

Brookes Bliss



Residential Development Site,
Holmer House Farm, Holmer, HR4 9RG

Brookes Bliss are marketing this site on behalf of Brightwells

An outstanding and fully serviced mixed residential development site for 17 units at Holmer House Farm

- Farmhouse for conversion and extension into 7 one and two bedroomed flats (about 376 m²/4047 ft.² excluding communal areas)
- Two traditional Barns for conversion into one detached dwelling (about 102 m²/1098 ft.²) and terrace of three dwellings - part conversion and part newbuilds. (338 m²/3638 ft.² in total)
- Six new build plots for a pair of semi-detached houses (88 m²/947 ft.²); another pair of semi-detached houses (70 m²/753 ft.²); a detached house (160 m²/1722 ft.²); and a second detached house (156 m²/1679 ft.²). All areas are gross internal.
- Area 2.20 acres
- Fully serviced site
- No affordable requirements and reduced S106 contributions.

This modest but very attractive residential development project is at Holmer House Farm on the northern outskirts of the City of Hereford and just off the A49 Hereford to Leominster Road.

It is the residual part of a larger scheme for 100 residential units following the sale to Bloor homes of 83 plots to add to their current main residential development at Holmer West.

The property now for sale comprises the original farmhouse, two barns and about 2.20 acres with consent for a mixed and individual project to provide in total 17 units.

This development also benefits from a number of special advantages, in particular regarding the provision of services, limited S106 contributions and no affordable housing requirements.

Overall a very attractive residential proposition with the availability of full planning consent.

The Properties The proposed accommodation within each unit is set out at appendix 1.

Planning Hybrid outline planning permission was granted for the entire site on 13th November 2019 application number 184662, followed by listed building consent on the 15th November 2019 under application number 184669. These consents included detailed floor and elevation plans for all the dwellings on the sale property.

Copies of the consents are attached at Appendix 2 including relevant plans.

S106 Contributions S106 contributions allocated to the site will be in respect of sports, education and recycling only.

Services Mains water, gas and electricity are to be laid to the boundary of the sale property by Bloor Homes and ready for connection with two years of completion of their purchase or one year of Bloor commencing their part of the scheme.

Drainage Bloor Homes/Crest are constructing on adjoining land, storm and foul drainage facilities. The purchaser will be entitled to connect onto and use this facility free of charge.

Access There will be restricted access to the site from the A49 via the existing farm entrance road in respect of the farmhouse and one barn. The remaining plots will be served by the new road leading off a main Bloor estate road (now under construction). This new road will be constructed by Bloor Homes at their expense and completed within two years of completion of their purchase or one year of them commencing their part of the development.

Farm Buildings On site there are a number of farm buildings which the purchaser will be responsible for demolishing and removing from site.

Planning Consultants The planning and design of the development has been undertaken by Collins Design and Build and Russell Pryce of the firm will be pleased to address any purchaser enquiries relevant to the project. 01981 242928 or 07931 808200

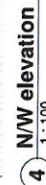
Viewing and Method of Sale: The site is available for sale by private treaty. Viewing and further particulars available through the agents. Ref: Michael Rose 07836 767167 or 01432 261325. Guide Price in excess of £865,000.

Solicitor: Raymond Perry of Davies & Partners, Rowan House, Barnett Way, Barnwood, Gloucester, GL4 3RT

Raymond.Perry@daviesandpartners.com | 01452 612345

PLEASE CONTACT BRIGHTWELLS FOR FURTHER DETAILS

01432 261325



NE elevation: Widened the door and removed an opening. See elevation 1. Small windows are positioned and sized to fit within the original timber framing. Louvres can be added to the windows.

SE elevation: Same as NW elevation. Louvres have been added over the first floor windows. Again the timber framing is visible.

SW elevation: The porch is positioned and sized to fit within the original timber framing. Louvres have been added over the existing timber framing. The porch is positioned within the timber framing so that the head doesn't extend into the timber clad area as the timber framing is wider than the head.

NW elevation: Spaced windows with the smaller on the first floor. This allows a more suitable interval cl height. Again window position and size influenced by the timber framing.

18.4.19. reduced rooflight size

Barn B- 3 bedroom

Plot 8

Collins
Design & Build
& Project Management

CITY ADDRESS	DATE	EDITION
Holmer House Farm	17.10.17	5057-Barn B-A

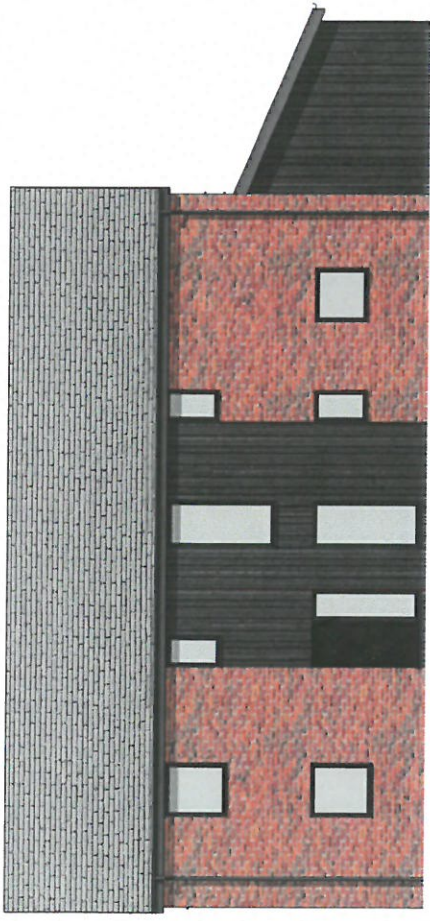
UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS,
HEREFORD, HR2 0EL
TEL: 01981 240582 FAX: 01981 242326

As indicated	A1
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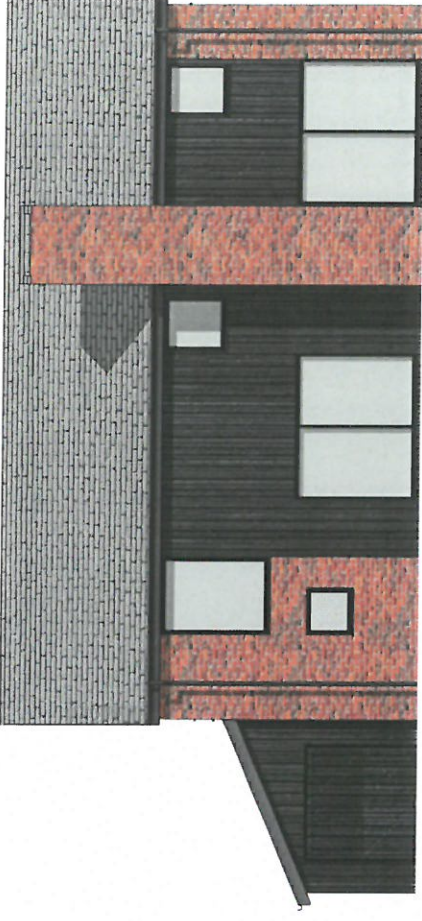
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Scale 1:500 @A1 1:1000@A3

