

ECONOMIC DEVELOPMENT & PLANNING COMMITTEE	8 JULY 2021	AGENDA ITEM: 7
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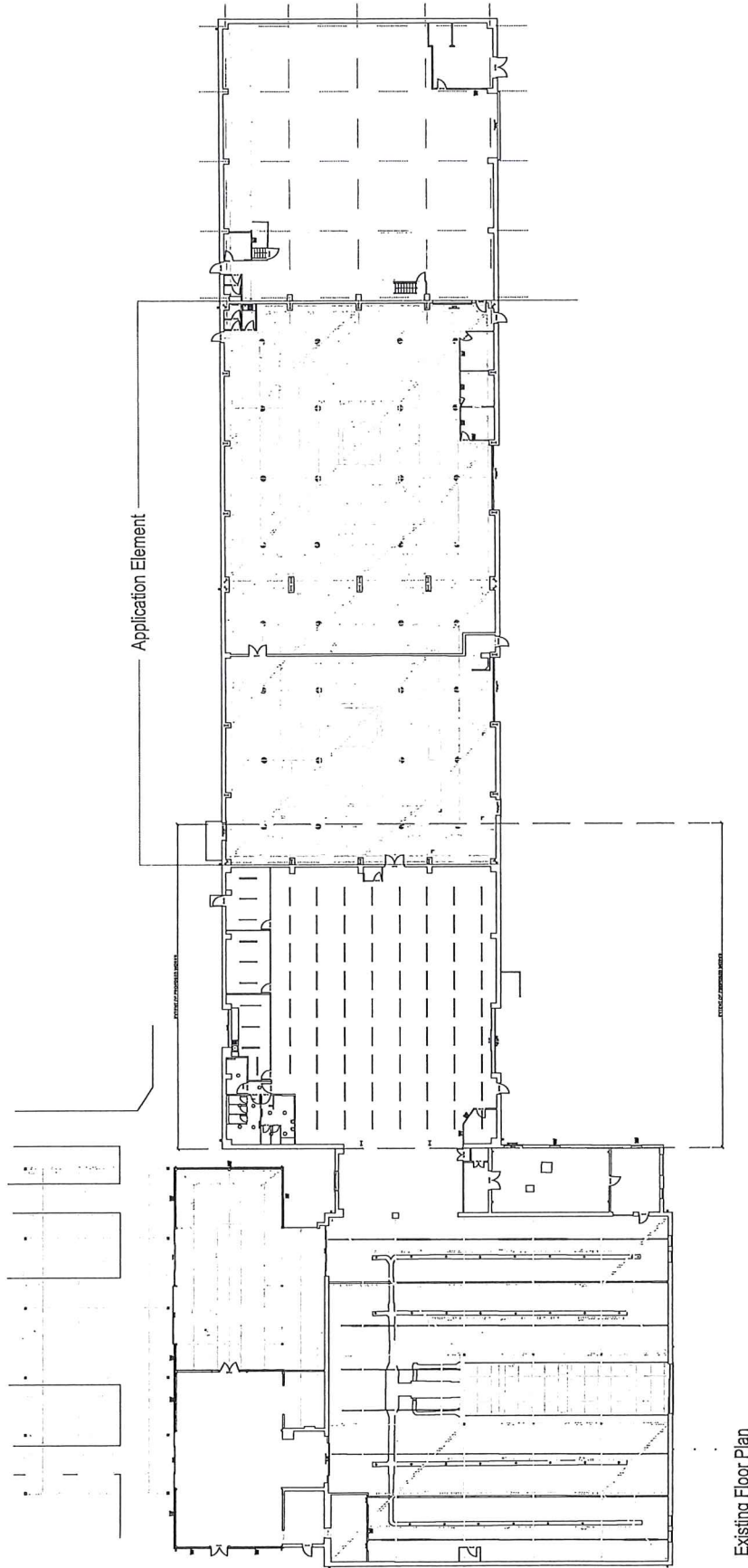
6.1 Application No. 211237- Proposed erection of extension to the front of the existing industrial unit for production and loading purposes – Countrywide Stores, Ledbury, Herefordshire, HR8 2JQ

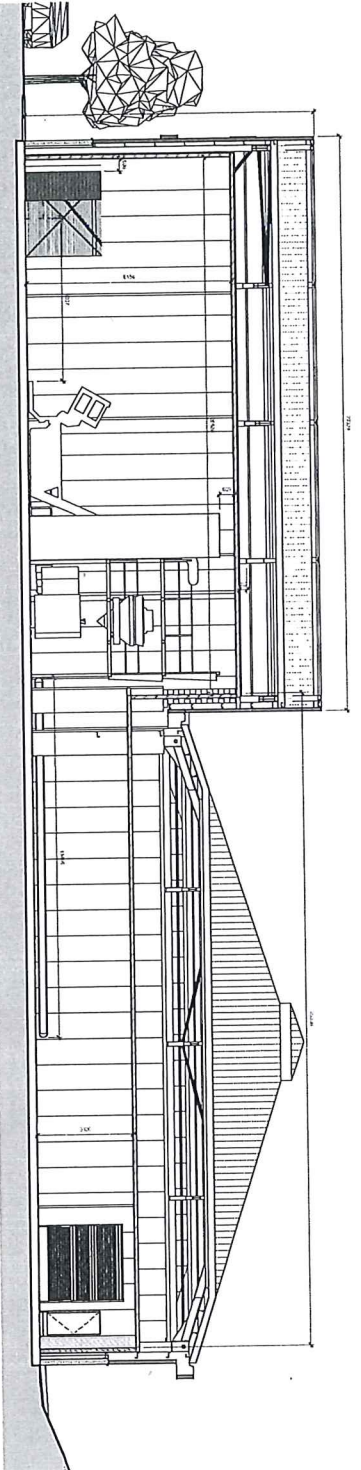
The Transportation Officer has requested additional information in respect of this application.

Attached:

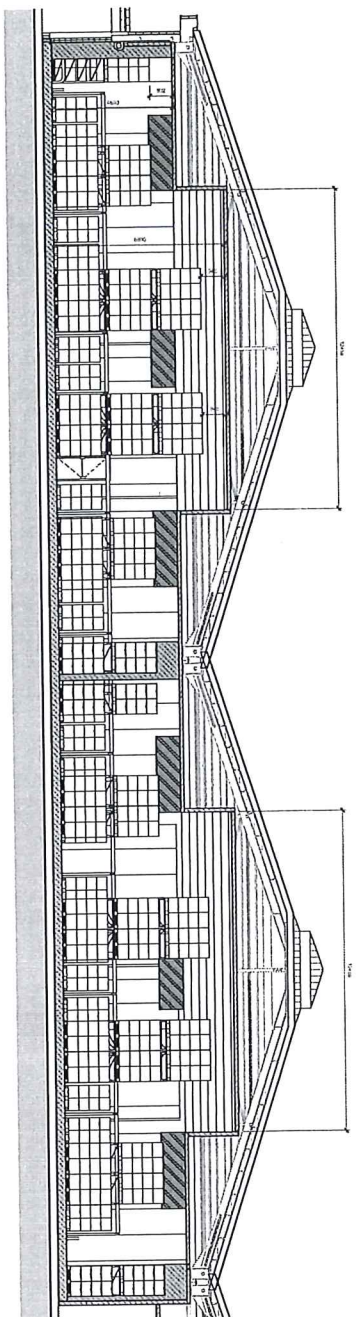
- Existing plans
- Proposed Plans
- Design and Access Statement

28792

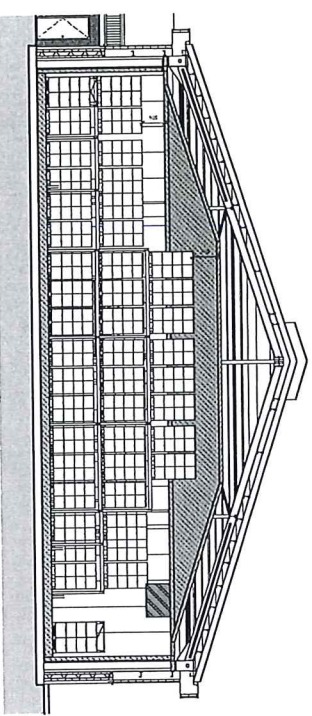




1 Section - Production/Extension
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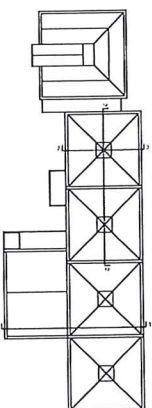


2 Section Freezer - 01.03.21
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3 Section Freezer - 2 01.03.21
1 : 100

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



REV	DATE	REVISION
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DESIGN AND ACCESS STATEMENT

Units B&C

Hazel park

Dymock Road

Ledbury

Herefordshire

HR82JQ

Creation of an extension to units B & C (Phase 4)

1. Purpose

The Design & Access Statement has been prepared in support of the planning application to deliver the proposed works. The statement describes the proposed site, assesses the context and immediate setting and subsequently explains the design in response to these contextual issues. The design layout, massing and material approach has also been set out in this document. Any drawings in this report are for illustration purposes only. The drawings which constitute the application have been submitted separately and should be referred to as the definitive documents.

2. Background

The application site forms part of a larger single planning unit that has a lawful mixed use as A1 B8 and B2. Previously owned and occupied by the Countrywide Stores Company (now no longer trading). A pre-app consultation has taken place which gave brief details of the proposed redevelopment of this site for the purpose of the new owners (Newberry International Produce Ltd.) That consultation received a favourable reply from the LPA. This application details Phase 4 of the intended redevelopment of this site.

3. Justification

Officers will note that recent planning permissions have been granted for Phases 1-3 of the planned redevelopment of Hazel Park (The former Countrywide Store site) Planning Ref.

No.200030, 200066 and 193767. Unfortunately, the current pandemic has caused the re-assessment of the timeframes in which these approvals can be completed. During that re-assessment need for an interim step has been identified so as to enable a more measured and gradual transition towards completion of the site's redevelopment. This application which we have referenced 'Phase 4' represents a stepping stone. The interim proposal is to form smaller versions of the facilities currently approved until such time as the full scheme can be achieved.

4. Use

We believe the subject buildings to be mixed use as above. It is the purpose of this application to confirm the existing B2 use together with the addition of extensions for goods access and general production purposes as shown on drawing no. 150880-109c

5. Amount

The existing ground floor measures 1203m² internally.

The proposed first floor measures 723m² internally including any additional thermal walls.

6. Layout

The site layout is unchanged in respect of the existing buildings. The locations of the extensions are shown on drawing no. 150880-109c.

7. Scale & Mass

The proposed heights of the extensions are shown on drawing no. 150880-117c which is subservient to the main building. The new production extension seeks to establish eaves heights above those of the adjoining building. This is due to the production method which do not fit into the current scale/mass on site. The extant consent for Phase 3 has a similar height. We therefore assume the principle has been established for this element.

8. Landscaping

The proposed does not alter the existing site perimeter landscaping. Additional soft landscaping within the car park has been added for visual and ecological benefit. We are happy to have a standard landscaping condition attached to the planning permission confirming the use of matching external materials.

9. Appearance

All new materials will match as far as possible the existing built form to ensure that the proposed will blend with the existing structure. By adopting this approach, the proposed will harmonise with the existing built forms with no material adverse effects. We are happy for a standard condition. Material specifications and details have been provided on the application forms.

10. Parking

Currently this section of the planning unit has 5 car-parking spaces and 1 heavy goods vehicle parking space. The proposed re-organising of the existing forecourt enables 26 car parking spaces with 3 motor cycle and 6 bicycle spaces. This proposal supplements the previous consents (193767, 200030, 200066) however will be reallocated within the adjoining 'Blue' land which is owned by the applicant.

11. Access

The existing access to the public highway remains unaltered and is considered sufficient for the proposed use. Within the site the general access is to be improved as shown on drawing no.150880-109CL

12. Ecology

The proposal is within an established mixed planning use site offering limited habitat potential. A detailed ecology report was deposited with the Phase III application. However, it is considered that this subject application has no adverse impact on the local ecology. Should officers require we will be happy to receive an ecology enhancement condition to a planning consent.

13. Conclusion

Overall the subject proposal has strong architectural merit that will compliment and enhanced the character of the existing built forms, its immediate landscape and the locale.

