



LEDBURY TOWN COUNCIL

TOWN COUNCIL OFFICES . CHURCH STREET . LEDBURY .
HEREFORDSHIRE HR8 1DH Tel. (01531) 632306 Fax (01531) 631193
e-mail: admin@ledburytowncouncil.gov.uk website: www.ledburytowncouncil.gov.uk

6 January 2020

TO: Councillors Banister, Harvey, Howells and Knight

Dear Member

You are invited to attend a meeting of the **Major Planning Applications and Consultations on Monday, 11 January 2020 at 4.00 pm** for the purpose of transacting the business set out below via Zoom at the following link:

Yours faithfully

Angela Price
Clerk

A G E N D A

1. **Apologies for absence**
2. **Declarations of Interests**

To receive any declarations of interest and written requests for dispensations.
Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Ledbury Town Council Code of Conduct for Members and by the Localism Act 2011.

(Note: Members seeking advice on this item are asked to contact the Monitoring officer at least 72 hours prior to the meeting)

3. **Notes of a meeting of the Major Planning Applications and Consultations Working Party held 18 November 2020** (Pages 7 - 10)
4. **Application to develop a Lidl Supermarket, Nursery and possible surgery – Leadon Vale development (Deeley Group)** (Pages 11 - 23)
5. **Application No. 203535 –2nd phase for the erection of 46 dwellings at Land to the south of Leadon Way (Barretts)**
6. **Bovis Housing Development – 140 dwellings, Leadon Way, Ledbury**
7. **Update on Viaduct Inquiry**

Distribution: All councillors

LEDBURY TOWN COUNCIL

Notes of a meeting of the Major Planning Applications and Consultations
Working Party held on Monday, 7 December 2020.

16. **Apologies for absence**

None received

17. **Declarations of Interest**

Apologies were received from Councillor Harvey

18. **Notes of the Major Planning Applications and Consultations Working
Party held on 18 November 2020**

Members noted that the some of the points in relation to minute number 13 were missing from the notes. Councillor Bannister reminded members of a lengthy discussion on the Barratts second phase of the erection of 46 dwellings and that the position of the three taller houses were to be erected in the most visible point of the development, which will be seen from the town. He asked whether this could be added to the notes.

The Town Clerk advised that the minute taker would add the above information into the minutes as requested by Councillor Bannister, and that an amended set of notes would be available for the next meeting.

RESOLVED: That the notes of the Major planning Applications Working Party be deferred to the next Major Planning Applications Working Party, noting the above amendment.

19. **Application to develop a Lidl Supermarket, Nursery, and possible surgery.**

Members were provided with a response to comments received by Herefordshire Councils Highway report regarding the proposed mixed-use development at Leadon Way, Ledbury.

Members raised concerns in respect of the following points:

Active Travel

Members felt that the information on the travel was not adequate noting that the nearest bus stop was located 400 metres away from the development and that it was classed as walking distance. Councillor Howells reminded members that Ledbury Council had previously proposed that Barret Homes re-route an existing bus into the site to encourage more residents to use public bus services.

Councillor Bannister noted that in previous meetings there were discussions in relation to Ledbury Town Council possibly investing/providing electric bus

services to larger developments on the outskirts of the town, however Ledbury Town Council have not been approached or asked.

Over Capacity of Junction and Roundabouts

Councillor Bannister referred members to the trip generation data in the report and advised that the report stated that the roundabouts currently could cope with extra traffic. However, Hereford Council are proposing to make changes to the roundabout to make it safer due to the development on the cricket ground.

Retail impact

Members discussed the retail impact assessment and noted that the report provided by Herefordshire Council differs considerably from that provided by the developer, even with the amendments that have been made. The developers state that Tesco, Co-op and Aldi are not in the "town centre" and whilst members conceive this may be the case of Aldi, they consider it would be worth establishing the town centre boundary to identify where Tesco and Co-op are sited in relation to that boundary.

Employment

The developers suggest that there will be an increase in employment as a result of the development. However, Members consider that the impact on shops such as Tesco, Aldi and Co-op may be such that they reduce their employee base, and that this would off-set any increase suggested by Deeley.

Correspondence in relation to The Clinical Commissioning Group

There was a lengthy discussion on the location and size of the proposed surgery. Councillor Bannister pointed out that on page 5 of the letter dated 17 November 2020 to Carl Brace from Ed Thomas, that Mr Hayward, a representative of the clinical commissioning group, confirmed that he had no problem with the location and no principle objection to the site. The letter also stated that the commissioning bodies and the facility would not be required to be in use until 2027. Members wanted to know how the date of 2027 was created and whether this has been backed with data or evidence as opposed to the opinion of Mr Haywood.

As a result of the above points it was felt that it would be beneficial for Members to meet with the developers to discuss these and any other relevant points. However, it was felt that a meeting with Herefordshire Council Planners (Carl Brace and Kevin Bishop) would be beneficial prior to a further meeting with Deeley.

RECOMMENDATION

- 1. That the Economic Development & Planning Committee agree that a meeting with Herefordshire Council Planners (Carl Brace and Kevin Bishop) be arranged to in order to seek their views on the above points.**

2. That following the above meeting a meeting be arranged with Deeley Group Ltd to discuss the proposed development.

20. DATE OF NEXT MEETING

RESOLVED that the next meeting of the Major Planning Applications Working Party would be held on Monday, 11 January 2021.

The meeting ended at 5:30 pm.

Signed..... Date

RECOMMENDATION FROM MAJOR PLANNING APPLICATIONS WORKING PARTY MEETING HELD ON 7 DECEMBER 2020

Following discussions it was agreed that there were a number of issues that needed to be considered in respect of the Deeley application to develop the site known as Leadon Vale, where it was proposed to build a Lidl Supermarket, Nursery and GP Surgery.