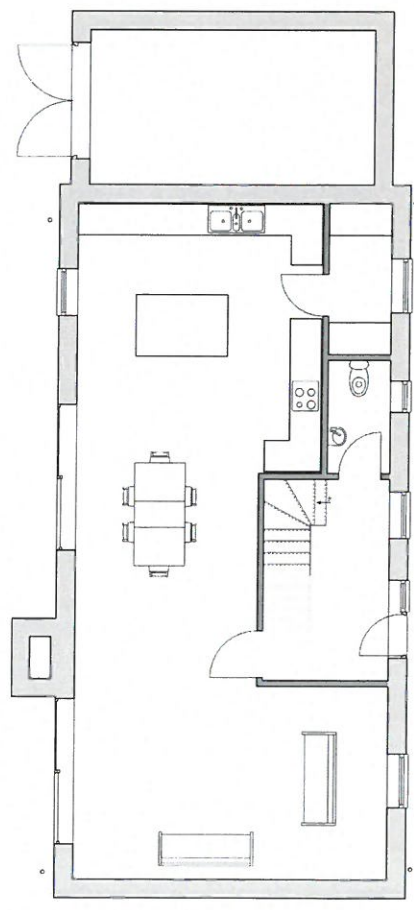
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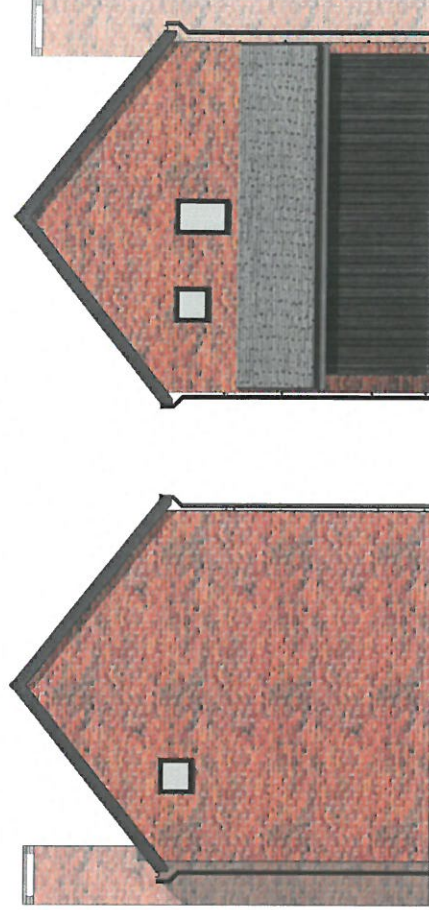
1 Front elevation
1:50



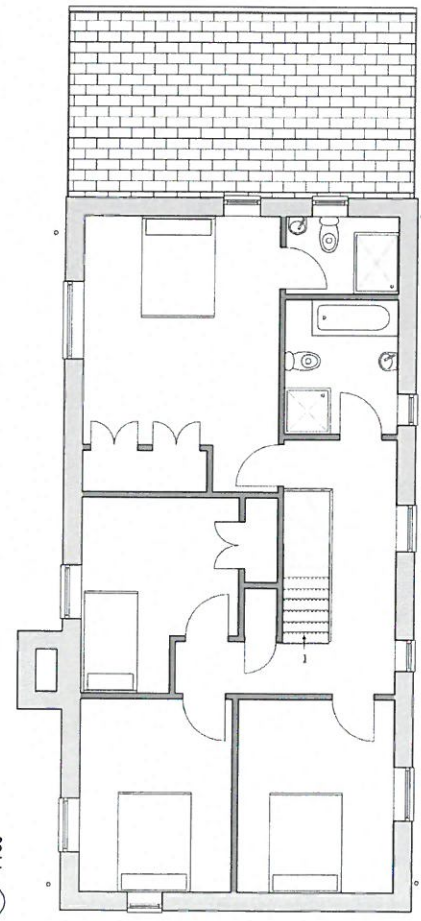
3 Rear elevation
1:50



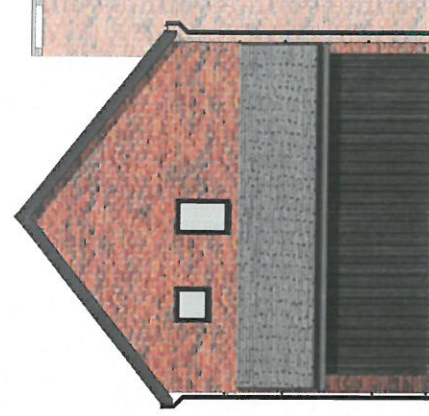
5 00-GF plan
1:50



2 Left side elevation
1:50



6 01-FF plan
1:50



4 Right side elevation
1:50

'Barn conversion' 4 bedroom

Plot 11

Collins
Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS,
HEREFORD, HR2 0EL
TEL: 01981 240562 FAX: 01981 242926

Client: Holmer House Farm

Project: 5057 - 'barn' conversion - A

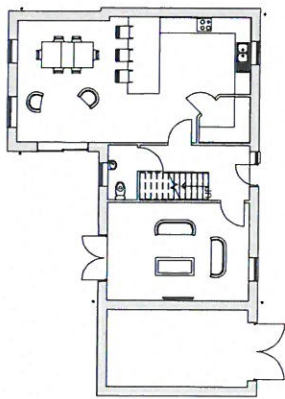
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Scale: 1:500 @ A1 1:1000 @ A3
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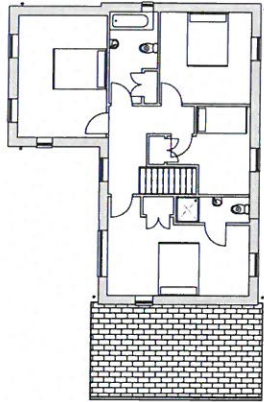
Scale: 1:100 @ A1
0m 2 4 6 8 10m

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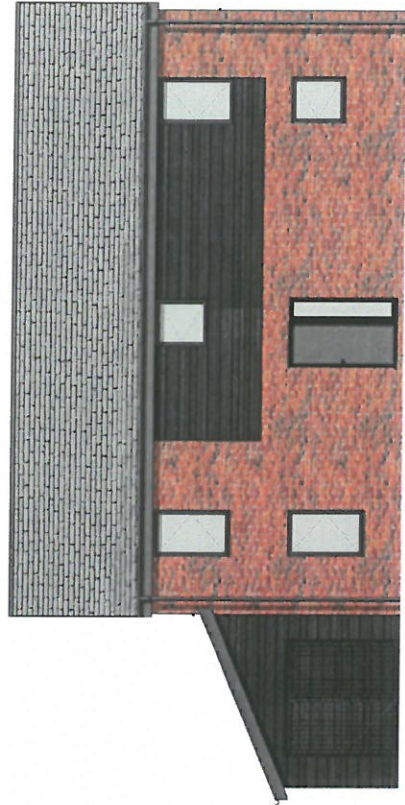
Drawn: GCM Date: 1/1/07