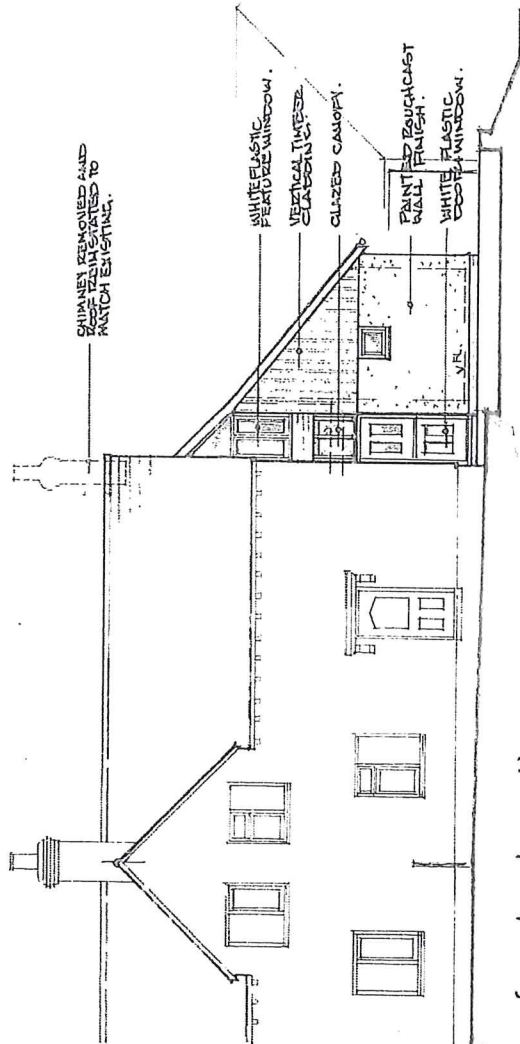
Careful consideration of the site's constraints and contextual surroundings have been taken into account to ensure that they respond to the challenges offered. The scheme creates an intelligent and contemporary response to the site providing a purposeful addition.

6.2

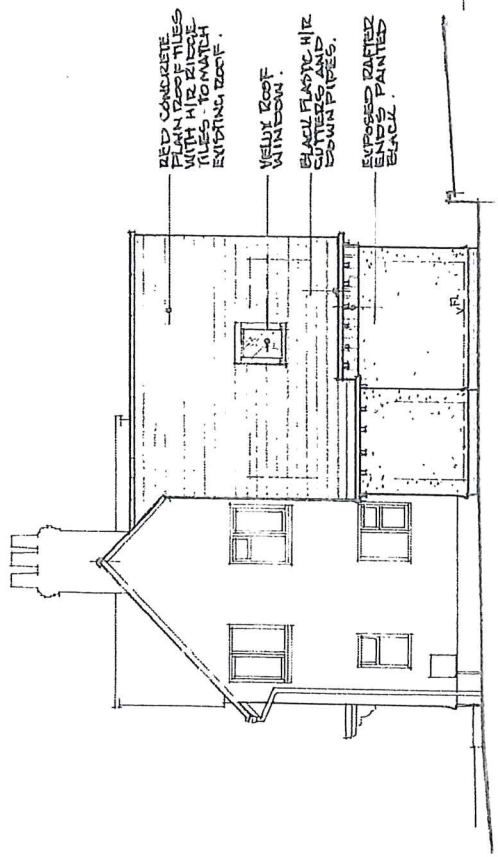
**Application No. 211358- Proposed alteration and extension – 2
Homend Crescent, Ledbury, Herefordshire, HR8 1AL**

Attached:

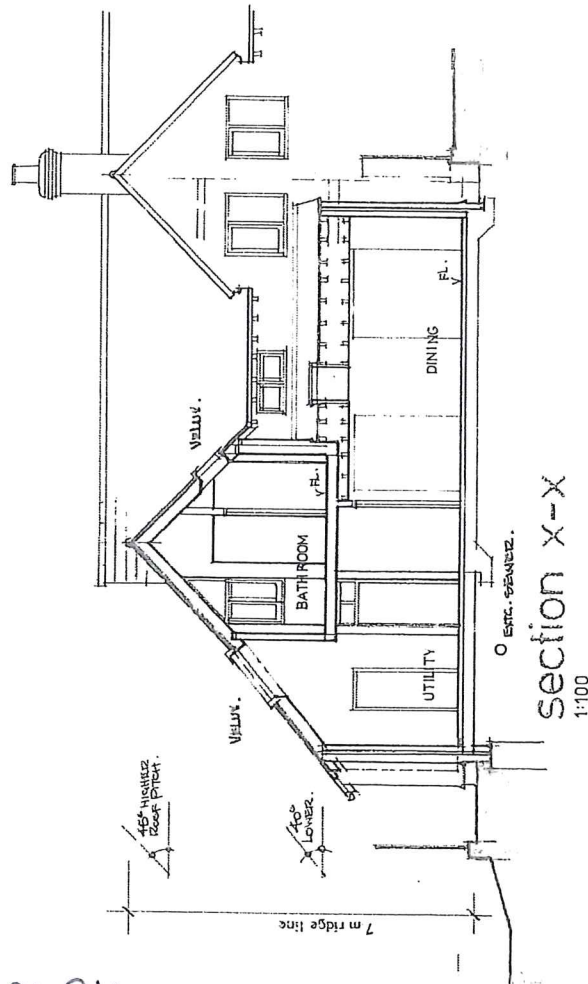
- Proposed alteration plans
- Supporting Statement



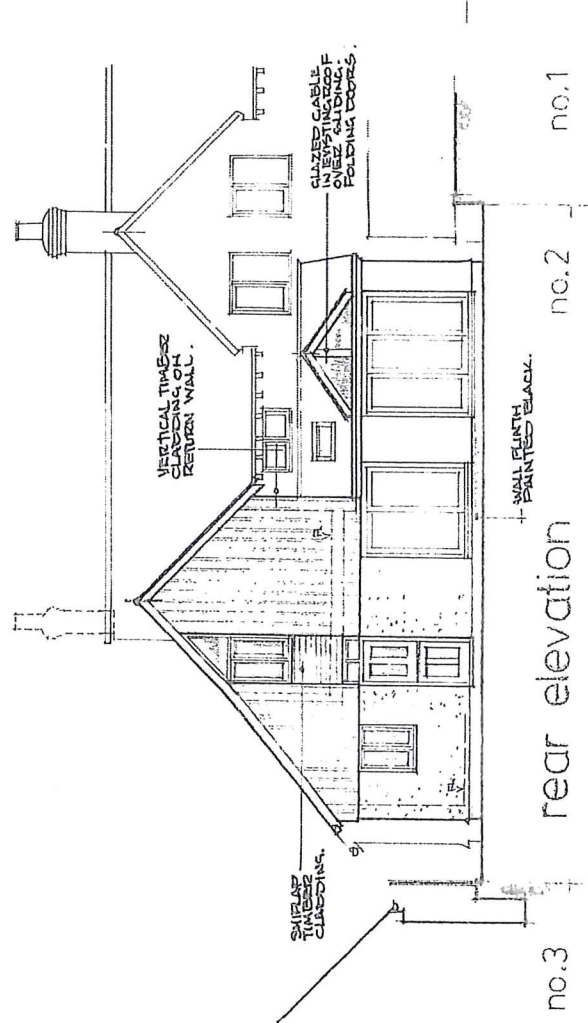
front elevation



side elevation



2684



section x-x 1:100

Proposed alterations & extension at:
2 HOMEND CRESCENT, LEDBURY, HR8 1AL
For: Mr P Warren & Miss J Wood

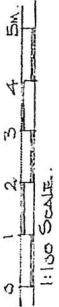
Drwg No:
JP - 07
rev:

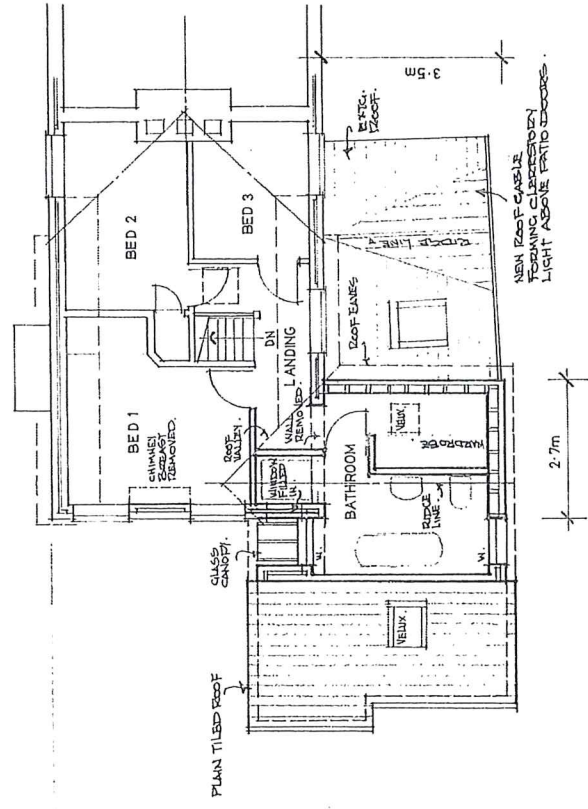
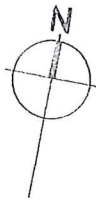
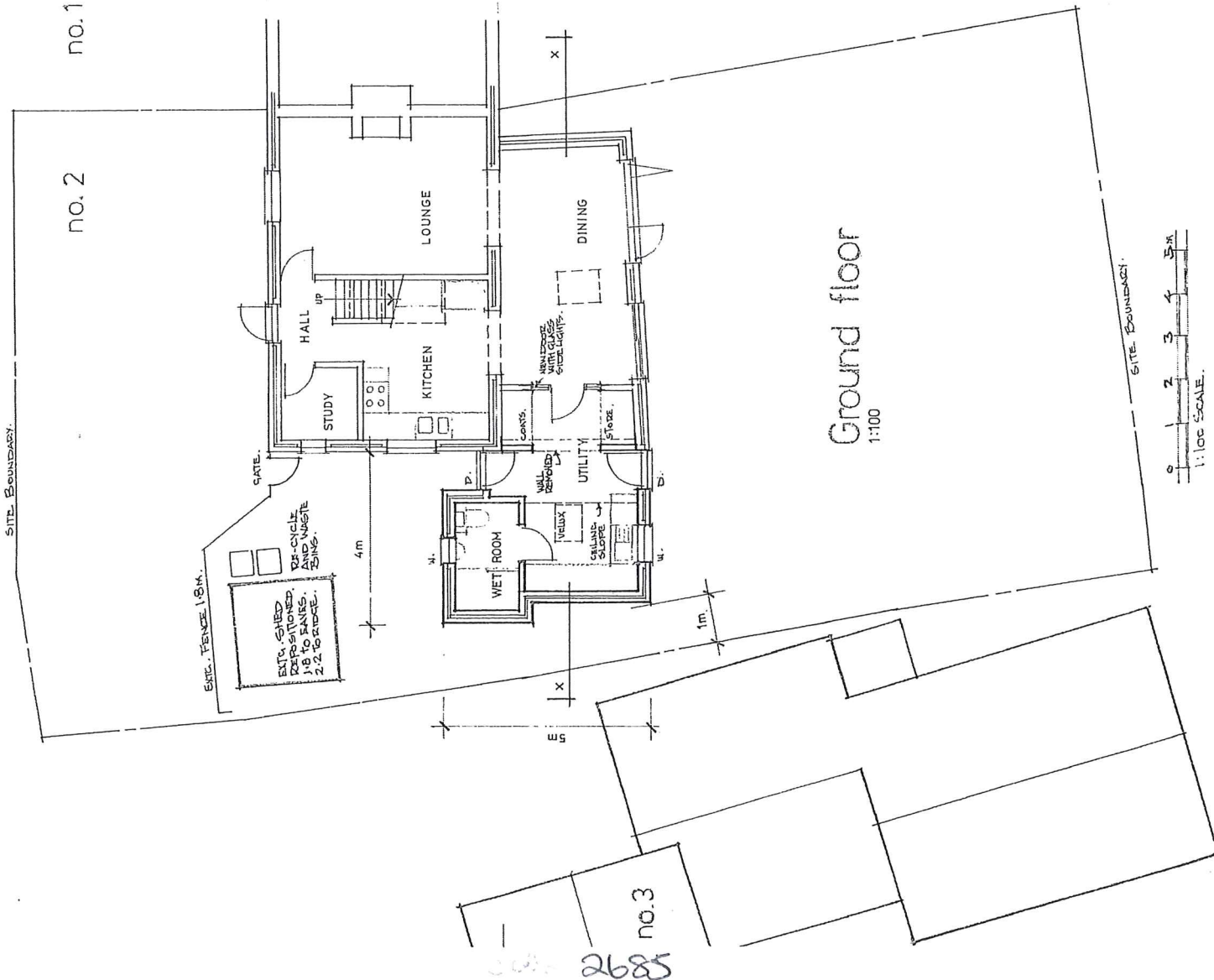
Date:
March 2021

