainable locations as per the Settlement Hierarchy.</li> <li>- Provide for and facilitate the delivery of sufficient housing to meet objectively assessed needs to 2030.</li> </ul>	Pershore is identified as 'Urban Areas/ Other Towns', providing a range of services and employment opportunities. Other towns in this category (Tenbury Wells and Upton on Severn) are noted as having limited availability for future development due to extent of floodplain constraints.
3 – Employment, Housing and Retail Provision Requirement and Delivery	<ul style="list-style-type: none"> <li>- This site will deliver much needed homes to contribute towards the housing requirements as identified in policy SWDP3.</li> </ul>	The site is located in a sustainable location, identified as preferable for future development within the SWDP.
4 – Moving around South Worcestershire	<ul style="list-style-type: none"> <li>- Layouts must demonstrate that the scheme will minimise demand for travel</li> <li>- Travel Plans will be required</li> <li>- Manual for Streets should be considered</li> </ul>	<p>The site is well connected to the town of Pershore, including a bus stop located directly outside of the site boundary. The layout has been designed in accordance with the MfS and Worcestershire Highway Design Guide.</p> <p>Travel Plans will be submitted as required by any future condition attached to a planning permission if granted.</p>
5 – Green Infrastructure	<ul style="list-style-type: none"> <li>- 40% GI required on greenfield sites which exceed 1ha (gross)</li> </ul>	The scheme allows for a minimum of 40% Green Infrastructure which is fed through the development.
6 – Historic Environment	<ul style="list-style-type: none"> <li>- Heritage assets should be conserved and enhanced such as listed buildings, conservation areas, ASM's, archaeological features.</li> </ul>	LCH have sought the advice of a Heritage Consultant to ensure that the heritage asset in closest proximity to the application site is considered. Any impacts identified towards the asset have been mitigated appropriately.

7 – Infrastructure	<ul style="list-style-type: none"> <li>- Contributions towards infrastructure may be required to make a development acceptable.</li> </ul>	LCH are committed to mitigate any impacts of development on the local infrastructure. Footpaths for local connectivity opportunities have been incorporated into the scheme.
13 – Effective Use of Land	<ul style="list-style-type: none"> <li>- Developments should make the most of effective and efficient use of land.</li> <li>- Densities should reflect the character and quality of the local area</li> </ul>	The layout proposed is for up to 115 dwellings, incorporating 40% Green Infrastructure and open space. These proposals meet the 30dph requirement of the SWDP to ensure the most efficient use of land.
14 – Market Housing Mix	<ul style="list-style-type: none"> <li>- To be informed by the latest SHMA unless other market evidence dictates a different mix</li> </ul>	LCH have reviewed the policies of the SWDP and the latest SHMA evidence (November 2021 update). This application is in line with the latest SHMA evidence.
15 – Meeting Affordable Housing Needs	<ul style="list-style-type: none"> <li>- 40% required</li> <li>- Social Rent and First Homes</li> </ul>	The proposals allow for 40% affordable homes, incorporating an element of Self Build.
21 – Design	<ul style="list-style-type: none"> <li>- Developments expected to be of a high standard of design.</li> <li>- Design and Access Statement should be provided.</li> </ul>	The development proposed has considered the wider character of Pershore and other developments in close proximity to the site. The scheme has taken into account the various landscape and heritage constraints and responded sympathetically.
22 – Biodiversity and Geodiversity	<ul style="list-style-type: none"> <li>- Protection of species and habitats are required.</li> </ul>	The submission pack includes a variety of ecology surveys carried out to ensure that biodiversity is protected and enhanced wherever possible. Recommendations from these reports will be incorporated in the development.
24 – Management of the Historic Environment	<ul style="list-style-type: none"> <li>- Any harm to a heritage asset should be fully justified</li> </ul>	A full heritage assessment has been carried out to mitigate any perceived impact on nearby heritage assets.
25 – Landscape Character	<ul style="list-style-type: none"> <li>- LVIA required on major developments.</li> <li>- Landscaping schemes should take into account the landscape character and any LCA for that area.</li> </ul>	An LVIA has been included with the submission of this application. The LVIA demonstrates how the scheme has responded to any landscape sensitivities identified.
26 – Telecommunications and Broadband	<ul style="list-style-type: none"> <li>- New broadband or alternative to be provided</li> </ul>	This will be provided for all new homeowners prior to their occupation.
27 – Renewable and Low Carbon Energy	<ul style="list-style-type: none"> <li>- 10% of predicted energy requirements to be delivered</li> </ul>	All Lioncourt Homes are 'A' rated and include sustainable technologies which exceed the

		requirements of this policy. LCH are a Future Homes Standard compliant developer, which exceeds the policy requirements of the SWDP.
28 – Management of Flood Risk	- Sequential and Exception tests	The site is within FZ1. A drainage strategy and Flood Risk Assessment has been provided with the submission of this application for consideration.
29 – Sustainable Drainage Systems	- Water management to utilise SuDS	The scheme will incorporate a number of SuDS features, including attenuation basins, swales, tree SuDS pits and rainwater harvesting.
30 – Water Resources, Efficiency and Treatment	- Housing proposals should demonstrate that the daily non-recycled water use per person will not exceed 110 litres per day	All of the dwellings are designed to restrict water flows to comply with the requirements of this policy.
33 - Waste	- Adequate waste storage facilities should be designed into new developments	Each dwelling will be provided with waste and recycling facilities, in accordance with the Council's policies.
39 – Provision for Green Space and Outdoor Community Uses in New Development	- On site open space required	The proposals incorporate open space to comply with the requirements of policy SWDP39. New tree and woodland planting have also been incorporated into the scheme.