1 Ground Floor Layout
1:100



2 First Floor Layout
1:100



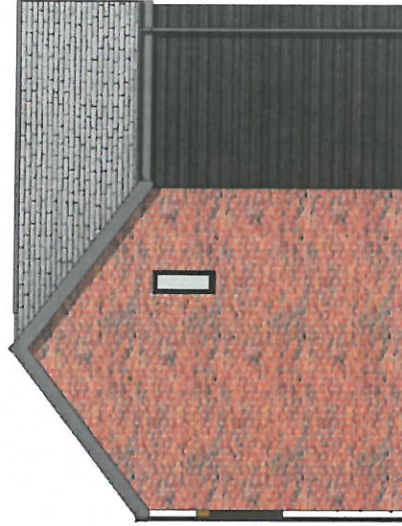
3 Front Elevation
1:50



5 Right side elevation
1:50



4 Rear Elevation
1:50



6 Left side elevation
1:50

Detached house 4 bedroom Plot 14

Collins Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS,
HEREFORD, HR2 9EL
TEL: 01981 240862 FAX: 01981 242926

Collins House Farm

Client: Holmer House Farm
Date: 5.11.18
Drawing: 5057 EC-A

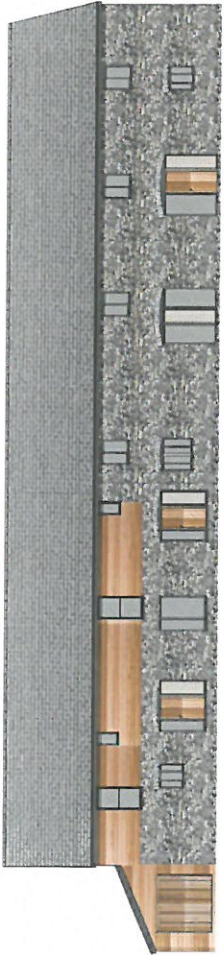
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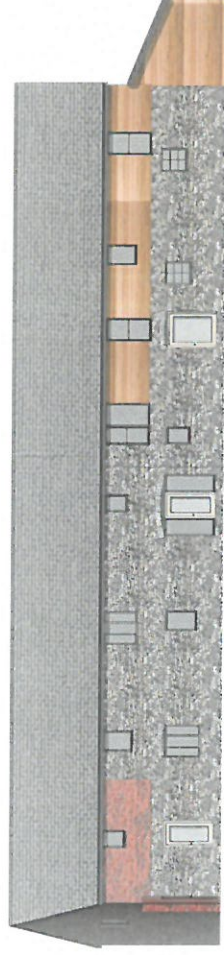
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Scale 1:100 @A1
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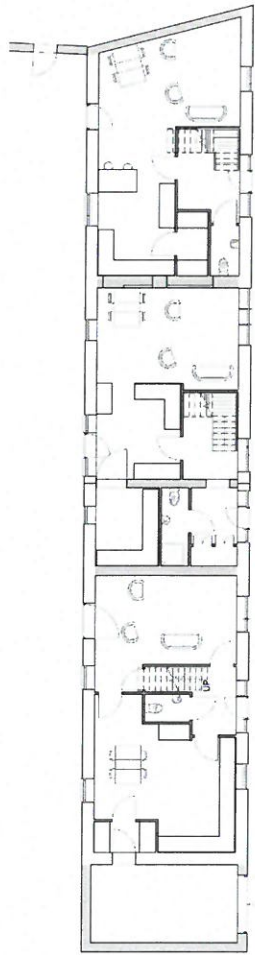
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Collins House Farm
gcm
5057



1 Proposed S/W elevation
1 : 100



3 Proposed N/E elevation
1 : 100



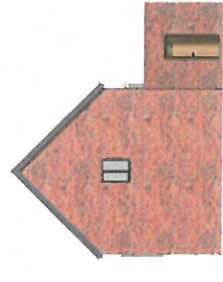
5 P0-GF plan
1 : 100



6 P1-FF plan
1 : 100



2 Proposed N/W elevation
1 : 100



4 Proposed S/E elevation
1 : 100

Barn A- Terrace of 3 Proposed Plots 15-17

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS,
GLD ON 1981 246552 FAX 01981 242326

Proposed development at Holmer House Farm

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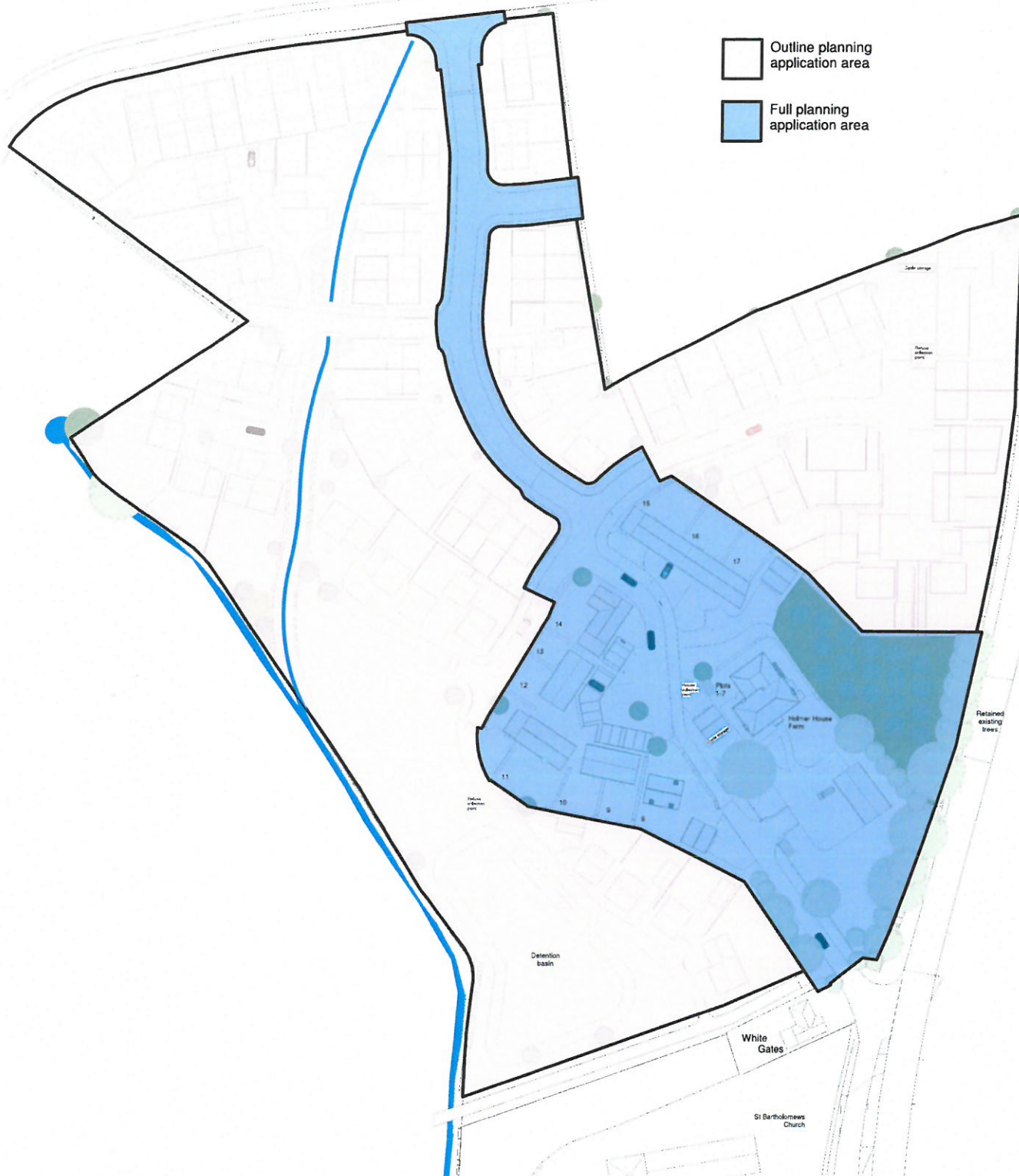
Client: Holmer House Farm