Members of the Working Party considered the following points for further discussion:

1. Active Travel – in respect of the location of bus stops in relation to the proposed development, the dangers to anyone travelling by cycle or walking due to the location of the site and that there will be another pelican crossing across the bypass.
2. The potential for the over capacity of the junction and roundabout with the increased traffic as a result of other developments in the area, such as the cricket ground.
3. The retail impact – the report provided by Herefordshire Council differs considerably from that provided by the developer, even with the amendments that have been made.

The developers state that Tesco, Co-op and Aldi are not in the “town centre” and whilst members conceive this may be the case of Aldi, they consider it would be worth establishing the town centre boundary to identify where Tesco and Co-op are sited in relation to that boundary.

4. Employment – The developers suggest that there will be an increase in employment as a result of the development. However, Members consider that the impact on shops such as Tesco, Aldi and Co-op may be such that they reduce their employee base, and that this would off-set any increase suggested by Deeley.

As a result of the above points it was felt that it would be beneficial for Members to meet with the developers to discuss these and any other relevant points. However, it was felt that a meeting with Herefordshire Council Planners (Carl Brace and Kevin Bishop) would be beneficial prior to a further meeting with Deeley.

RECOMMENDATION

1. That the Economic Development & Planning Committee agree that a meeting with Herefordshire Council Planners (Carl Brace and Kevin Bishop) be arranged to in order to seek their views on the above points.
2. That following the above meeting a meeting be arranged with Deeley Group Ltd to discuss the proposed development.

MEMORANDUM

To : Consultee
From : Mr C Brace, Planning Services, Blueschool House - H31
Tel : 01432 261947 My Ref : 201718
Date : 10 December 2020

APPLICATION NO & SITE ADDRESS: Planning Re-consultation - 201718 - Land South of Leadon Way & East of Dymock Road, Ledbury, Herefordshire, HR8 2JQ
DESCRIPTION: A hybrid application comprising: An application for full planning permission for the erection of a children's day nursery (Use Class D1), food store (Use Class A1), with associated access, landscaping and associated work; and An application for outline planning permission for the erection of a medical centre (Use Class D1), with all matters bar access reserved.
APPLICANT(S): Deeley Properties Ltd and Countrywide Farmers PLC
GRID REF: OS 370392, 236681
APPLICATION TYPE: Outline
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

Amended Additional Amended and Additional New or Re-Consultation
Plans or documents have been received for the proposal described above which are now available in Wisdom. If you have any further comments to make please respond by 31 December 2020.

Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr C Brace.

Comments:

Consultation response from: Nigel Koch, Senior Landscape Officer

Amended drawings

I have reviewed the amended drawings (including additional trees, revised tree species and additional footpath). In principle I have no objection to these amendments. I do however make a recommendation to assist in softening the fencing and hard treatment along the path between Lidl and the Nursery. Plant a hedge (non-thorny) along the length of Nursery boundary. This will not only give a green fringe to this area, but also provide a degree of privacy for the Nursery.

Additional document (Environmental Colour Assessment)

I am pleased that the applicant has addressed the important topic of colour within the context of the Malvern Hills Area of Outstanding Natural Beauty and local landscape setting, and provided an Environmental Colour Assessment (ECA). The information contained within the ECA is comprehensive and provides the assurance that a coordinated and appropriate colour scheme can be provided for the buildings, signage and landscape.

From my understanding, a final colour palette has not yet been confirmed, but the recommendations are clearly defined within the ECA. I provide suggestions for the next steps.

Hard Elements (roof, facades, details, signs, and landscape elements)

Submit a written specification of materials, finishes and final colours, and ensure this is maintained throughout the design process, through to construction. It goes without saying, that the attention to detail, down to the colour of the grout, will signify the difference between mediocrity and excellence.

Provide samples of the proposed external materials and finishes, as per standard conditions, and include an informative to ensure that this includes signage, and hard landscape materials and assembled on the site. This will allow real conditions under natural light and context to assess the assemblage, and allow for adjustment if necessary. Ensure to consult with the LPA, so they can be informed of the process.

Green roof

The use of a 'meadow' native/indigenous green roof instead of a sedum roof to my understanding has been determined and will be developed on this basis. The provision of details and written specification pertaining to the species, installation and growing conditions will be required, along with a management plan and maintenance schedule to ensure successful establishment and ongoing health in perpetuity for the life of the building.

End of comments

DATE RETURNED: 30/12/2020

Carl Brace
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

20 July 2020

Dear Mr Brace

Planning Application P201718/O: A hybrid planning application comprising:
- An application for full planning permission for the erection of a children's day nursery (Use Class D1) and food store (Use Class A1) including access, car parking landscaping and associated work; & - An application for outline planning permission for the erection of a medical centre (Use Class D1), with access to be determined now and all other matters Reserved at Land south of Leadon Way (A417) and east of Dymock Road (B4216), Ledbury, Herefordshire

The site of the proposed development lies within the setting of the Malvern Hills Area of Outstanding Natural Beauty (AONB), which is an area designated for its national landscape importance. The Malvern Hills AONB Partnership seeks to encourage high quality design and to protect and enhance the landscape.

National Planning Policy Framework

Paragraph 172 of the NPPF requires "great weight" to be given to conserving and enhancing the landscape and scenic beauty of the AONB.

Herefordshire Local Plan

Policy SS6 "Environmental quality and local distinctiveness" of the local plan states that:

'Development proposals should conserve and enhance those environmental aspects that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.... Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based on sufficient information to determine the effect upon each where they are relevant:

- *landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; ...'*

'The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.'