Proposals:
ELEVATIONS - AS PROPOSED

Scale:
1:100 @ A3 size

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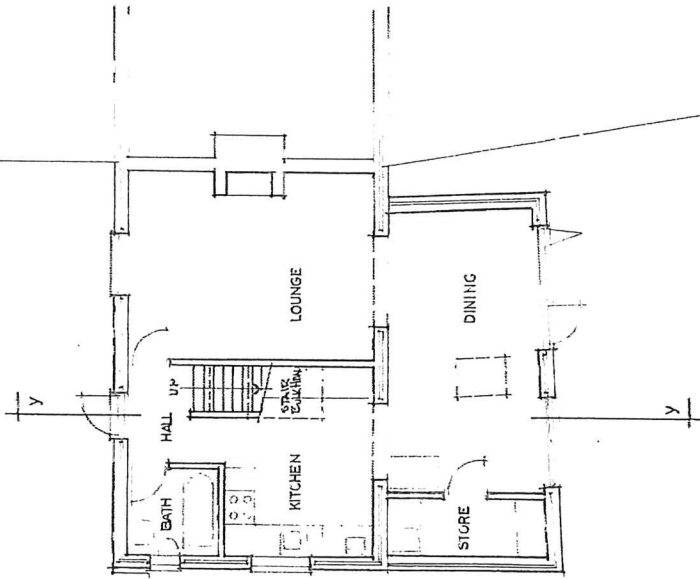


Drwg No: JP - 06
 rev: JP - 06
 Date: March 2021
 Proposed alterations & extension at:
 2 HOWEND CRESCENT, LEDBURY, HR8 1AL
 For: Mr P Warren & Miss J Wood
 Scale: 1:100 @ A3 size
 Floor Plans - AS PROPOSED
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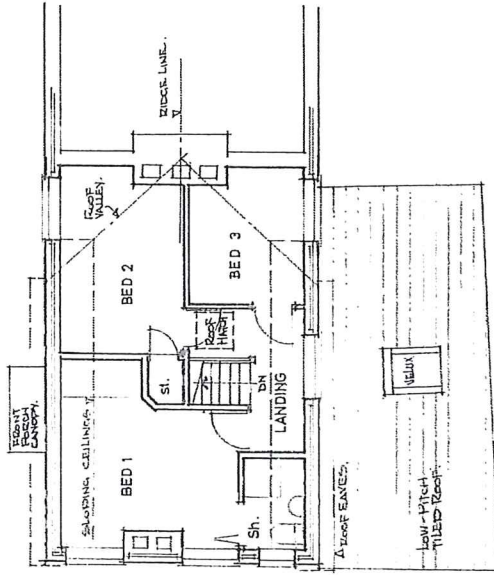
SITE BOUNDARY

no. 2

no. 1



Ground floor
1:100



First floor
1:100

Proposed alterations & extension at:
2 HOWEND CRESCENT, LEDBURY, HR8 1AL
For: Mr P Warren & Miss J Wood

Drwg No:
JP - 04
rev:

Scale:
1:100 @ A3 size

Date:
March 2021

Measured survey:
FLOOR PLANS - AS EXISTING

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2 Homend Crescent, Ledbury HR8 1AL.

SUPPORTING STATEMENT

**Proposed alterations and extension at:
2 Homend Crescent, Ledbury, Herefordshire HR8 1AL.
for: Mr P Warren & Miss J Wood.**

This Statement is to be read in conjunction with Architectural Drawings No: JP - 001 & 002 and JP - 03 to 07.



Photo 1; front (west) elevation of no.2 Homend Crescent.

CONTENTS:

Page 1	Contents
Page 2 - 3	Introduction
Page 4	Photos 2-7, as existing
Page 5 - 6	Proposals
Page 7	Conclusion
Appendix:	Severn Trent Water Authority approval
Drawings:	Location plan
	Block plan
	JP - 001 & 002 - sewer related proposals
	JP - 03 to 05 - measured survey as existing
	JP - 06 & 07 - proposed alterations & extension

2 Homend Crescent, Ledbury HR8 1AL.

INTRODUCTION

THE APPLICANTS: Mr P Warren and Miss J Wood purchased the above property in [REDACTED] as their primary residence.

THE PROPERTY: No.2 Homend Crescent is a semi-detached three bedroomed two-storey dwelling house (adjoining No.1 Homend Crescent), set within the N.E, residential outskirts of Ledbury Town.
NGR: SO 709383. Easting; 370985. Northing; 238304.

THE SITE: is within the 'Settlement Boundary' of Ledbury Town (as defined by the Ledbury Neighbourhood Development Plan 2018-2031.), but beyond the 'Ledbury Conservation Area' as designated in 1995.

The Site does not form part of an 'A.O.N.B.'.

The (LLFA) Herefordshire CC summarises the surface water flood risk for the site as 'low risk', and the Environment Agency designates the area at 'very low risk' of flooding from rivers and watercourses.

The site area is approx. 355 m/sq, and is situated on the eastern side of Homend Crescent.
The main (western) façade of the dwelling faces onto Homend Crescent with pedestrian and vehicle access. The rear of the property has pedestrian access from the public car parking area in 'The Close' – from the hammerhead off Homend Crescent.
The dwelling is set behind the public footpath and verge along the road, with a front garden leading to the principal entrance, and an adjacent hardstanding area behind double gates.
The site slopes up from Homend Crescent to the public footpath along the rear of the property.

The property is enclosed with mature hedges along the north and eastern boundaries. The southern boundary is enclosed by close-board fencing which partially screens the rear outshut extension(s) behind No.3 Homend Crescent. There are no mature trees within the site, or within falling distance of the proposed alteration and extension works.

A small timber shed for housing bicycles and garden/diy equipment is situated between the house and the southern boundary with no.3 Homend Crescent.

The property was constructed in the 1920's with painted pebble-dash walls below a red concrete plain tiled roof, with red brick chimneys. The original painted timber doors and window frames have been replaced with double-glazed plastic units. An original single-storey outbuilding on the rear elevation was demolished in recent times when the present single-storey lean-to extension was constructed - with painted pebble-dash walls, under a low pitch brown concrete profiled tiled roof, with double glazed plastic patio doors looking onto the garden.

The property is connected to mains water, gas and electric.
The existing foul and surface water 'private' drains from the house are connected to an inspection chamber (IC.1) and sewer in the front garden. This forms part of a 'lateral-drain' from No.1 Homend Crescent and continues as a 'combined public sewer' across the frontage of No.3.

Continued....

2 Homend Crescent, Ledbury HR8 1AL.

INTRODUCTION - continued

The applicants would like to take advantage of the 5m gap between the gable of the existing dwelling and the southern boundary with No.3 Homend Crescent to extend their property.

Whilst undertaking the measured survey of the dwelling house and site, an un-charted drain was identified running through the gap – which discharges into the aforementioned inspection chamber (IC.1).

A camera survey revealed that this (150m) drain continues through to the eastern boundary of the site and is connected into another inspection chamber (IC.2) in the footpath at the rear of the property. Subsequent investigations identified this as a combined 'public sewer' serving the four bungalows within 'The Close', and the storm water gully(s) in the adjacent public car park.

(Despite a full legal search of the property undertaken by the Applicants Conveyance solicitors prior to exchange of contracts; and Inquiries to the Local Authority and Utility undertakings, the previous owners of the property, the Title Deeds, and a specific request for a regulated Search of the local sewage and water undertaker; - there was/is no record of this drain/sewer).

Following further investigations by the Applicants and correspondence with The Severn Trent Water Authority, the STWA have now recognised and accepted this as a 'public sewer'.

The Applicants have submitted proposals for building over and protecting the sewer from any imposed loads - which have been accepted and approved by the STWA.

A copy of the proposals - (Drawing Nos; JP-001 & JP-002), together with a copy of the 'Consent for building 'over' or 'close to' a public sewer' - are attached to this document.

Copies of the measured survey drawings for the existing house and site are also attached to this document; -

Drawing Nos; JP-03 - site plan as existing.

JP-04 - floor plans as existing.

JP-05 - elevations as existing.

2 Homend Crescent, Ledbury HR8 1AL.

PHOTOS – as existing;



Photo 2; rear (east) elevation.



Photo 3; previous rear extension.



Photo 4; side gable (south) elevation



Photo5; boundary to no.3 Homend Crescent.



Photo 6; gap and shed - from rear garden.



Photo 7; gap alongside gable - from front garden.

2 Homend Crescent, Ledbury HR8 1AL.

PROPOSALS

The Applicants wish to up-date the facilities of the existing dwelling house by extending the first-floor accommodation to incorporate a bathroom to serve the three bedrooms.

An existing small bathroom is located off the hallway on the ground floor, which they propose to convert into a study to serve their 'home-working' needs.

The Applicants are a Professional couple [REDACTED]

[REDACTED] - both of which involves a variety of outdoor and wet weather gear, and equipment. The only utility facility and storage space for their working needs in the present accommodation is a small cupboard off the dining area.

They therefore propose to extend the ground floor of the dwelling at the side and rear of the property to create a modest utility room with external access, and to incorporate a wet room with a shower and toilet facility, and additional storage space.

Copies of the proposal drawings are attached to this document; -

Drawing Nos; JP-06 - site and floor plans as proposed.

JP-07 - elevations as proposed.

The proposals have been considered as follows; -

GROUND FLOOR;

Construct single-storey utility extension by extending the footprint of the existing rear extension towards the southern boundary.

This would involve repositioning the existing garden shed, replacing and protecting the existing drains, and building over the existing sewer.

A 1m minimum width walkway is maintained between the gable of the proposed extension and the boundary fence to No.3., to provide access between the front and rear gardens, and for maintenance along the gable-end.

Access is provided from the front and rear gardens into the utility space, which incorporates a wet room and provides a ground floor toilet for the household.

The ceiling over the utility and wet room follows the sloping roof line and incorporates a roof window.

An opening is formed through the gable end of the existing rear extension to provide storage and coat hanging space - (within the original utility cupboard), with a doorway through to the present dining/living areas.

The external walls would have a painted rough-cast finish (to match the existing house), with vertical timber cladding above the external door and window head level – up to the barge-board on the roof slope.

The sloping roof would be covered with red concrete plain roof tiles (to match the existing house), with projecting verges, and overhanging eaves with exposed rafter ends – (to match the existing house).

The external doors and windows would have double-glazed plastic frames – to match the existing.

2 Homend Crescent, Ledbury HR8 1AL.

FIRST FLOOR;

Remove section of lean-to roof over the existing ground floor extension, and construct first-floor extension to form a new bathroom and wardrobe space.

Remove existing shower room off bedroom 1, and form opening from landing into new extension.

Continue new roof over utility up-and-over new bathroom and wardrobe areas with sloping ceilings, to ridge line below main roof ridge – (to match pitch of existing house), and incorporate roof window.

The external walls of the first-floor extension would be clad with vertical timber cladding up to the underside of the barge-boards on the roof slope, and up to the overhanging eaves level on the return wall above the existing ground floor lean-to roof.

The sloping roofs would be covered with red concrete plain roof tiles (to match the existing house), with projecting verges, and overhanging eaves with exposed rafter ends – (to match the existing house).

The external windows would have double-glazed plastic frames – to match the existing.

EXTERNAL – side elevation;

Reposition existing timber shed against 1.8m high wooden fence separating front and rear gardens. From ground level; height of shed eaves 1.8m, height to shed ridge 2.2m.

The chimney breast at ground floor level – (within the existing kitchen), below the gable-end chimney has been removed at some point in time. On investigation it appears that no structural support has been provided beneath the chimney breast at first floor level which supports the chimney above.