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Scale 1:500 @A1 1:1000@A3
0m 10 20 30 40 50m

Scale 1:100 @A1
0m 2 4 6 8 10m

Client: Holmer House Farm	Scale 1:1250 @A1 0m 25 50 75 100 125m
Scale 1:500 @A1 1:1000@A3 0m 10 20 30 40 50m	Scale 1:100 @A1 0m 2 4 6 8 10m



1 PA-Detailed/outline application
1 : 500

Rev A-8.1.19- Amendment to southern edge of full planning application area

Collins Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS,
HEREFORD, HR2 0EL
TEL: 01981 240682 FAX: 01981 242926

Proposed development at Holmer House Farm

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Client: gcm

Project: 5057

Site: 18.12.18

PA-5057-2b

Scale: 1:500

A1



Scale 1:1250 @A1
0m 25 50 75 100 125m

Scale 1:500 @A1
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Scale 1:200 @A1
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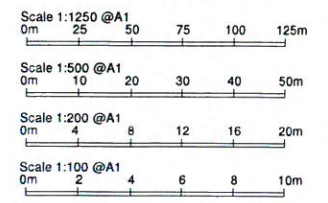
1 PA-Site Plan
1:500

24.4.19- Brock planter added

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& Project Management

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HEREFORD, HR2 0EL
TEL: 01981 240682 FAX: 01981 242926

Proposed development at Holmer House Farm



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CLIENT	gcm	DATE	18.12.18
PROJECT	Holmer House Farm Holmer, Hereford	REF	PA-5057-6f
SCALE	1:500	FORMAT	A1



Appendix 1

Accommodation Schedule

Main house

GF-	flat 1 (in new rear extension)	52 – 2 bed
	flat 2 (original house)	45 1 bed
	flat 3 (original house)	41 – 1 bed
FF-	flat 4 (in new rear extension)	57 – 2 bed
	flat 5 (original house)	49 – 1 bed
	flat 6 (original house)	41 – 1 bed
SF-	flat 7 (original house)	91 – 2 bed

These floor areas exclude the communal areas such as entrance lobby and stairwells.

4 vehicle cart shed detached garage 82.5sqm

	GF	FF		Garage	
Plot 8	51	51	3 bed	36	(barn conversion)
Plots 9&12	44	44	3 bed		New build
Plots 10&13	35	35	2 bed		New build
Plot 11	80	80	4 bed	17	New build
Plot 14	78	78	4 bed	17	New build
Plot 15	59	59	4 bed	17	(70% barn conversion, 30% new build)
Plot 16	59	59	3 bed		(70% barn conversion, 30% new build)
Plot 17	51	51	3 bed		(70% barn conversion, 30% new build)

Plot 16 and 17 share a detached double garage totalling 36sqm

Plots 9 and 12 share a remote detached double garage adj the house totalling 36sqm

LISTED BUILDING CONSENT

Applicant:

Mr J Pye and Mrs C Kennedy
C/O Agent

Agent:

Mr Russell Pryce
Collins Design & Build Ltd
Unit 5, Westwood Industrial Estate
Ewyas Harold
Hereford
HR2 0EL

Date of Application: 8 January 2019

Application No:
184699

Grid Ref:350482:242559

Proposed development:

SITE:

Holmer House Farm, Holmer, Hereford,

DESCRIPTION:

Proposed demolition of rear extension and side garage and construction of a replacement two storey rear extension of Holmer House, subdivision of house to create seven apartments and conversion of two curtilage listed barns to create four dwellings. See also accompanying hybrid application 184662

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Act that LISTED BUILDING CONSENT has been GRANTED for the execution of the works referred to above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 The development shall be carried out strictly in accordance with the approved plans drawing numbers:

- Location Plan – 5057-7
- Planning Areas (detailed / outline application): 5057-2b
- Site Plan: 5057-6f
- Plots 1 – 7: 5057-A – House Proposed
- Plot 8: No. 5057 Barn B - A
- Plots 15 – 17 - amended Plan – Drg No. PA-5057- Barn A Proposed – C

except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 2 Before work begins in relation to the specified features, drawings to a scale of 1:10 1:5, fully detailing the following new, replacement or altered features shall be submitted to and approved in writing by the Local Planning Authority:

- Internal Stair Balustrade Details draw to scale 1:10
- Treatment of doorways to be blocked up

The development shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 3 No joinery works shall commence until precise details of all external windows and doors and any other external joinery have been submitted to and approved in writing by the Local Planning Authority. These shall include

- Full size or 1:2 details and sections, and 1:20 elevations of each joinery item cross referenced to the details and indexed on elevations on the approved drawings.
- Method & type of glazing.
- Colour Scheme/Surface Finish

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 In the event of re-roofing, the following roof construction details shall be as a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any roofing works.

- A sample of the type of roofing material proposed;
- New dormers or proprietary rooflights;
- Treatment of gables and cappings;
- Treatment of verges and barge boards
- Any other features

The development shall be carried out in complete accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the building in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy , the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 The external facing materials to the development hereby permitted shall match in colour, form and texture those of the existing building.

Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 6 The roofing materials (tiles /slates] must be carefully stripped from the roof, inspected for defects and set aside for reuse. The balance to replace those unsuitable for re-roofing to be made up with second-hand or salvaged [tiles/slates] to precisely match the existing.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed

Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 7 The new facing brickwork/stonework shall match the existing brickwork/stonework adjacent in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 8 No works in relation to any of the features specified below shall commence until a sample panel(s) of all new facing brickwork or stonework is be provided on site at a minimum size of 1m x 1m and showing the proposed: –

Brick /stone types, sizes, colour, texture face-bond; brick bond and type; pointing mortar mix, joint thickness and finish profile.

Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority and carried out accordingly. The approved sample panel(s) shall be retained on site until the work is completed.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 9 No pointing or repointing of existing brickwork / stonework shall commence until a drawing identifying the affected areas, details of the method of removing the existing mortar and details/samples of the new mortar mix and joint finish have been submitted to/inspected and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the building, in accordance with Policy LD4 of the Herefordshire Local Plan - Core Strategy, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 10 Details of the material, sectional profile, fixings and colour scheme for Rainwater goods (gutters, downpipes, hopper-heads and soil pipes) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of this element of works. The development shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework

- 11 All routes for mechanical and electrical services and drainage shall be arranged to be visually unobtrusive and cause the minimum disturbance to historic fabric. Details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant sections of works..

These shall include types, sizes and positions of soil and vent pipes, waste pipes,

rainwater pipes, boiler flues and ventilation terminals, meter boxes, exterior cabling etc and interior fittings such as switchplates. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy , the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 12 All new partitions and other elements of construction shall be scribed around historic features and shall not cut through such features.

Reason: To ensure the satisfactory preservation of the Listed Building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework

- 13 Details of new sound and heat insulation within the Holmer House Farm conversion (units 1 – 7) shall be submitted to and approved in writing prior to the commencement of the relevant section of works.

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework

- 14 Details including a specification /scale drawings of new fire proofing measures are to within the Holmer House Farm conversion (units 1 – 7) shall be submitted to and approved in writing prior to the commencement of the relevant section of works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the listed building, in accordance with policy LD4 of the Herefordshire Local Plan - Core Strategy, the National Planning Policy Framework and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives:

- 1 Listed Building Consent is required for the demolition of a listed building or the carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building of special architectural or historic interest. Failure to obtain consent when it is needed is a criminal offence. Planning (Listed Building & Conservation Areas) Act 1990.
- 2 Listed Building Consent is required for any [abrasive cleaning/sand- blasting] of any part of this building or for substantial repointing. The carrying out of such work without consent may render the applicant, owner(s), agent and/or contractors liable for enforcement action and/or prosecution.
- 3 THIS PERMISSION DOES NOT CONVEY A BUILDING REGULATIONS APPROVAL under the Building Regulations 2010. The works may also require Building Regulations approval.
- 4 During the works, if hidden historic features are revealed they should be retained in-

situ. Works shall be halted in the relevant area of the building, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be submitted in writing to the Local Planning Authority to determine if Listed Building Consent is required. Failure to do so may result in unauthorised works being carried out and an offence being committed.

Planning Services
PO Box 4,
Hereford,
HR4 0XH

Date: 15 November 2019


KEVIN BISHOP
LEAD DEVELOPMENT MANAGER

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

Please note: This consent refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment, byelaw, order or regulation.

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of the local planning authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

Purchase Notices

- If Listed Building Consent or Conservation Area Consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

OUTLINE PLANNING PERMISSION

Applicant:

Mr Pye and Mrs Kennedy
C/O Agent

Agent:

Mr Russell Pryce
Collins Design & Build Ltd
Unit 5, Westwood Industrial Estate
Ewyas Harold
Hereford
HR2 0EL

Date of Application: 8 January 2019

Application No: 184662

Grid Ref:350482:242559

Proposed development:

SITE:

Holmer House Farm, Holmer, Hereford,

DESCRIPTION:

Hybrid application: Approval sought for access for the whole development. Approval sought for appearance, layout and scale for 17 dwellings identified on drawing number. PA 5057-2a. Description Proposed demolition of modern agricultural buildings and replacement with a development of up to 100 market and affordable dwellings including the conversion of traditional barns into four dwellings, conversion and replacement extension of Holmer House to create seven apartments and associated sustainable drainage works, de-culverting of Ayles Brook, roads, footpaths, cycleways, public open space and landscaping. See also accompanying LBC 184699.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that OUTLINE PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 3 Approval of the details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") in relation to the outline application as detailed on drawing number 5057-2b and approval of the details of the landscaping in relation to the detailed application area as defined on drawing number 5057-2b shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To enable the local planning authority to exercise proper control over these aspects of the development and to secure compliance with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 4 The development shall be carried out strictly in accordance with the approved plans drawing numbers:

- Location Plan – 5057-7
- Planning Areas (detailed / outline application): 5057-2b
- Site Plan: 5057-6f (detailed planning application site area only)
- Plots 1 – 7: 5057-A – House Proposed
- Plot 8: No. 5057 Barn B - A
- Plots 9, 10, 12 and 13: Drg No. 5057 Semi Detached -A
- Plot 11: 5057 Barn Conversion -A
- Plot 14: 5057 EC -A
- Plots 15 – 17 - amended Plan – Drg No. PA-5057-Barn A Proposed – C
- 4 Bay Garage Flats 3, 6, and 7 – 5057
- Double Garage Plots 8, 9, 10 and 17

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Site wide pre-commencement conditions

- 5 No development shall commence until a plan has been submitted to and approved in writing by the local planning authority identifying the phasing for the development and shall identify the following:

- Residential sub phase(s) if any;
- Timing of delivery of on-site highway works (including but not limited to on site roads, footways, cycleway)
- Timing of delivery of public open space and plays areas
- Timing of delivery of the foul and surface water drainage arrangements including any associated off site works

The development, including the completion and delivery of infrastructure shall be constructed in accordance with the agreed phasing plan, unless an alternative plan is submitted to and agreed in writing by the Local Planning Authority.

The conditions details below shall relate to the phasing plan as agreed.

Reason: To clarify the delivery of the proposed development (in relation to conditions and RM submissions) and ensure the acceptable phasing of the construction so as to ensure no detriment to the safe operation of the highway network and the timely provision of necessary infrastructure. This is to ensure compliance with Herefordshire Local Plan – Core Strategy Policies SD1, SS4, SS7, MT1 and guidance contained within the NPPF.

- 6 On any individual phase of the development a comprehensive flood risk management, foul and surface water drainage strategy have been submitted to and approved in writing by the Local Planning Authority, either prior to commencement of works (detailed application) or as part of any reserved matter application(s) relating to Layout.