Para 3.99 of the Local Plan also states that *"Management Plans have been prepared for both the Wye Valley and Malvern Hills Areas of Outstanding Beauty. These documents will be relevant to assessment of the effects of development upon these important assets. The most rigorous approaches to assessing the effect of development should be taken for those areas with international and national*

designations, including proposals outside but having an effect upon them, in accordance with the protection afforded to such areas in the National Planning Policy Framework”.

Policy LD1 "Landscape and Townscape states that development proposals should:

- *demonstrate that character of landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;*
- *conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty... through the protection of the area's character and by enabling appropriate uses, design and management;*
- *incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and*
- *maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement trees lost through development and new planting to support green infrastructure."*

Malvern Hills AONB Management Plan

The AONB Management Plan (2019-24), a material consideration in relation to planning, contains following policies relevant to this application:

- BDP2 Development in the AONB and its setting should be in accordance with good practice guidance including that produced by the AONB Partnership.
- BDP4 Development proposals that may affect land in the AONB, including those in its setting, should protect and/or enhance key views and landscape character. AONB guidance relating to views and development in views should be used where relevant

The AONB Unit comments on this application as follows.

It is noted that the submitted Landscape Appraisal (27 May 2020) site states that the site lies approximately 1 kilometre from the boundary of the Malvern Hills AONB and therefore acknowledges at paragraph 3.6 that the site is *“deemed to be included within the Malvern Hills AONB visual setting”*. It is also noted that page 19 of the Landscape Appraisal refers to *“The provision of an extensive green roof to the food store building, angled towards the east and the Malvern Hills AONB will help soften the effect of the food store building in the landscape when viewed from an elevated position”*.

The Planning Statement (May 2020) also acknowledges that the site is visible from the Malvern Hills AONB. It is noted and welcomed that paragraph 2.7.1 states that *“Regard has been had to the Malvern Hills AONB, Guidance on the Selection and Use of Colour in Development to assist with understanding the selection of building materials, reflecting the darker earth tones of the local vernacular and landscape rather than highly reflective cladding and roof finishes that can be seen at a distance”*.

The site lies approximately 900 metres from the Malvern Hills AONB and is within the setting of the AONB. It is noted in the pre application advice provided that the advice from Herefordshire County Council stated that there was a need to consider the visual impact of large roof areas and facades (particularly viewed from the Malvern Hills AONB) and that buildings should be finished in dark recessive colours with low reflectivity and/or with natural finishes. We endorse this advice.

It is noted that the Proposed Building Elevations (Drawing Number 0305 P-OO) refers to the proposed insulated metal panes being colour RAL 9010 it would be preferable in this instance to use a matt dark grey, specifically for the right side elevation that would appear to be particularly visible from the Malvern Hills AONB, which would be more muted. There are limited views from the AONB looking directly down onto the site, so the colours of the building walls when viewed across the site are probably as important as the roof.

With regard to lighting, the advice in the Malvern Hills Management Plan and accompanying guides - including 'Guidance on Lighting Design' and section 9 of the Malvern Hills AONB 'Guidance on Building Design' - lighting should be followed. This should include ensuring that any external lighting that is only installed where necessary and should be kept to an absolute minimum and that lighting should be kept low to the ground wherever possible.

Regarding the proposed green roof to the food store building, it is requested that this uses meadow grass and not sedum to avoid the colour of the roof changing to red in Autumn. Care should be taken in selecting the grass species to avoid a uniform green finish since this can look highly artificial in winter, especially since the roof will have a very regular rectangular appearance within views.

To help break up the massing of the proposed development, including the extensive areas of hard landscaping, planting within the development should be utilised to help assimilate the buildings as well as the car parking into the landscape as referenced within the Malvern Hills AONB 'Guidance on Building Design'. We feel that there could be more soft landscaping within the site. Careful consideration should be given to the type of hard surfacing to be used, in order to help break up the large open areas of hard landscaping.

The current overall design is disappointing and is a missed opportunity in terms of making this new development something positive. It currently has the appearance of an industrial estate but with more detailed landscaping there is the opportunity to produce an area which has a visually 'domestic' scale and much more intimate character, whilst still providing adequate parking. This would seem especially important for a development which includes a medical centre and nursery; the users of which would benefit from a well-designed, less impersonal landscape. This would also help it to relate to the adjacent new housing and, by taking design cues from the nearby 'old' town, help it to 'read' as part of Ledbury. In terms of its contribution to the setting of the AONB this would be much more positive, and we very much endorse the pre-app advice provided to the applicant in this respect.

I hope that you can take these comments into consideration,

Best wishes

Karen Humphries
Assistant manager, Malvern Hills AONB

The copyright of this drawing is vested with Corstorphine + Wright Ltd and must not be copied or reproduced without the consent of the company. For more information please contact Corstorphine + Wright Ltd, 100-101 St. Nicholas Street, Glasgow G1 1LJ. All dimensions must be taken from the drawing. Do not scale. All dimensions are in millimetres unless otherwise stated. The architect is not responsible for the construction of any structure shown on any plan or section.