For safety reasons; it is therefore proposed to take down the redundant chimney and remove the flues and chimney breast in bedroom 1 at first floor level, and to reinstate the roof and ridge line to match the existing roof.

EXTERNAL – rear elevation;

Remove section of lean-to roof over existing ground floor extension, to form gable above existing sliding patio doors. Reinstall roof with salvaged roof tiles and matching ridge tiles, with sloping ceiling below. Install double-glazed plastic clerestory light in gable apex above patio doors.

CONCLUSION

These proposals would satisfy the Applicants requirements to provide a serviceable utility area, with a wet room and additional storage [REDACTED]

Having direct access from the front and rear of the house means that they can remove their wet outdoor clothes without going into and through their living areas.

There is no level pedestrian, wheelchair or pushchair access to the existing dwelling.

By creating a new pedestrian access into the dwelling via the utility area extension; a level access route with a low threshold entrance can be created from the principal approach in the front garden.

Providing a family sized bathroom on the first floor is a reasonable requirement these days for a three bedroomed house, and the layout and design utilizes the new roof space on the rear elevation.

Converting the existing ground floor bathroom into a study for homeworking has become more of a necessity in modern times where people are expected to work away from the familiar office environment and outside 'normal' working hours, taking advantage of digital technology to become more efficient and reducing travel.

The proposed extension is designed to integrate with the existing house using matching external finishes, and the modelling is considered sympathetic to the overall character of the house and its surroundings.

Within the wider landscape; the proposals would have no additional visual impact, or adverse effect on the character of the locality. There would be no demonstrable harm to the neighbouring properties, or increased lack of privacy to neighbours.

The extension would be designed to current Building Regulation standards to minimise heat loss and reduce carbon footprints, and the alterations are sustainable and will ensure a long-term future and use of the property for family use.

Mr P Warren & Miss J Wood
March 2021

TO: ENVIRONMENTAL HEALTH AND TRADING STANDARDS
FROM: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION



APPLICATION NO & SITE ADDRESS: Planning Consultation - 211611 - Stony Hill, Worcester Road, Ledbury, Herefordshire, HR8 1JA
DESCRIPTION: Construction of a two storey extension.
APPLICATION TYPE: Full Householder
PARISH: Ledbury
GRID REF: OS 371511, 238140
CASE OFFICER: Mr Matthew Neilson
WEBSITE: <http://www.herefordshire.gov.uk/searchplanningapplications>

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet, normally within 24 hours, using the link above:

I would be grateful for your advice in respect of the following specific matters: -

	Odour	Industrial Pollution
	Air Quality	Minerals and Waste
X	Contaminated Land	Petroleum/Explosives
	Landfill	Gypsies and Travellers
	Noise	Lighting
	Other nuisances	Water Supply
	Licensing Issues	Foul Drainage
		Biomass Boilers
	Additional Info	Amended Plans

Please can you respond by 01/07/2021 to Matthew.Neilson@herefordshire.gov.uk

Comments

I refer to the above application and would make the following comments in relation to contaminated land and human health issues.

According to our records, the development is on the site of an old quarry with an area of land to the north described as 'unknown filled ground'. Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation.

In this instance, I'm unaware of any records to suggest the land is associated with potentially contaminative fill but would suggest the note below be appended should the applicant wish to address any uncertainty.

Recommended note

"The proposed development is near to a former quarry which is later described in our records as an area of unknown filled ground. In some circumstances, these can be potentially contaminative uses. Because of this the applicant may wish to consider the installation of precautionary gas protection measures/membranes in the extension."

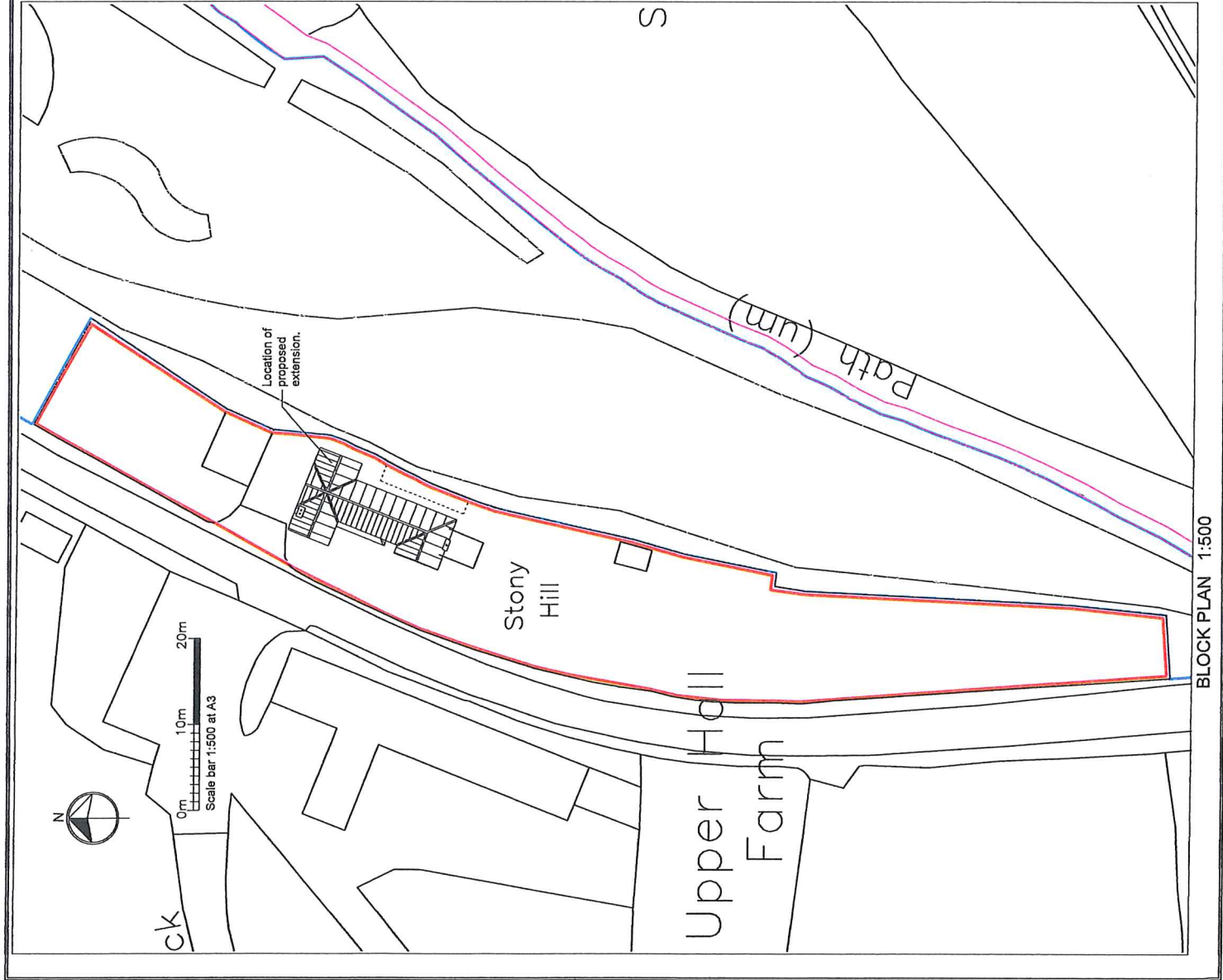
Signed:
Date:

6.3

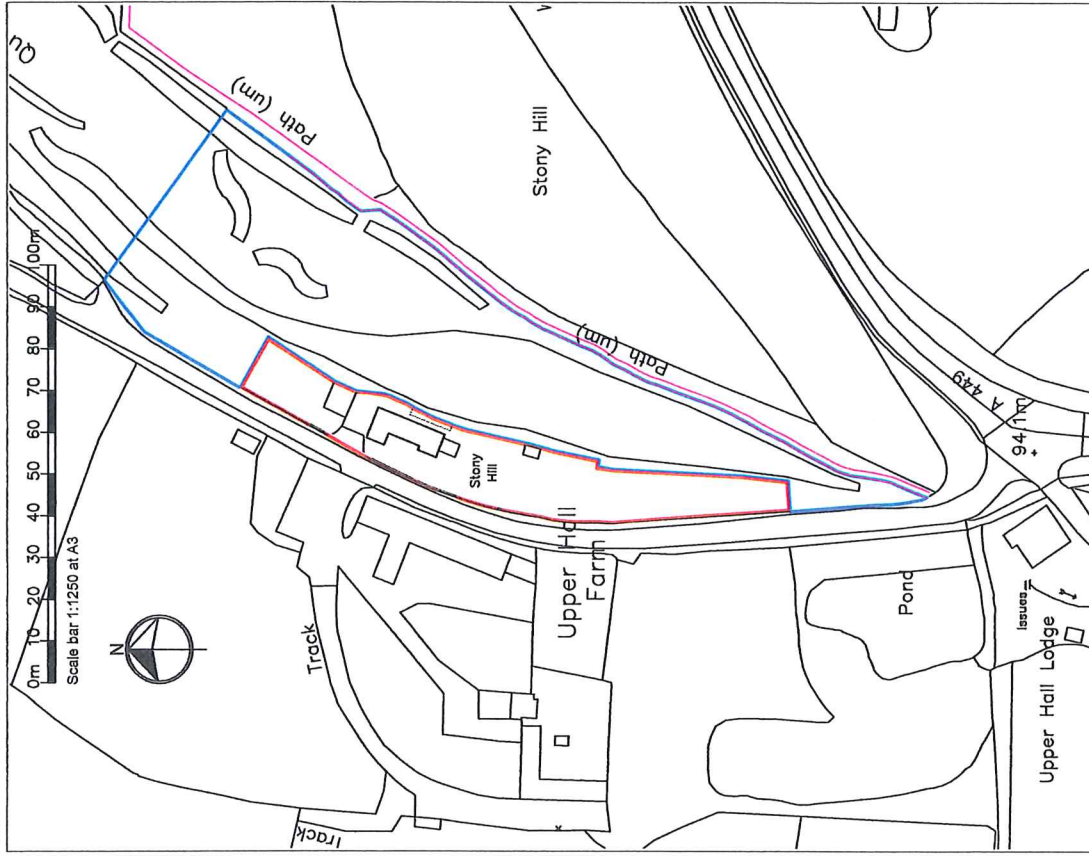
**Application No. 211611- Construction of two storey extension –
Stony Hill, Worcester Road, Ledbury, Hereford, HR8 1JA**

Attached:

- Location Plan
- Existing Plans
- Proposed Plans
- Environmental Health representation



BLOCK PLAN 1:500



SITE LOCATION PLAN 1:1250

<input type="checkbox"/> FEASIBILITY	<input type="checkbox"/> BUILDING REGULATIONS
<input type="checkbox"/> FOR INFORMATION	<input type="checkbox"/> TENDER
<input type="checkbox"/> FOR COMMENT	<input type="checkbox"/> CONSTRUCTION ISSUE
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> AS BUILT
<input checked="" type="checkbox"/> PLANNING	

Do not scale from this drawing.
All dimensions are to be checked on site. Refer to shown dimensions only. Report any discrepancies to the client/project manager.

CDM 2015 RESIDUAL RISKS

There are no residual risks that a competent contractor should not be able to effectively manage.

Amendments
Rev
A
25.05.21
Boundaries amended / footpath shown.