The strategy shall demonstrate how flood risk will be mitigated and the site will be effectively drained addressing the requirements set out informative note number 9 accompanying this permission and shall include any off site mitigation measures to ensure adequate capacity exists to accommodate foul flows from the entire development.

Thereafter, the approved scheme shall form part of any Reserved Matters constructed in accordance with a construction phasing programme agreed under condition 4

Reason: To ensure adequate drainage arrangements serve the development and to mitigate and prevent adverse impact on adjoining land and use and to comply with Herefordshire Core Strategy policies S3 and S4.

Site wide compliance conditions

- 7 Prior to the commencement of any construction or development related activity beyond that necessary for Plots 1-8 a viable means of vehicle access must be open and available for use from the Holmer West Spine Road.

Reason: To ensure that the A49 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road caused by the application site and in the interests of road safety having regard to the requirements of policy MT1 of the Core Strategy.

- 8 Prior to the commencement of Plots 9-17 the vehicular restriction between Plots 1- 8 and Plots 9-17 (and remaining site) as shown on the revised PA-Site Plan (Drawing No. PA-5057-6c) shall be implemented and retained.

Reason: To ensure that the A49 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road caused by the application site and in the interests of road safety having regards to the requirements of policy MT1 of the Core Strategy.

- 9 Finished Floor Levels shall be set to a suitable level as outlined in section 4.10 of BWB's FRA (dated November 2015) - a minimum of 600mm above the 1 in 100yr plus climate change modelled level shall be achieved unless otherwise submitted to and agreed in writing either prior to the commencement of development or as agreed within a reserved matter submission relating to layout.

Reason: To protect the proposed dwellings from flood risk for the life time of the development including climate change having regard to the requirements of policy SD3 and SS7 of the Herefordshire Local Plan – Core Strategy and guidance contained within the National Planning Policy Framework.

- 10 The culverted sections of the Ayles Brook shown on Drawing PA-5057- 6/section 1.9 of the BWB's FRA shall be de-culverted prior to occupation of the dwellings.

Reason: To reduce flood risk to the dwellings. To protect the proposed dwellings from flood risk for the life time of the development including climate change having regard to the requirements of policy SD3 and SS7 of the Herefordshire Local Plan – Core Strategy and guidance contained within the National Planning Policy Framework.

- 11 Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following documents and plan: Arboricultural Impact Assessment – Adrian Hope Tree Services

Reason: To ensure that the development is carried out only as approved by the Local Planning Authority and to conform with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 12 No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the construction phase and thereafter for 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars.

Reason: To safeguard the character and amenity of the area and to ensure that the development conforms with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

- 13 No buildings on the application site shall be occupied earlier than 31st March 2020, unless the upgrading of the potable water network which would serve the development has been completed and written confirmation of this has been issued to the Local Planning Authority.

Reason: To ensure satisfactory mains water supply is available to properties at all times.

- 14 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of human health and to comply with Herefordshire Core Strategy policy SD1.

Outline Application (as per drg no. 5057-2b) - Pre-commencement conditions

- 15 Proposals for the number, size and type of open market housing on any individual phase of the development shall be submitted to the Local Planning Authority for approval either prior to or as part of any reserved matter application(s) relating to Layout.

The development shall thereafter be implemented in accordance with the approved scheme.

Reason: The permission is outline only and this condition is imposed to ensure the development meets the present and future housing needs of the locality by requiring delivery of the most appropriate size and type of additional housing in accordance with the requirements of policies H3 and LB2 of the Herefordshire Local Plan – Core Strategy and policies contained

- 16 In respect of the affordable housing, the size and type shall be provided in accordance with housing schedule detailed below and shall be detailed within any reserved matters submission relating to layout unless otherwise agreed in writing by the local planning authority.

Social Rent

6 x 1-bed flats (Min 45sqm) – Build Standard Part M4(1) Category 1 Standards

(2 x 1b2p GF Flats to be Part M4(2) Category 2 Units

1 x 4 bed House (Min 95sqm) – Build Standard Part M4(1) Category 1 Standards

Affordable Rent

2 x 1-bed flats (Min 45sqm) – Build Standard Part M4(1) Category 1 Standards

3 x 2-bed Houses (Min 68sqm) – Build Standard Part M4(1) Category 1 Standards

Shared Ownership

6 x 2-bed Houses (Min 68sqm) – Build Standard Part M4(1) Category 1 Standards

6 x 3-bed Houses (Min 82sqm) – Build Standard Part M4(1) Category 1 Standards

Reason: The permission is outline only and this condition is imposed to ensure the development meets the present and future housing needs of the locality by requiring delivery of the most appropriate size and tenure in accordance with the requirements of policies H1 and H3 of the Herefordshire Local Plan – Core Strategy.

- 17 The reserved matters submission relating to layout, appearance and landscaping for residential development (or phase) submitted pursuant to Condition 3 shall be accompanied by details of a scheme of noise attenuating measures for the proposed dwellings relating to the road traffic noise from the A49.

The scheme shall have reference to the most recent and relevant Pro PG Planning and Noise guidance, advice provided by BS 8233:2014, Guidance on sound insulation and noise reduction in buildings (or any subsequent guidance) and the World Health Organisation Guidelines for Community Noise.

The approved scheme shall be implemented before the first occupation or use of the dwellings within this phase of the development and thereafter be maintained as such.

Reason: To ensure that the preparation of the Reserved Matter in respect of layout and appearance take into account any required noise mitigation from design stages in the interests of the residential amenity of future residents and to ensure visual impacts of any mitigation are addressed in accordance with Policy SD1 of the Herefordshire Local Plan – Core Strategy, NDP and the National Planning Policy Framework.

- 18 Detailed plans for the provision for open space and play areas shall be set out in accordance with the standards adopted by the local planning authority and shall be submitted as part of the Reserved Matters submissions relating to layout.

The development shall thereafter be implemented in accordance with the approved scheme in accordance with the phasing plan as agreed by condition 4 above.

Reason. In order to comply with the requirements of Policies OS1 and OS2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 19 No development shall commence until a Construction Site Waste Management Plan (CSWMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The plan is to ensure waste management provisions compliment the construction activities on site and that all waste emanating from the development are dealt with in an appropriate manner and follows the waste hierarchy.

The Plan shall include, but not be limited to:

- i. a description of the likely quantity and nature of waste streams that will be

- generated during construction of the development;
- ii. measures to monitor and manage waste generated during construction including general procedures for waste classification, handling, reuse, and disposal, use of secondary waste material in construction wherever feasible and reasonable, procedures or dealing with green waste including timber and mulch from clearing activities and measures for reducing demand on water resources;
- iii. measures to monitor and manage spoil, fill and materials stockpiles, including details of how spoil, fill or material will be handled, stockpiled, reused and disposed of, and locational criteria to guide the placement of stockpiles; and
- iv. details of the methods and procedures to manage construction related environmental risks and minimise amenity impacts associated with waste handling.