NOTES:

Site Area: 3,038 sqm (1,173 sq ft)



DATE	03.11.20	ADDRESS	100-101 St. Nicholas Street, Glasgow G1 1LJ
NO.	152/20	PROJECT	DEELEY PROPERTIES
BY	AW	DATE	03.11.20
CHECKED	AW	DATE	03.11.20

DEELEY PROPERTIES

PROJECT: LAND OFF LEADON WAY, LEDBURY

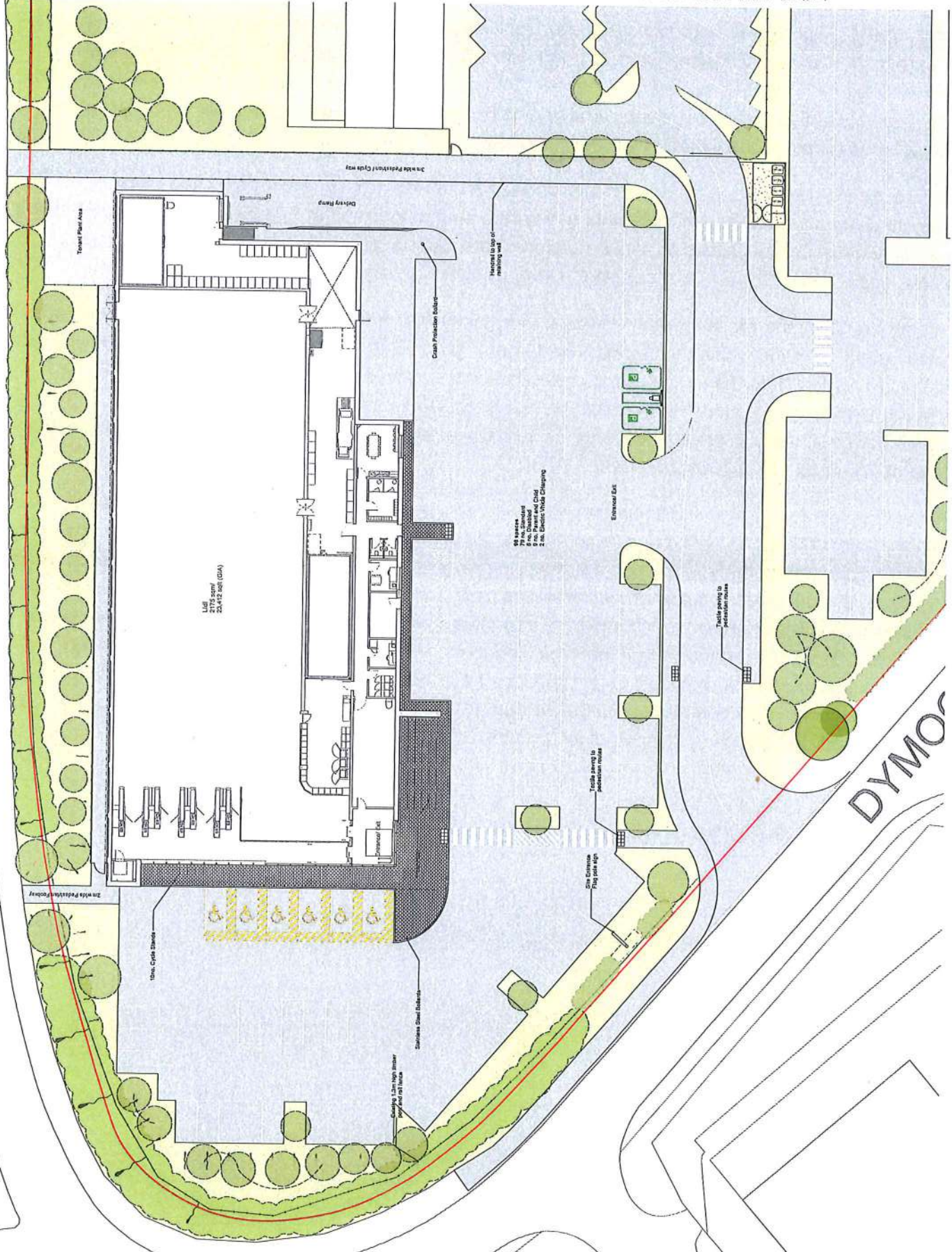
Drawing Title: ZONE A SITE PLAN

DATE	03.11.20	DATE	03.11.20
DC	J.D.	BY	A.J.
PROJECT NO.	19561	DRAWING NO.	0302
DATE	MAY 2020	SCALE	P-01

CORSTORPHINE + WRIGHT ARCHITECTS

Warrick
Glasgow
Dumfries
Manchester
Cardiff
Glasgow

Brook Hill Brook Street Warrick CV04 4BL
Tel: 01826 55844 www.corstorphine-wright.com



The information on this drawing is based on information provided by the client and is intended for the client's use only. It is not to be used for any other purpose without the written consent of the architect.

Plotted dimensions only to be taken from this drawing. DO NOT SCALE.

All dimensions are in metres unless otherwise stated. All dimensions are to the face of the work unless otherwise stated.

NOTE:

Site Area: 3,323 sqm (1,227 sq ft)



N

Old Wharf

LEADON WAY

DYMOCK ROAD

Lidl
2775 sqm /
23,472 sqft (GIA)

Medical Centre
1565 sqm /
17,760 sqft (GIA)

Warehouse
570 sqm /
6,132 sqft (GIA)