Client: Mr & Mrs Brown

Stony Hill, Eastnor, Ledbury, Herefordshire, HR8 1JA

Title: LOCATION AND BLOCK PLAN

Paper size A3

Date: April 2021

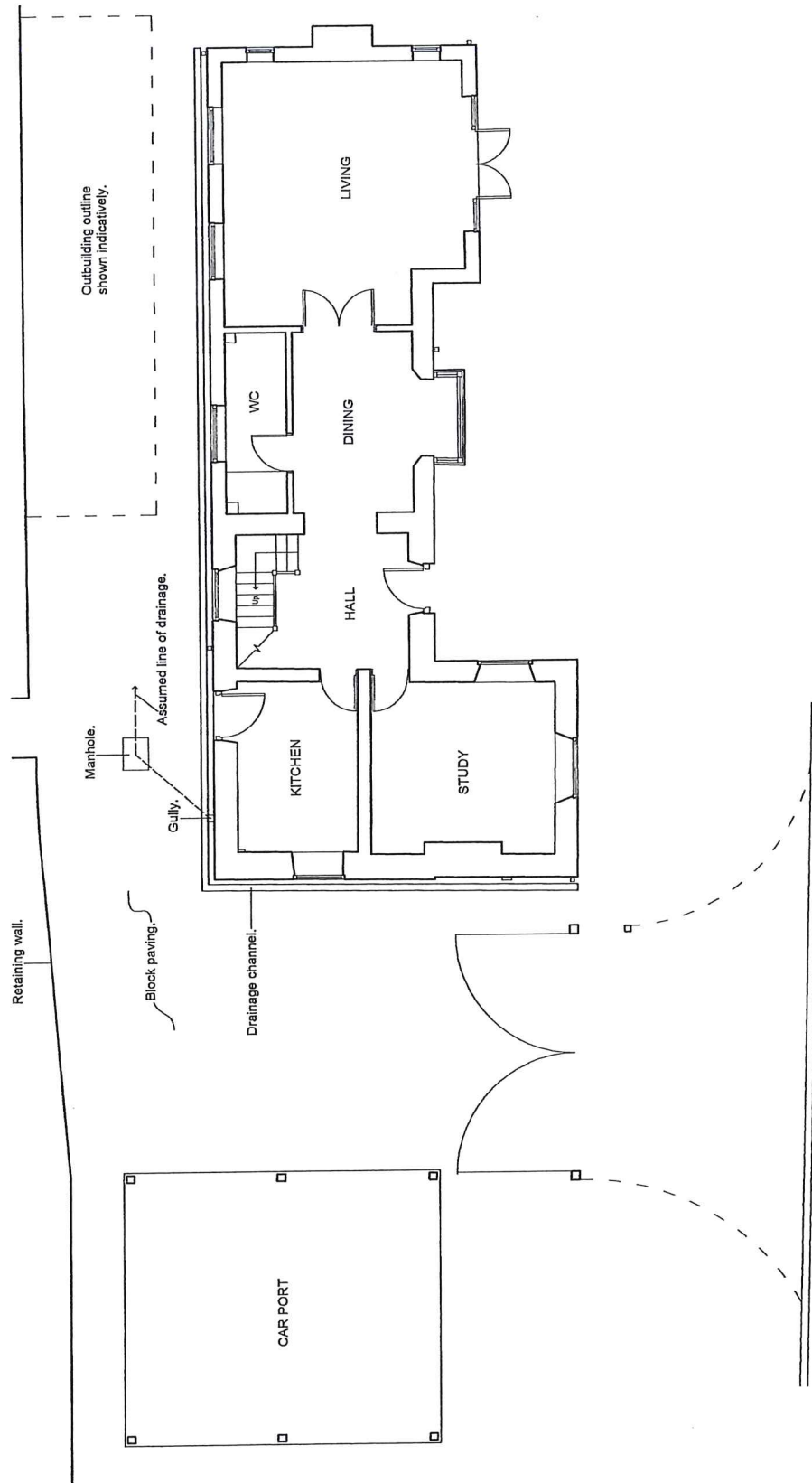
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Dwg. no. 07-2021-LOC 01

Scale: 1:1250 & 1:500

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2 Sunshine Close, Ledbury, Herefordshire, HR8 2DZ
Tel: 01531 635598

Project: Proposed two storey extension.



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Scale bar 1:100 at A3

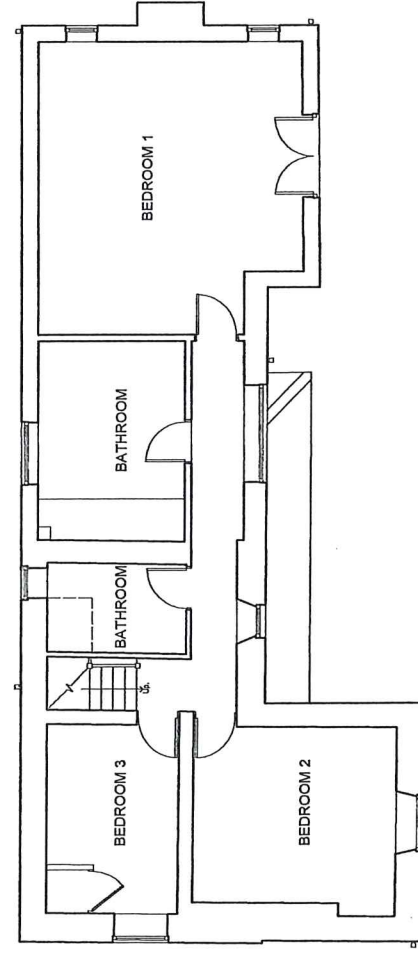
EXISTING GROUND FLOOR PLAN

Amendments Rev _____ Dates _____ Item _____	Client: Mr & Mrs Brown Stony Hill, Eastnor, Ledbury, Herefordshire, HR8 1JA	
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	Title: EXISTING GROUND FLOOR PLAN	
	Paper size A3	Date: April 2021 Drawn by: NC
Project: Proposed two storey extension.		
Dwg. no. 07-2021-01 Scale: 1:100		

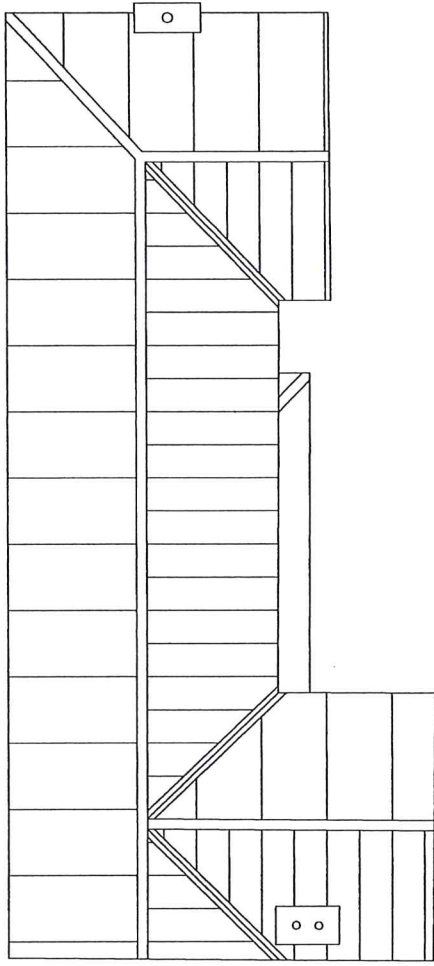
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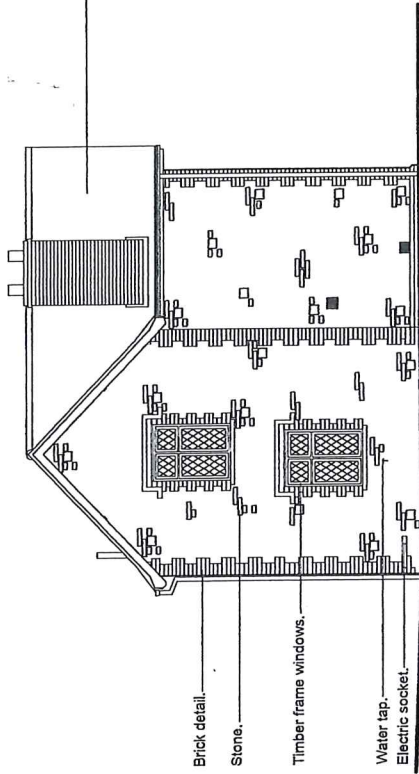
EXISTING FIRST FLOOR PLAN



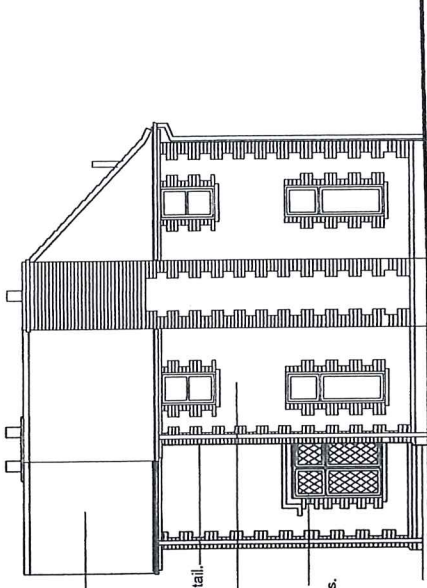
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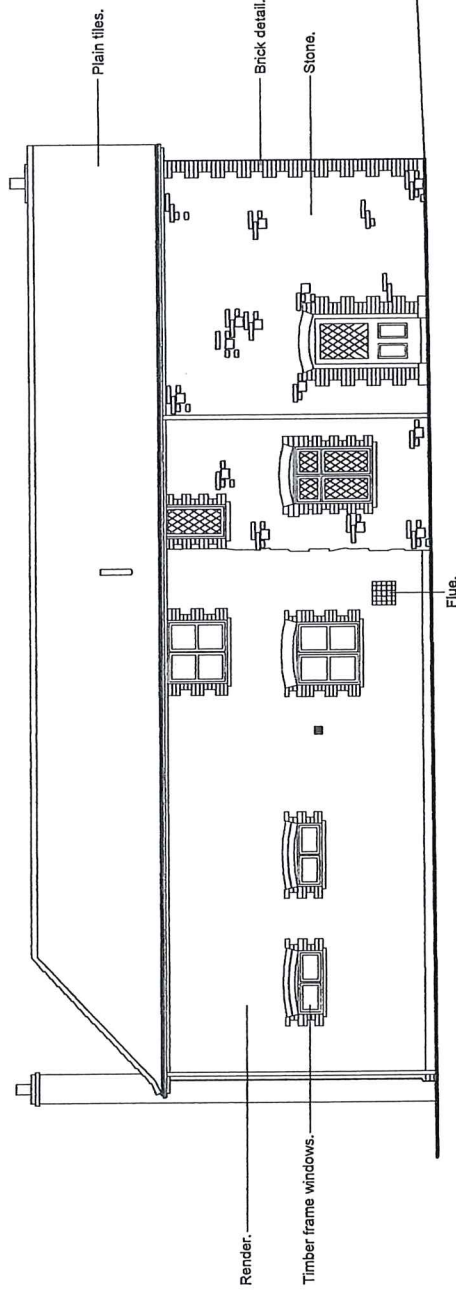
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<p>Clayton Architectural Drawing Services 2 Sunshine Close, Ledbury, Herefordshire. HR8 2DZ Tel : 01531 635598</p>			
Client: Mr & Mrs Brown Stony Hill, Eastnor, Ledbury, Herefordshire, HR8 1JA			
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Paper size A3		Date: April 2021	Drawn by: NC
Dwg. no. 07-2021-02		Scale: 1:100	
Project: Proposed two storey extension.			