Construction works shall thereafter be carried out in full accordance with the CSWP and any Sub-Plans.

Reason: To ensure, manage and co-ordinate the protection and enhancement of the Environment in accordance with the requirements of Policies SD1, SD3, SD4, LD1, LD4 of the Herefordshire Local Plan – Core Strategy.

20 No development shall commence until a Construction Management Plan for that phase has been submitted to and approved in writing by the local planning authority. The approved Construction Management Plan shall thereafter be adhered to throughout the construction period for that phase. The Construction Management Plan shall include, but is not limited to, the following matters:

- site management arrangements, including on-site storage of materials, plant and machinery; temporary offices, contractors compounds and other facilities; on-site parking and turning provision for site operatives, visitors and construction vehicles (including cycle parking for staff and visitors); and provision for the loading/unloading of plant and materials within the site;
- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures for managing access and routing for construction and delivery traffic;
- hours during which construction work, including works of site clearance, and deliveries can take place.
- Tree / hedge protection plan for the phase of development (as per condition 11)
- Construction Traffic Management Plan

The development shall be carried out in accordance with the approved details for the duration of the construction of the development.

Reason: In the interests of highway safety, in the interests of safeguarding adjoining amenity and uses and to conform to the requirements of Policies SD1, LD2, and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy.

21 Development shall not begin in relation to the provision of road and drainage infrastructure until the following details are submitted to and approved in writing to the local planning authority:

- Surface finishes
- Drainage details
- Future maintenance arrangements

The development shall be carried out and thereafter maintained in accordance with the approved details

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 22 No development approved by this permission shall be commenced until scheme for the ecological management, enhancement and maintenance of the Aylesbrook watercourse corridor, as shown on the Indicative Landscape Masterplan, has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include detail of the watercourse channel design for ecological benefits, including habitat improvement. Details of the treatment of a buffer strip adjacent to the watercourse banks shall also be submitted. The plan shall detail timing and provision for implementing and updating the plan.

The scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the design of the new section of open channel on the Brook conserves and enhances the ecological value of the watercourse and it's corridor through the site.

- 23 With the exception of site clearance and groundwork, no further development shall commence until a fully detailed and specified Biodiversity Enhancement Plan including a relevant location plan and supporting specification sheet that includes full specifications of all proposed 'fixed' habitat features shall be supplied to the local planning authority for written approval.

The approved scheme shall be implemented in full and hereafter maintained unless otherwise agreed in writing by the planning authority.

Reason: To ensure that all species and habitats are protected, conserved and enhanced (Biodiversity nett gain) having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies SS6, LD1 -3 and, Dark Skies initiative (DEFRA-NPPF 2013/18).

Full / Detailed application (as per drg No. 5057 -2b) – Pre commencement conditions

- 24 No development within the farm yard and buildings part of the full application site area as defined on drawing number PA-5057-2b shall take place until the following has been submitted to and approved in writing by the local planning authority:

- a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice

- b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors
- c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed (including how this addresses any phasing within the development) shall be submitted in writing.

The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to comply with Herefordshire Core Strategy policy SD1.

- 25 No part of the development within the detailed application site area as defined on drawing number PA-5057-2b hereby permitted shall commence until a Construction Traffic Management Plan (CTMP) for Plots 1-8, demonstrating that the necessary construction traffic and all associated activities can be adequately accommodated within the site and clear of the lay-by/A49 junction, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The development shall be carried out in accordance with the approved plan.

Reason: To ensure that the A49 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road caused by the application site and in the interests of road safety having regard to the requirements of policy MT1 of the Core Strategy.

- 26 With the exception of any site clearance and groundwork, no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 27 Prior to any works commencing on Holmer Farm House (plots 1 -7), Barn A or Barn B or any associated attached building updated optimal period surveys for all relevant protected species shall be carried out and the report, including full details of any required working methods, protected species licences and associated mitigation and compensation shall be submitted to the local planning authority for consideration and written approval. The approved scheme shall be implemented in full unless otherwise agreed in writing by the local planning authority and in respect of protected species licences also agreed by Natural England.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural

Habitats, &c) Regulations 2017 (as amended), Policy LD2 of the Herefordshire Core Strategy, National Planning Policy Framework (2018) and NERC Act 2006.

- 28 With the exception of site clearance and groundwork, no further development shall commence until a fully detailed and specified Biodiversity Enhancement Plan including a relevant location plan and supporting specification sheet that includes full specifications of all proposed 'fixed' habitat features shall be supplied to the local planning authority for written approval. The approved scheme shall be implemented in full and hereafter maintained unless otherwise agreed in writing by the planning authority.

Reason: To ensure that all species and habitats are protected, conserved and enhanced (Biodiversity nett gain) having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies SS6, LD1 -3 and, Dark Skies initiative (DEFRA-NPPF 2013/18).

- 29 Development shall not begin in relation to the provision of road and associated drainage infrastructure until the following details are submitted to and approved in writing to the local planning authority:

- Surface finishes
- Drainage details
- Future maintenance arrangements

The development shall be carried out and thereafter maintained in accordance with the approved details

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Detailed / Full Application – (as per drg No. 5057 -2) Pre-occupation (or other) conditions

- 30 The hard and soft landscape works shall be carried out in accordance with the approved details before any part of the development is first occupied / brought into use or in accordance with an agreed implementation programme that shall be submitted to and agreed in writing by the local planning authority.

Reason: To ensure implementation according to the hard and soft landscape works plan agreed with local planning authority and in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 31 Before the development is first occupied / brought into use, a schedule of landscape management and maintenance of non private gardens areas (but shall include shared garden areas) for a period of five years shall be submitted to and approved in writing by the local planning authority. Maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure the successful establishment of the approved scheme, local planning authority and in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 32 No dwelling within each phase of residential development hereby approved shall be occupied until the Remediation Scheme, as approved pursuant to condition 24 above, has been fully implemented.

On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the any development within that phase is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to comply with Herefordshire Core Strategy policy SD1.

- 33 Prior to the first occupation of each dwelling or residential development the access, turning area and parking facilities serving that dwelling or residential development (including areas for the manoeuvring, parking, loading and unloading of vehicles) shall have been laid out, consolidated, surfaced and drained in accordance with the approved details (layout or landscaping reserved matters) and such areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to comply with Herefordshire Core Strategy policies SS4 and MT1.

- 34 Prior to the first occupation of any dwelling within any phase of residential development hereby permitted a scheme to enable the charging of plug in and other ultra low emission vehicles (e.g provision of cabling and outside sockets) to serve the occupants of the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority.

Reason: To address the requirements policies in relation to climate change SS7 and SD1 of the Herefordshire Local Plan Core Strategy and the guidance contained within the National Planning Policy Framework.