10 car parking spaces
100 sqm

105 car parking spaces
105 sqm

124 car parking spaces
124 sqm

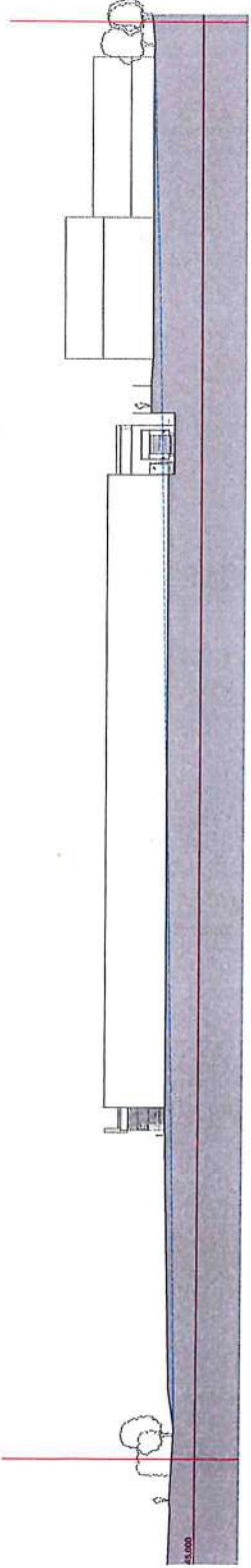
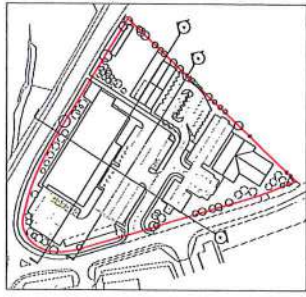
DC	DC	DC	DC
PLAT	10.11.20	Address: Tynes, Additional Planning	DC
PLAT	10.06.20	Issued for Planning	DC
REV	DATE	REVISIONS	DC
Client	DEELEY PROPERTIES		
Project	LAND OFF LEADON WAY, LEDBURY		
Drawing Title	MASTERPLAN		
Drawn	Checked	Project No.	Date
J.D.	A.I.	14550	MAY 2020
19881	0301		P-01

CORSTORPHINE + WRIGHT ARCHITECTS
 Limerick
 Monaghan
 Mullingar
 Loughrea
 Loughglin
 Castlebar
 Dublin

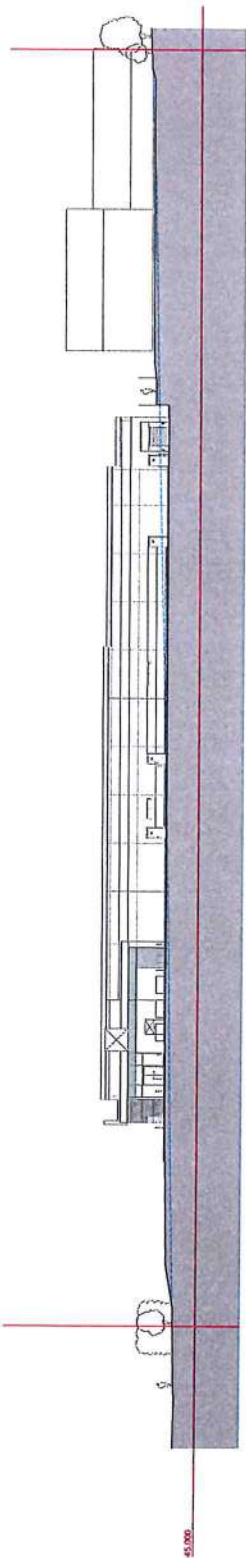
Brook Hill Brook Street Warwick CV34 4BL
 Tel: 01925 558444 www.corstorphine-wright.com

17

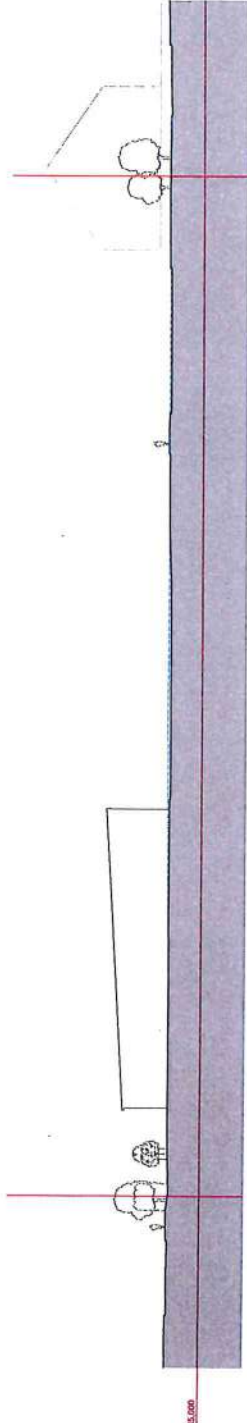
The information contained in this document is confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this document in error, please notify the project manager or administrator. This document is the property of Corstorphine + Wright Architects. It is not to be used, copied, or distributed without the written consent of Corstorphine + Wright Architects.