EXISTING NORTH EAST ELEVATION



EXISTING SOUTH WEST ELEVATION



EXISTING SOUTH EAST ELEVATION



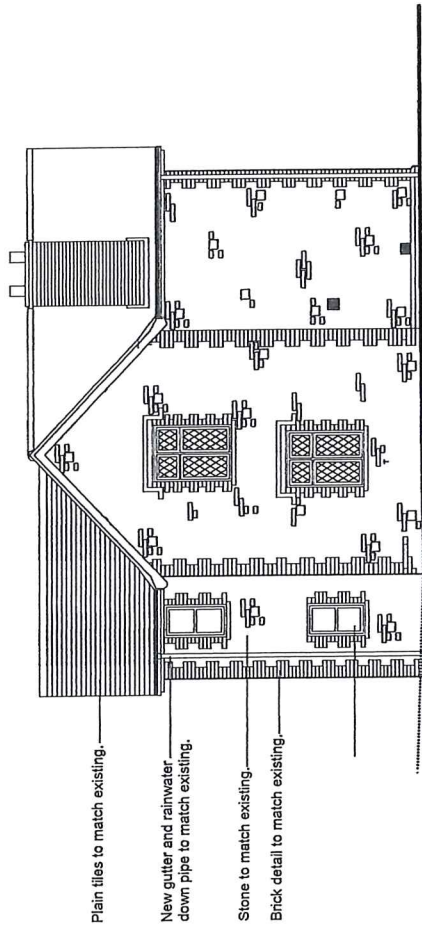
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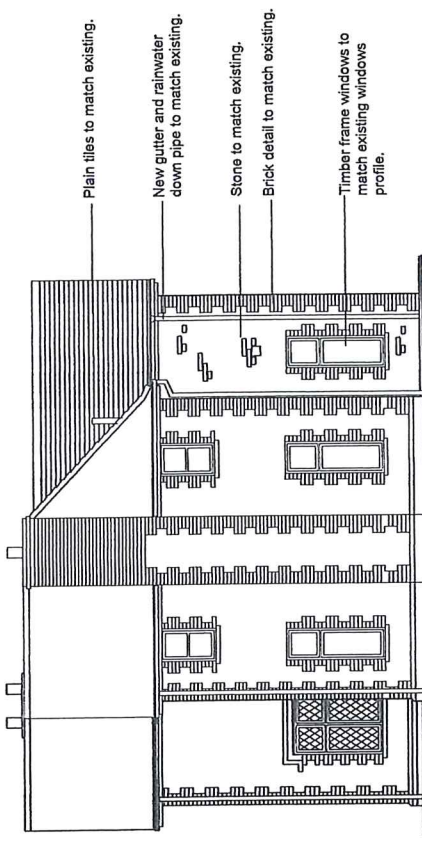
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CDM 2015 RESIDUAL RISKS
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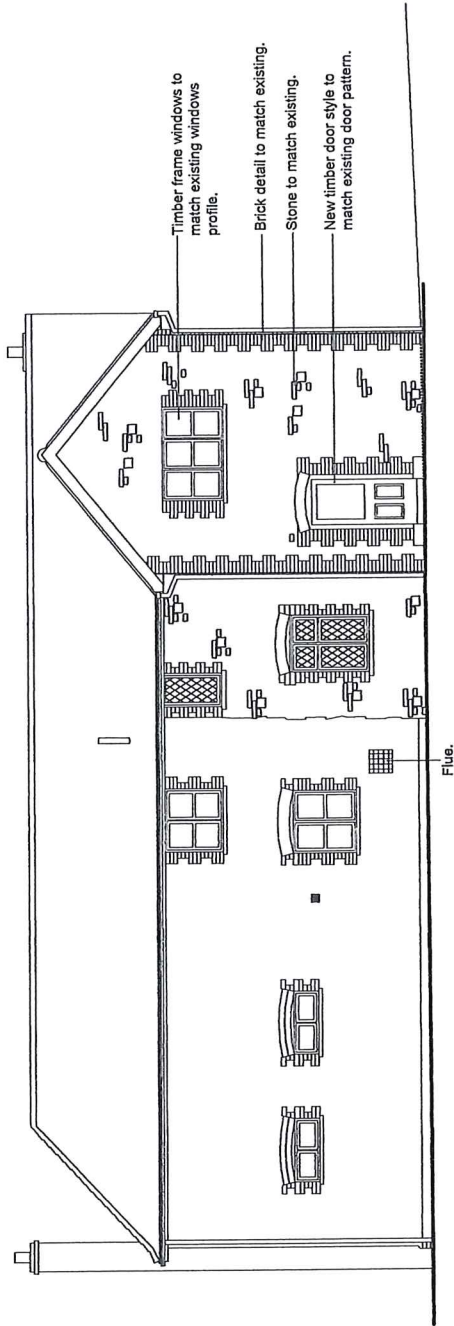
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PROPOSED NORTH EAST ELEVATION



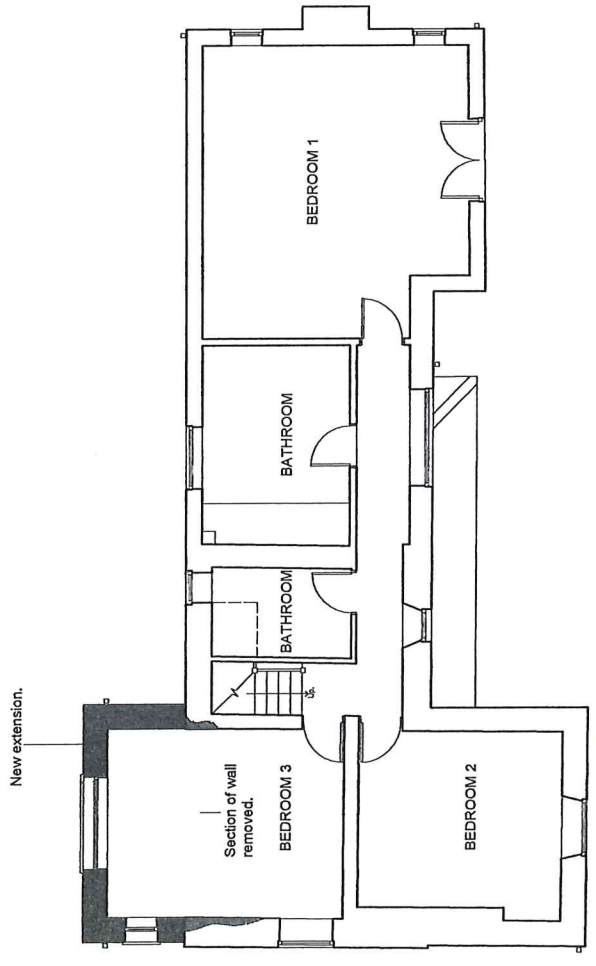
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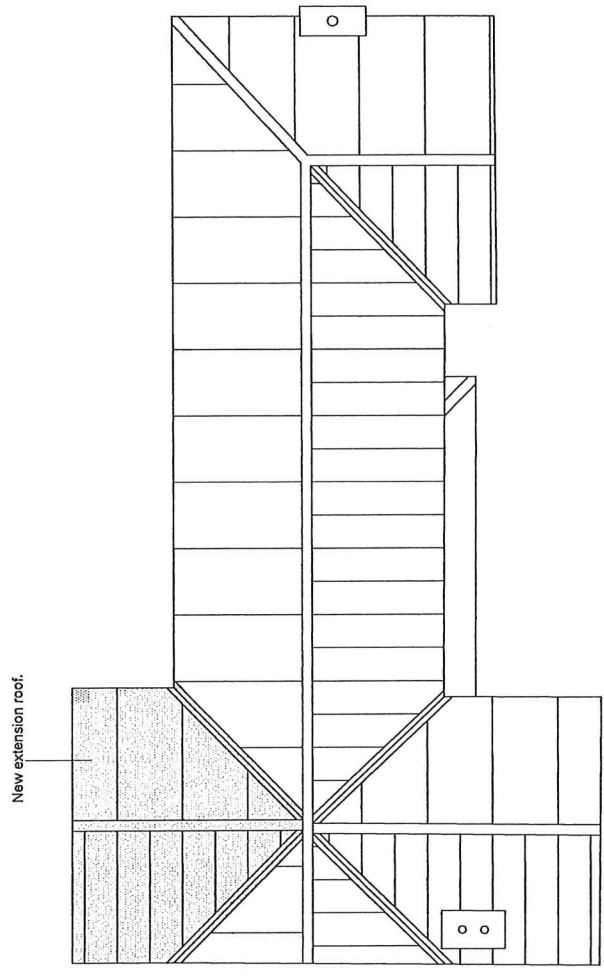
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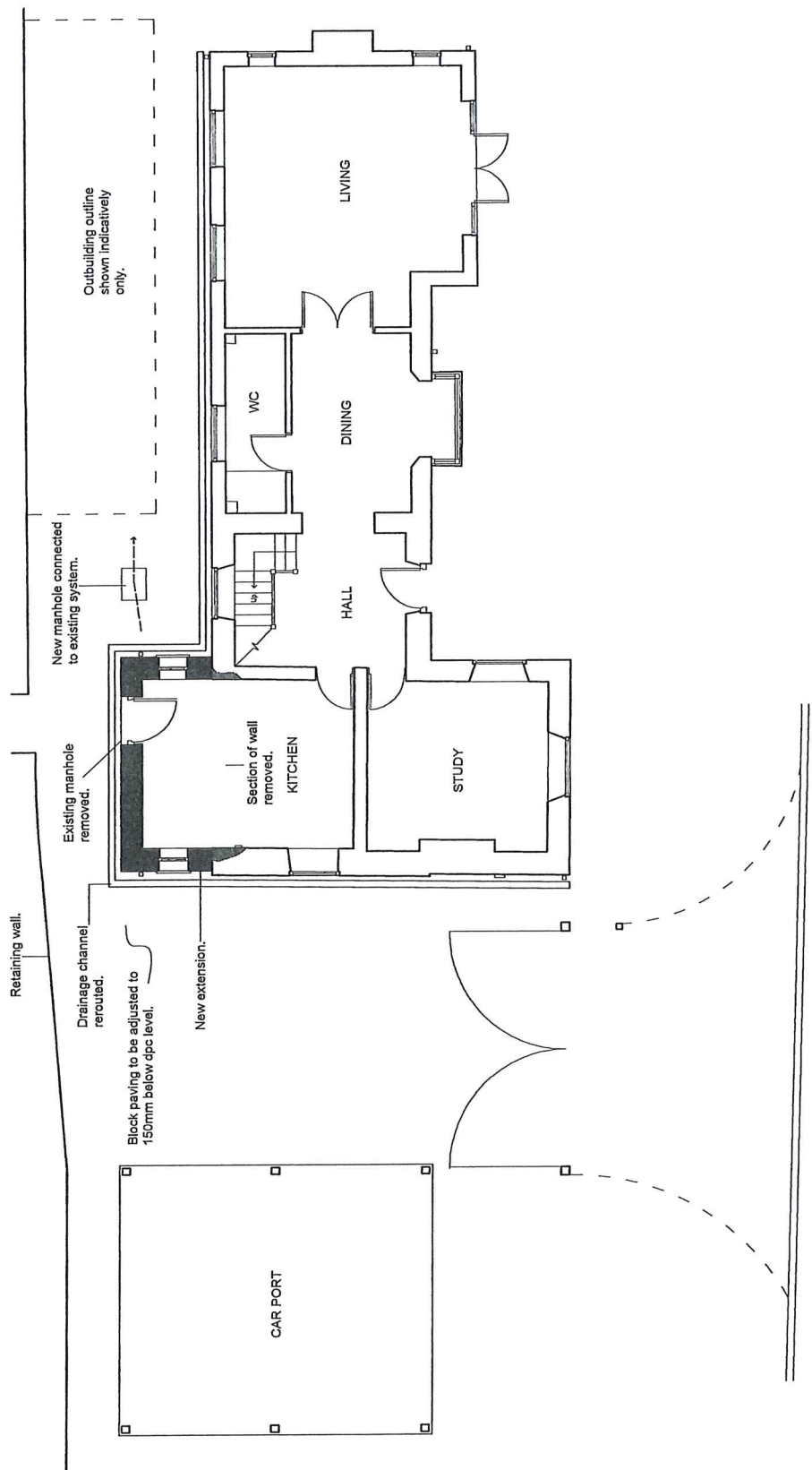
PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