- 35 Prior to the first occupation of each dwelling within any phase of residential development hereby permitted the development a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan Core Strategy shall be submitted to and approved in writing by the local planning authority and implemented as approved.

Reason: To ensure compliance with Policies SD3 and SD4 of the Hereford Local Plan – Core Strategy and the National Planning Policy Framework.

- 36 Prior to the first occupation of each dwelling hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling (or scheme for shared provision if apartments) shall be submitted to the Local Planning Authority for their written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the first occupation of each dwelling hereby permitted. Thereafter these facilities shall be maintained as such.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Outline Application (as shown on drg no. 5057 – 2b) – Pre Occupation conditions

- 37 Before any phase of the development is first occupied or brought into use, a schedule of landscape implementation and maintenance of non-private garden areas shall be submitted to and approved in writing by the local planning authority. Delivery and Maintenance shall be carried out in accordance with this approved schedule.

Reason: To ensure the future establishment of the approved scheme, in order to protect and enhance the visual amenities of the area and setting of heritage assets hereabouts, to maintain and enhance the character and appearance of the location and to ensure that the development complies with the requirements of Policy SS6, LD1 and SD1 of the Herefordshire Local Plan – Core Strategy, and aims and objectives of the National Planning Policy Framework.

- 38 Prior to the first occupation of each dwelling or residential development the access, turning area and parking facilities serving that dwelling or residential development (including areas for the manoeuvring, parking, loading and unloading of vehicles) as approved as part of the reserved matters (or conditions) shall have been laid out, consolidated, surfaced and drained in accordance with the approved details (as agreed by RM or conditions) and such areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to comply with Herefordshire Core Strategy policies SS4 and MT1.

- 39 Prior to the first occupation of each dwelling hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling (or scheme for shared provision if apartments) shall be submitted to the Local Planning Authority for their written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the first occupation of each dwelling hereby permitted. Thereafter these facilities shall be maintained as such.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 40 Prior to the first occupation of each dwelling hereby permitted the development a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan Core Strategy shall be submitted to and approved in writing by the local planning authority and implemented as approved.

Reason: To ensure compliance with Policies SD3 and SD4 of the Hereford Local Plan – Core Strategy and the National Planning Policy Framework.

- 41 Prior to the first occupation of any dwelling within any phase of residential development hereby permitted a scheme to enable the charging of plug in and other ultra low emission vehicles (e.g. provision of cabling and outside sockets) to serve the occupants of the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority.

Reason: To address the requirements policies in relation to climate change SS7 and SD1 of the Herefordshire Local Plan Core Strategy and the guidance contained within the National Planning Policy Framework.

- 42 No dwelling within each phase of residential development hereby approved shall be occupied until the Remediation Scheme, as approved pursuant to condition 24 above, has been fully implemented.

On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the any development within that phase is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to comply with Herefordshire Core Strategy policy SD1.

Informatives:

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2 The application is pursuant to a Section 106 agreement dated 12th December 2019.
- 3 It is an offence under Section 148 of the Highways Act 1980 to allow mud or other debris to be transmitted onto the public highway. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 4 This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel: 01432 261800), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority. A minimum of 4 weeks notification will be required (or 3 months if a road closure is involved).

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to coordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.

- 5 This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford, HR2 6JT (Tel: 01432 261800), shall be given at least 28 days' notice of the applicant's intention to commence any works affecting the public highway so that the applicant can be provided with an approved specification, and supervision arranged for the works.

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to co-ordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.

- 6 The developer is required to submit details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations. It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Adequate storm water disposal arrangements must be provided to enable Herefordshire Council, as Highway Authority, to adopt the proposed roadworks as public highways. The applicant is, therefore, advised to submit the engineering and drainage details referred to in this conditional approval at an early date to the Senior Engineer, PO Box 236, Plough Lane, Hereford HR4 0WZ for assessment and technical approval. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act 1980 entered into.
- 7 The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'.
- 8 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com. Please quote our reference number in all communications and correspondence.

9 The applicants attention is drawn to the comments of the land drainage consultant and the requirements of condition 6 above

The Strategy should address the following matters:

- Detailed drawings clarifying proposed flood levels and extent and in relation to the proposed development for the 1 in 100yr +35% CC allowance and 1 in 100yr+70%CC allowance.
- Demonstration that proposed finished floor levels are 300mm or higher above the 1 in 100yr+35% CC flood level, and above the 1 in 100yr+70%CC flood level.
- Detailed analysis of the proposed access road crossing including blockage analysis.
- Detailed analysis of downstream flood risks during a full range of return periods against baseline conditions, and detailed information of proposed measures to slow the flow of water through the newly created channel.
- Revised calculations of greenfield runoff rates using FEH methods.
- Revised calculations of proposed surface water discharge rates and required attenuation volumes, and further evidence that consideration has been given to reducing runoff rates beyond currently proposed discharge rates.
- Detailed drawings that demonstrate the inclusion of SuDS (including permeable paving and rain gardens, where appropriate) and location and size of key drainage features.
- Calculations to demonstrate that the proposed surface water drainage system has been designed to prevent the surcharging of any below ground drainage network elements in all events up to and including the 1 in 2 annual probability storm event. FEH 2013 rainfall data is expected. Calculations to demonstrate that the proposed surface water management system will prevent any flooding of the site in all events up to and including the 1 in 30 annual probability storm event. FEH 2013 rainfall data is expected.
- Consideration of the risk of water backing up the drainage system from any proposed outfall and how this risk will be managed without increasing flood risk to the site or to people, property and infrastructure elsewhere, noting that this also includes failure of flap valves.
- Confirmation of the proposed methods of treating surface water runoff to ensure no risk of pollution is introduced to groundwater or watercourses both locally and downstream of the site, especially from proposed parking and vehicular areas.
- Description and drawing demonstrating the management of surface water runoff during events that may temporarily exceed the capacity of the drainage system.
- Description and drawing demonstrating the management of surface water runoff during events that may temporarily exceed the capacity of the drainage systems.
- A detailed foul water drainage strategy showing how foul water from the development will be disposed of and illustrating the location of key drainage features.
- Confirmation that discharge to the public sewerage system has been agreed with the relevant authority. If access or works to third party land is required, details of these works and agreement in principle with necessary landowners/consenting authorities to cross third party land and/or make a connection to the proposed watercourse/sewer.
- An appropriate storage area in the event of pump failure needs
- to be provided as part of the reserved matters application, as would demonstration of overland flow routes in the event of pump failure.
- Confirmation of agreement in principle of proposed adoption
- and maintenance arrangements for the surface water and foul water drainage system.
- Operational and maintenance manual for all proposed surface

- water and foul water drainage features that are to be adopted and maintained by a third party management company.

Planning Services
PO Box 4,
Hereford,
HR4 0XH



ANDREW BANKS
DEVELOPMENT MANAGER

Date: 13 November 2019

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

Please note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.