SECTION A (West to East)
Scale 1:200



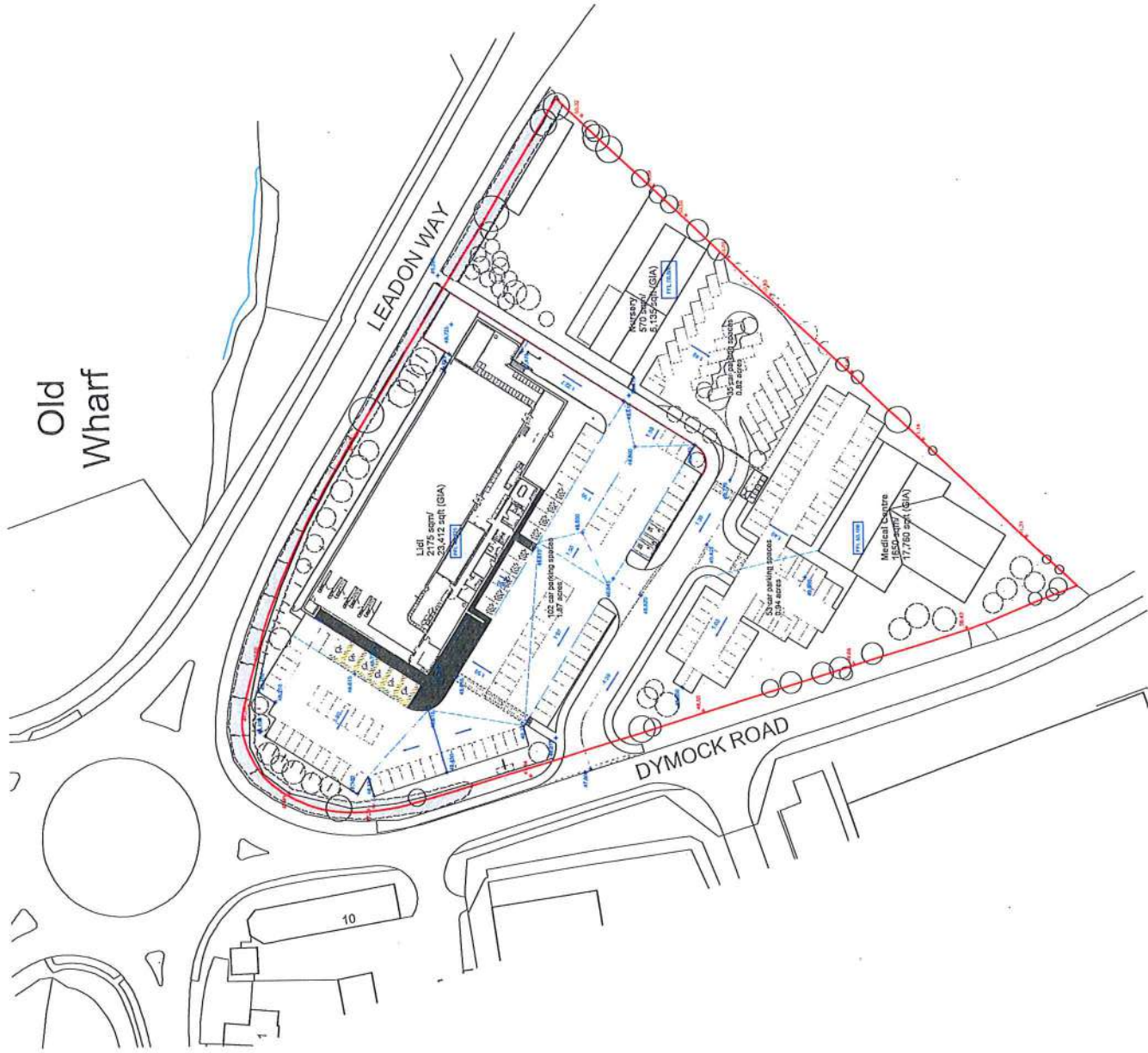
SECTION B (West to East)
Scale 1:200



SECTION C (North to South)
Scale 1:200

CORSTORPHINE + WRIGHT ARCHITECTS
 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The accuracy of this drawing is limited to the information provided. Corstorphine + Wright Ltd and its staff do not accept any liability for errors or omissions in this drawing. All dimensions and positions are given in millimetres unless otherwise stated. All dimensions and positions are given in millimetres unless otherwise stated. All dimensions and positions are given in millimetres unless otherwise stated.



Proposed Levels
Existing Levels
Extent of existing wall

Project: DEBLEY PROPERTIES
 LAND OFF LEADON WAY,
 LEDBURY

Client: DEBLEY PROPERTIES

Project: LAND OFF LEADON WAY,
 LEDBURY

Drawing Title: MASTERPLAN LEVELS STRATEGY

DC	JD	A1	1:500	MAY 2020
19881			0307	P-00

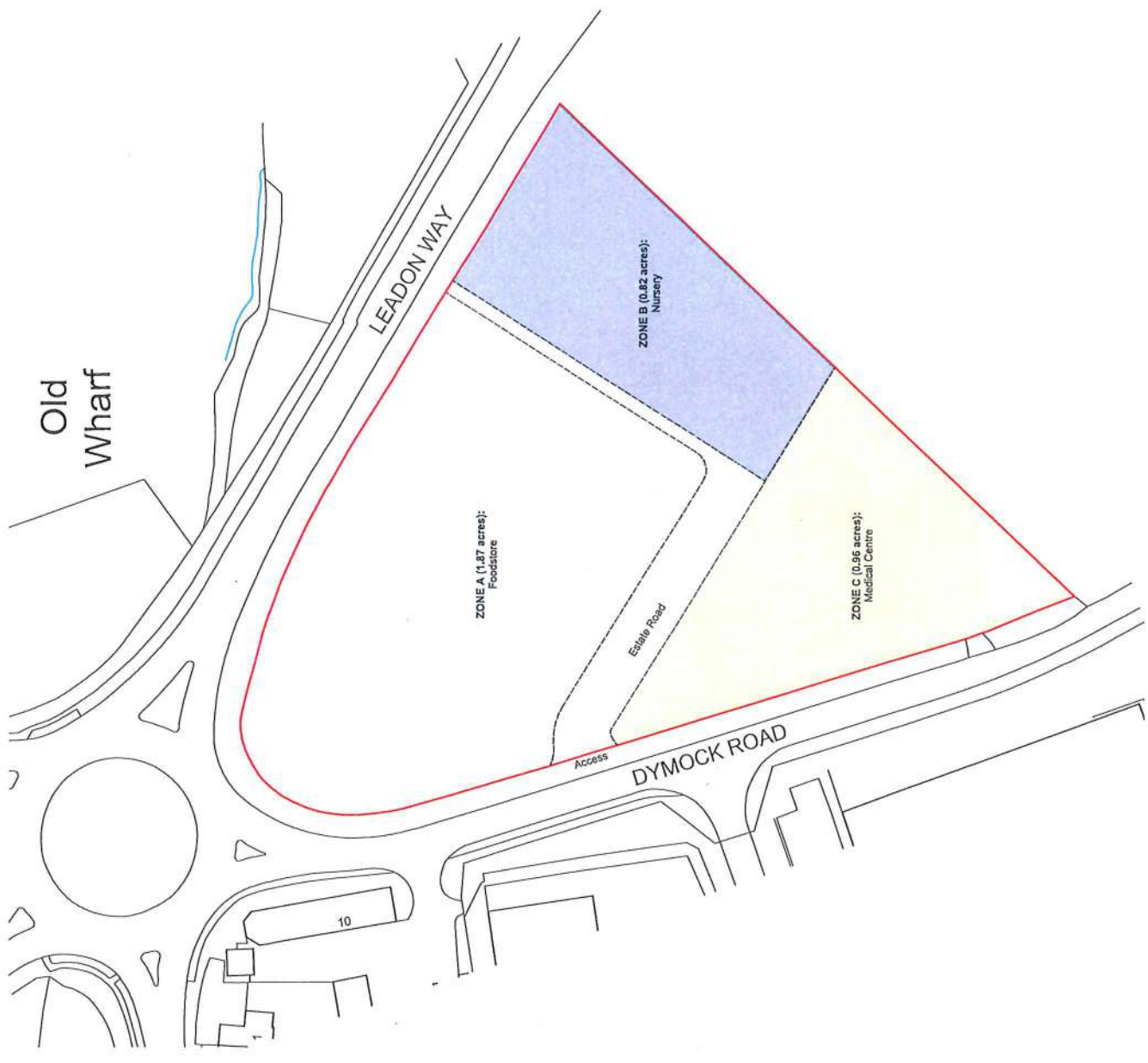
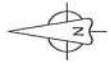
CORSTORPHINE + WRIGHT ARCHITECTS