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PROPOSED GROUND FLOOR PLAN

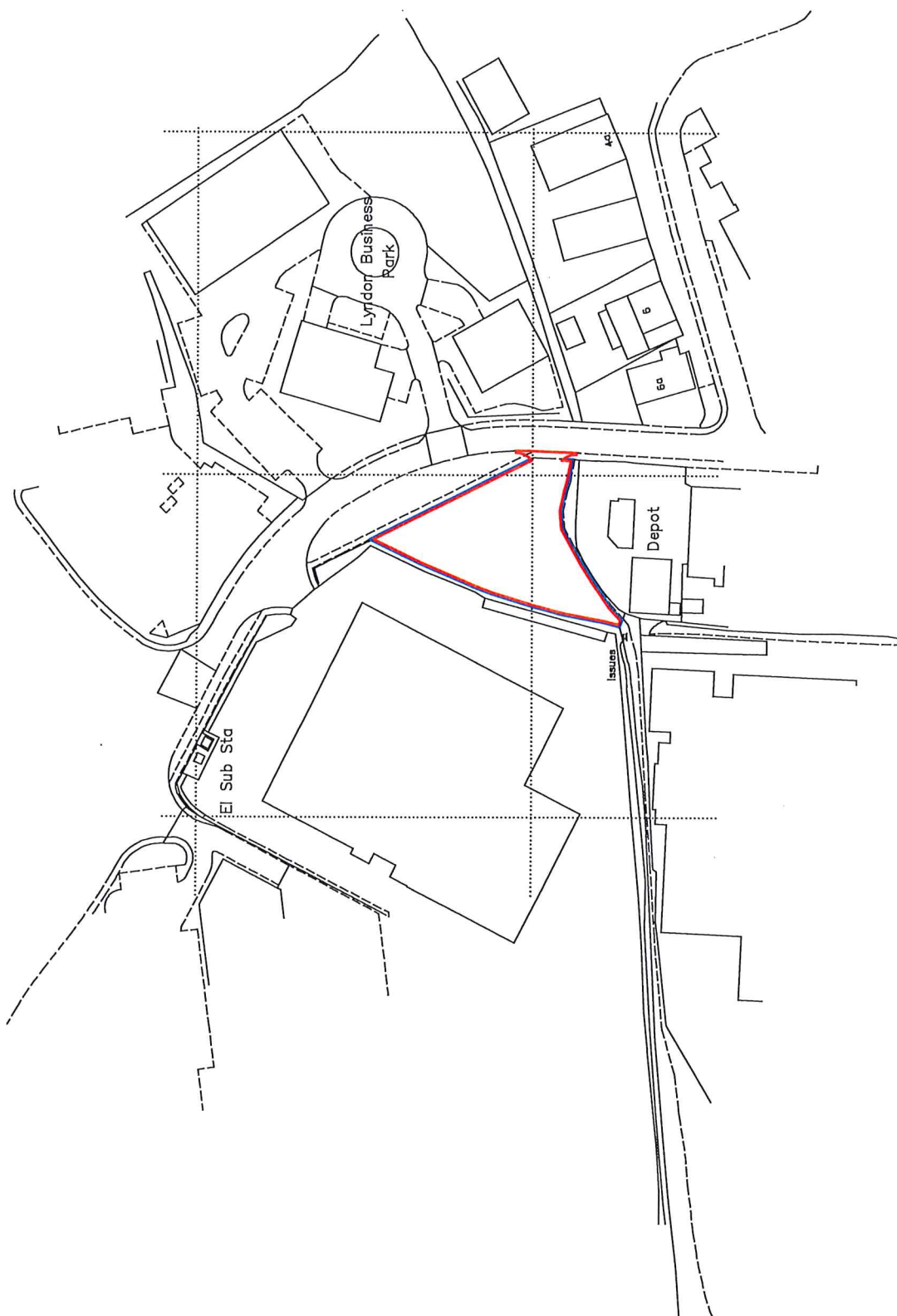
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6.4

Application No. 211733 – Change of use to BB (Storage); Creation of new junction onto Leadon Road; erection of fence and gate – Land west of Leadon Road, Lower Road Industrial Estate, Ledbury, Herefordshire

Attached:

- Location Plan
- Gate Plan
- Representations
- Planning Statement
- Habitat Protection & Biodiversity Enhancement Report
- Flood Risk Assessment



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NUMBER - REV - CLIENT - PROJECT

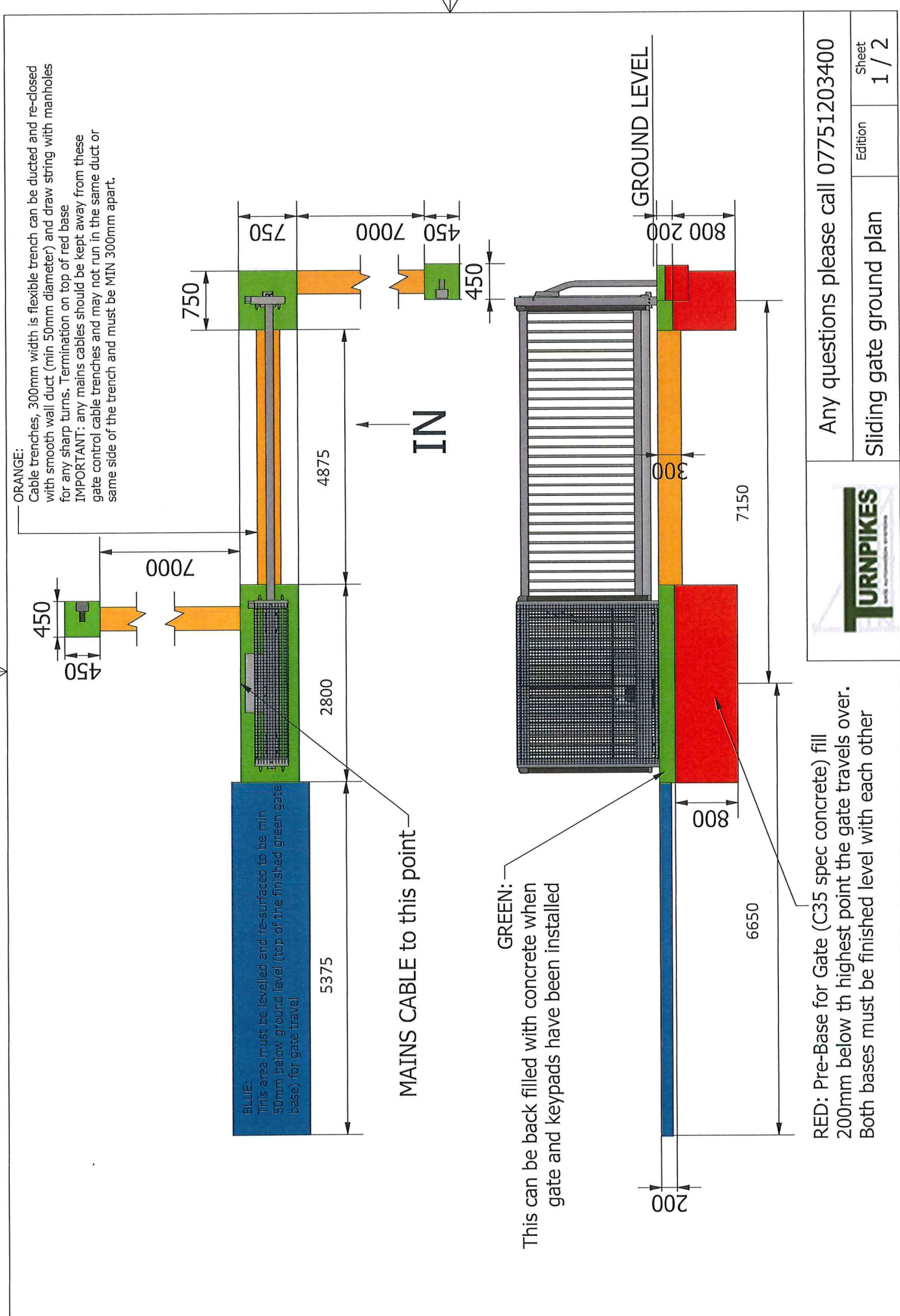
TITLE
Location Plan

Rev No.	Revision Note.	Date	Drawn	Checked	DATE	SHEET	SCALE
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					DRN BY	CHK BY	PAPER SIZE
					CJB	AW	A3

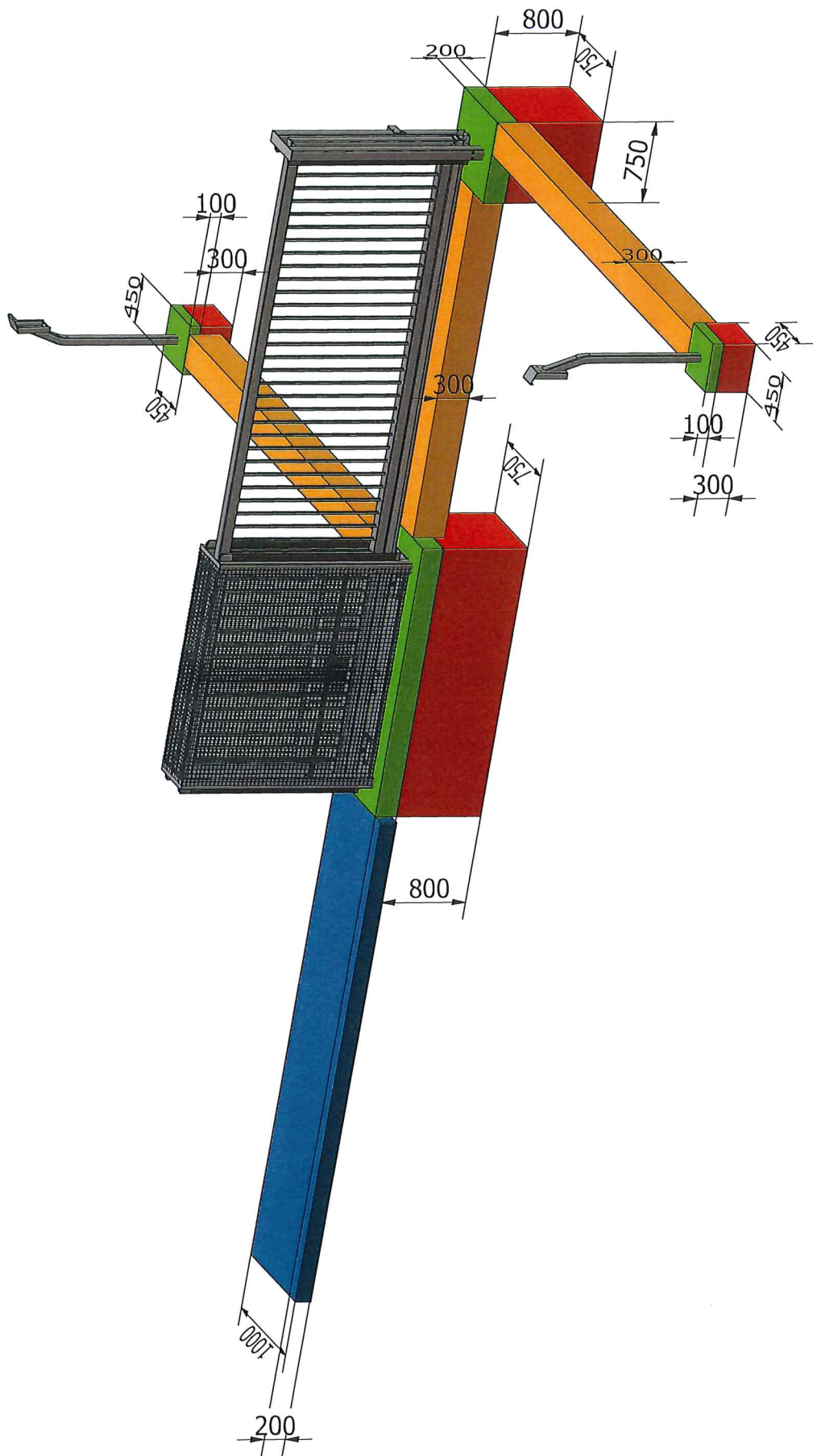
BOURNE VALLEY ASSOCIATES

DOCKING VALLEY
ANDOVER LANE FARM
FABERSTOWN
ANDOVER
HAMPSHIRE
SP11 9PE
Tel: 01264 850159
Email: info@bournevalley.co.uk





270p



Any questions please call 07751203400

Sheet
2 / 2

Edition

Sliding gate ground plan



2707

MEMORANDUM

To : Internal Consultee – Transportation Department

From : Mr Matthew Neilson, Planning Services, Plough Lane Offices.

Tel : 01432 260898 My Ref : 211733

Date : 4 June 2021 Your Ref :

SITE:	Land west of Leadon Road, Lower Road Industrial Estate, Ledbury, Herefordshire
APPLICATION TYPE:	Planning Permission
DESCRIPTION:	Change of use to B8 (storage); creation of new junction onto Leadon Road; erection of fence and gate.
APPLICATION NO:	211733
GRID REFERENCE:	OS 370180, 237719
APPLICANT:	Mr Guy Drummond
AGENT:	Mr Roger Prescott

Please let me have your comments by 25/06/2021. If I have received no response by this date I shall assume that you have no advice to offer. Should you require further information please contact the Case Officer. Any comments should be actioned in Civica to Mr Matthew Neilson.