London
 Manchester
 Leeds
 Glasgow
 Dublin

Block Hill, Brook Street, Warwick CV34 4EF
 Tel: 01825 838441 www.corstorphineandwright.com

The copyright of this drawing is owned by Corstorphine + Wright Ltd and must not be copied or reproduced without the consent of the company.
This drawing is a preliminary design and is not to be used for any other purpose.
All dimensions must be checked and confirmed by the client and the contractor before any work is commenced and any variation must be agreed in writing.
NOTES:

Site Area: 3,852 sqm / 0.91 ha



Project	1428235 - East Chadda Industrial	DC
Client	1328235 - Market for Property	DC
Site	1428235 - Market for Property	DC
Drawn	1428235 - Market for Property	DC
Checked	1428235 - Market for Property	DC
Approved	1428235 - Market for Property	DC

DEELEY PROPERTIES
Project
LAND OFF LEADDON WAY,
LEDBURY

Drawn By
PARAMETERS PLAN

Sheet
DC JD A1 1:500 MAY 2020

Project No.
19661 0300 P-01

CORSTORPHINE + WRIGHT
ARCHITECTS
Wenlock
Birmingham
Manchester
Cardiff
Glasgow
Edinburgh

Brook Hill, Brook Street, Warrick CV04 4BL
Tel: 01926 628444 www.corstorphine-wright.com

4. ALL PLANTS TO BE CHECKED FOR COMPLIANCE WITH THE BIODIVERSITY ACT (ACT 107 OF 2017) BY A REGISTERED ECOPHYSIOLOGIST OR ANOTHER REGISTERED PROFESSIONAL PLANTER.

5. ALL PLANTS TO BE CHECKED FOR COMPLIANCE WITH THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT 107 OF 2017) BY A REGISTERED ECOPHYSIOLOGIST OR ANOTHER REGISTERED PROFESSIONAL PLANTER.

6. ALL PLANTS TO BE CHECKED FOR COMPLIANCE WITH THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT 107 OF 2017) BY A REGISTERED ECOPHYSIOLOGIST OR ANOTHER REGISTERED PROFESSIONAL PLANTER.

PLANTING SCHEDULE

TYPE	KEY	SPECIES	SIZE	NOTES	QUANTITY
Tree	(Symbol)				
Shrub	(Symbol)				
Plant	(Symbol)				
Grass	(Symbol)				
Water	(Symbol)				
Path	(Symbol)				
Structure	(Symbol)				
Furniture	(Symbol)				

NOTES:

- 1. All plantings should be done in accordance with the specifications and standards of the relevant authorities.
- 2. All plants should be checked for compliance with the National Environmental Management Act (Act 107 of 2017) by a registered ecophysio-ecologist or another registered professional planter.
- 3. All plants should be checked for compliance with the National Environmental Management Act (Act 107 of 2017) by a registered ecophysio-ecologist or another registered professional planter.
- 4. All plants should be checked for compliance with the National Environmental Management Act (Act 107 of 2017) by a registered ecophysio-ecologist or another registered professional planter.

Landscaping subjects

B Landscape subjects

D Landscape subjects

Land of Laxon Way, Luthy

Site Landscape Layout Plan

Scale: 1:100

Date: 11/09/2024

Author: [Name]

Check: [Name]

Project No: [Number]

Sheet No: [Number]

80 CSMS 5D D02 031



21



GENERAL NOTES	
1.	CONSTRUCTION AND FINISHES SHALL BE CHECKED ON SITE TO BE SURE THEY COMPLY WITH THE SPECIFICATIONS AND STANDARDS SET OUT IN THIS DOCUMENT.
2.	ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
4.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5.	THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6.	ALL MATERIALS AND FINISHES SHALL BE STORED SECURELY ON SITE.
7.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES.
8.	ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL AUTHORITY.
9.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES.
10.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SPECIFICATIONS	
1.	CONCRETE All concrete shall be to BS 5400: Part 1. All concrete shall be finished with a smooth, trowelled surface.
2.	PAVING All paving shall be to BS 6903: Part 1. All paving shall be finished with a smooth, trowelled surface.
3.	WALLS All walls shall be to BS 5642: Part 1. All walls shall be finished with a smooth, trowelled surface.
4.	ROOFING All roofing shall be to BS 5593: Part 1. All roofing shall be finished with a smooth, trowelled surface.
5.	GLAZING All glazing shall be to BS 6899: Part 1. All glazing shall be finished with a smooth, trowelled surface.
6.	MECHANICAL All mechanical services shall be to BS 5445: Part 1. All mechanical services shall be finished with a smooth, trowelled surface.
7.	ELECTRICAL All electrical services shall be to BS 7671: Part 1. All electrical services shall be finished with a smooth, trowelled surface.
8.	PLUMBING All plumbing services shall be to BS 6800: Part 1. All plumbing services shall be finished with a smooth, trowelled surface.
9.	HEATING All heating services shall be to BS 5445: Part 1. All heating services shall be finished with a smooth, trowelled surface.
10.	VENTILATION All ventilation services shall be to BS 5445: Part 1. All ventilation services shall be finished with a smooth, trowelled surface.

LANDSCAPING SPECIFICATIONS	
1.	SOIL All soil shall be to BS 1537: Part 1. All soil shall be finished with a smooth, trowelled surface.
2.	PLANTING All planting shall be to BS 5839: Part 1. All planting shall be finished with a smooth, trowelled surface.
3.	IRRIGATION All irrigation shall be to BS 5445: Part 1. All irrigation shall be finished with a smooth, trowelled surface.
4.	PAVING All paving shall be to BS 6903: Part 1. All paving shall be finished with a smooth, trowelled surface.
5.	WALLS All walls shall be to BS 5642: Part 1. All walls shall be finished with a smooth, trowelled surface.
6.	ROOFING All roofing shall be to BS 5593: Part 1. All roofing shall be finished with a smooth, trowelled surface.
7.	GLAZING All glazing shall be to BS 6899: Part 1. All glazing shall be finished with a smooth, trowelled surface.
8.	MECHANICAL All mechanical services shall be to BS 5445: Part 1. All mechanical services shall be finished with a smooth, trowelled surface.
9.	ELECTRICAL All electrical services shall be to BS 7671: Part 1. All electrical services shall be finished with a smooth, trowelled surface.
10.	PLUMBING All plumbing services shall be to BS 6800: Part 1. All plumbing services shall be finished with a smooth, trowelled surface.

KEY	
1.	EXISTING Existing structures and features.
2.	NEW New structures and features.
3.	PLANTING Proposed planting locations.
4.	PAVING Proposed paving areas.
5.	WALLS Proposed walls.
6.	ROOFING Proposed roofing.
7.	GLAZING Proposed glazing.
8.	MECHANICAL Proposed mechanical services.
9.	ELECTRICAL Proposed electrical services.
10.	PLUMBING Proposed plumbing services.

REFERENCES	
1.	Refer to BD 0248 SD 001-1 for further details.
2.	Refer to BS 5400: Part 1 for concrete specifications.
3.	Refer to BS 6903: Part 1 for paving specifications.
4.	Refer to BS 5642: Part 1 for wall specifications.
5.	Refer to BS 5593: Part 1 for roofing specifications.
6.	Refer to BS 6899: Part 1 for glazing specifications.
7.	Refer to BS 5445: Part 1 for mechanical specifications.
8.	Refer to BS 7671: Part 1 for electrical specifications.
9.	Refer to BS 6800: Part 1 for plumbing specifications.
10.	Refer to BS 5839: Part 1 for planting specifications.

MATERIALS	
1.	CONCRETE All concrete shall be to BS 5400: Part 1.
2.	PAVING All paving shall be to BS 6903: Part 1.
3.	WALLS All walls shall be to BS 5642: Part 1.
4.	ROOFING All roofing shall be to BS 5593: Part 1.
5.	GLAZING All glazing shall be to BS 6899: Part 1.
6.	MECHANICAL All mechanical services shall be to BS 5445: Part 1.
7.	ELECTRICAL All electrical services shall be to BS 7671: Part 1.
8.	PLUMBING All plumbing services shall be to BS 6800: Part 1.
9.	HEATING All heating services shall be to BS 5445: Part 1.
10.	VENTILATION All ventilation services shall be to BS 5445: Part 1.

FINISHES	
1.	CONCRETE All concrete shall be finished with a smooth, trowelled surface.
2.	PAVING All paving shall be finished with a smooth, trowelled surface.
3.	WALLS All walls shall be finished with a smooth, trowelled surface.
4.	ROOFING All roofing shall be finished with a smooth, trowelled surface.
5.	GLAZING All glazing shall be finished with a smooth, trowelled surface.
6.	MECHANICAL All mechanical services shall be finished with a smooth, trowelled surface.
7.	ELECTRICAL All electrical services shall be finished with a smooth, trowelled surface.
8.	PLUMBING All plumbing services shall be finished with a smooth, trowelled surface.
9.	HEATING All heating services shall be finished with a smooth, trowelled surface.
10.	VENTILATION All ventilation services shall be finished with a smooth, trowelled surface.

REFERENCES	
1.	Refer to BD 0248 SD 001-1 for further details.
2.	Refer to BS 5400: Part 1 for concrete specifications.
3.	Refer to BS 6903: Part 1 for paving specifications.
4.	Refer to BS 5642: Part 1 for wall specifications.
5.	Refer to BS 5593: Part 1 for roofing specifications.
6.	Refer to BS 6899: Part 1 for glazing specifications.
7.	Refer to BS 5445: Part 1 for mechanical specifications.
8.	Refer to BS 7671: Part 1 for electrical specifications.
9.	Refer to BS 6800: Part 1 for plumbing specifications.
10.	Refer to BS 5839: Part 1 for planting specifications.