No objections to the proposed, the site is located within an industrial area. The new access has proposed a visibility splay which meets the required standard. Please condition as follows

All applicants are reminded that attaining planning consent does not constitute permission to work in the highway. Any applicant wishing to carry out works in the highway should see the various guidance on Herefordshire Council's website:

www.herefordshire.gov.uk/directory_record/1992/street_works_licence
<https://www.herefordshire.gov.uk/info/200196/roads/707/highways>

Recommendations:

<input type="checkbox"/>	No Highways Objection – No Conditions Required
<input checked="" type="checkbox"/>	No Highways Objection – With Conditions (List Conditions Below)
<input type="checkbox"/>	Additional Information or Amendment Required
<input type="checkbox"/>	Highways Objection (List Reasons Below)

CAB - Visibility Splays – 2.4m x 43m
CAD - Access gates
CAE - Vehicular access construction

CAH - Driveway gradient
CAI - Parking –
CAT - Construction Management Plan
CB2 - Secure covered cycle parking provision

I11 – Mud on highway
I09 – Private apparatus within the highway
I45 – Works within the highway
I47 – Drainage other than via highway system

Returning Area Engineer:

<input type="checkbox"/>	M. Lewis
<input checked="" type="checkbox"/>	J. Tookey-Williams
<input type="checkbox"/>	K. Jones
<input type="checkbox"/>	A. Mukhtar
<input type="checkbox"/>	WSP
07/06/2021	Date Returned

MEMORANDUM

To : Internal Consultee

From : Mr Matthew Neilson, Planning Services, Plough Lane – H26

Tel : 01432 260898 My Ref : 211733

Date : 4 June 2021

SITE: Land west of Leadon Road, Lower Road Industrial Estate, Ledbury, Herefordshire

APPLICATION TYPE: Planning Permission

DESCRIPTION: Change of use to B8 (storage); creation of new junction onto Leadon Road; erection of fence and gate.

APPLICATION NO: 211733

GRID REFERENCE: OS 370180, 237719

APPLICANT: Mr Guy Drummond

PARISH: Ledbury

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 25/06/2021. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr Matthew Neilson.

Comments: (Continue on a separate sheet if necessary)

Object ☐

Support ☐

No Objection ☐

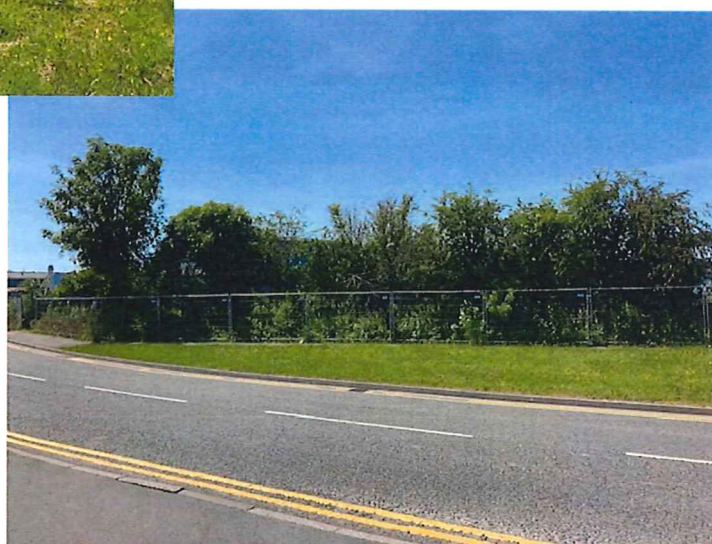
Approve with Conditions ☐ (Please list below any conditions you wish to impose on this permission.)

Further information required ☒

Consultation response from: Oliver Kaye – Tree Officer

- The hawthorn hedge at the front of the plot does admittedly have gaps in it but the existing trees are mature and already do a good job of screening the site. Removing them all to create a new screen seems unnecessary and counterproductive.
- I would suggest that instead of complete removal gapping up would be the better option.
- The Sycamore located near to the proposed access is a poor specimen and its loss would be acceptable.
- Hornbeam is a native species but in my opinion using a mix of native hedging species would be better for this site. PROW that runs adjacent to the site links to surrounding country side and this provides potential to better habitat corridors.

- I would prefer to see that new hedging consists of mixed natives which reflect the species already present and offer further biodiversity. I would suggest Hornbeam could be included but also consider Hawthorn, Hazel, Field Maple, Spindle, Holly, Crab Apple.



DATE RETURNED: 15/6/21.....

From: Lynn Crowfoot <[REDACTED]>
Sent: 14 June 2021 15:31
To: Neilson, Matthew <Matthew.Neilson@herefordshire.gov.uk>
Cc: John Wride <[REDACTED]>; Philip Bauer <[REDACTED]>
Subject: PA21733 Land west of Leadon Road, Lower Road Industrial Estate, Ledbury

[REDACTED]

Dear Mr Neilson

Please find attached the response to above from Herefordshire Ramblers.

Kind Regards

Lynn Crowfoot

Sent from Mail for Windows 10

Mr Matthew Neilson
Planning Services
Plough Lane Offices
H26

26 Prince Rupert Road
Ledbury
HR8 2FA

14/6/2021

Dear Mr Neilson,

Application No: 211733

Site: Land west of Leadon Road, Lower Road Industrial Estate, Ledbury

**Description: Change of use to B8 (storage); creation of new junction onto
Leadon Road; erection of fence and gate**

Many thanks for the notification of this planning application which has been sent to me to respond to on behalf of the Ramblers' Association.

No objection. The proposed change of use does not appear to have any impact on public footpath ZB2 which is part of the long distance path Herefordshire Trail. Please ensure that the developer is aware that there is a legal requirement to maintain and keep a clear and safe Public Right of Way at all times during development.

Yours faithfully

Lynn Crowfoot

Footpath Secretary for the Leadon Vale Group of the Herefordshire Ramblers'

CC Philip Bauer – Footpath Officer, Herefordshire Ramblers

John Wride – DB Controller, Herefordshire Ramblers



Bourne Valley Associates Ltd

**Planning Statement to support
a full planning application
for
B8 use for storage, and erection of new entrance
gates and security fence
for Now Storage Ltd
At
Land to the West of Leadon Road
Lower Road Industrial Estate,
Ledbury, Herefordshire, HR8 2DJ**

Prepared by: Roger Prescott MRTPI

Bourne Valley Associates Ltd
Andover Lane Farm
Faberstown
Andover
Hampshire
SP11 9PE

Tel: 01264 850159

Email: info@bournevalley.co.uk

Project: Now Storage, Ledbury COU
Reference: 02384-01
Date: 29th April 2021
Copyright Notice

Page 1 of 21
Issue 1

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1. Introduction

This Statement accompanies and supports a full planning application made to Herefordshire County Council. This planning application is for the use of an area of land at Land to the West of Leadon Road, Lower Road Industrial Estate, Ledbury, Herefordshire, HR8 2DJ as B8 storage. The land currently has a permission for employment uses, though no building was ever proposed on this site. In addition, given that the site needs to be secure, the application seeks permission for the erection of a fence and gates, and also for the creation of a new access onto Lower Road.

The application is submitted by Bourne Valley Associates, acting as agent on behalf of Now Storage Ltd, a self-storage company which currently operate from many current premises throughout the UK.

2. Site Context

The application site is also shown formally within the red line on the submitted location plan, Drawing 02384-00 - A, Sheet 01. The general geographical context is shown in Figure 1, with the site being marked by the yellow arrow.

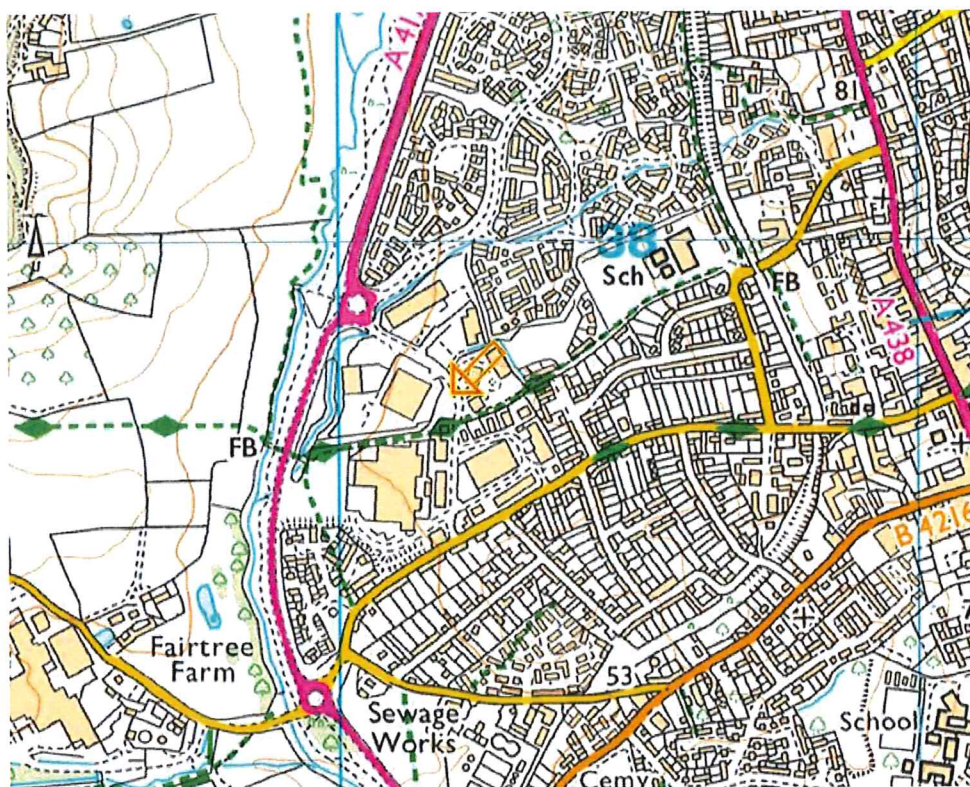


Figure 1 - Geographical context of application site

The application site is set in an established industrial area just less than a kilometre to the West of Ledbury town centre. The site is strategically well-served by roads. It is close to a roundabout on the A417, which is the Ledbury Bypass. In turn, that connects to the A449 to Ross and South Wales, and also to the M50 and the wider motorway system. Thus, other than for local clients, there is no reason why traffic would need to travel through Ledbury.



Figure 2 is an aerial photograph of the site, taken in May 2020. The application site is highlighted by the red arrow. Leadon Way, on the left of the image, is the A417. The building closest to the roundabout is a branch of Homebase. However, there are few retail outlets in the immediate area, with some businesses offering a small trade counter in what are otherwise storage or manufacturing sites.

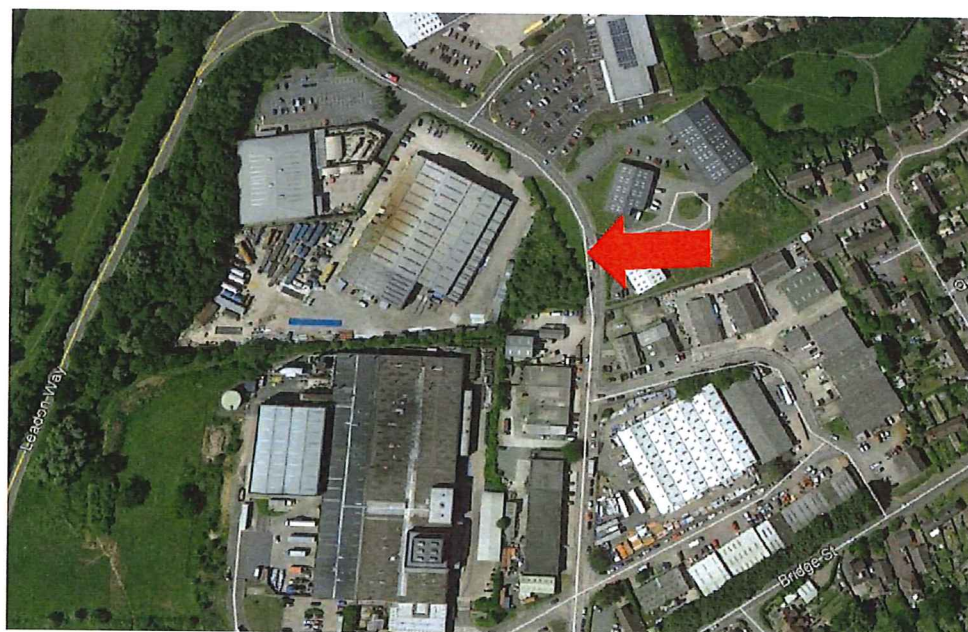


Figure 2 - Aerial photograph of the application site, taken in 2020

Bridge Street, in the bottom right of the picture, is the extension of Lower Road, and connects with the High Street in Ledbury town centre.

The long-distance footpath, the Herefordshire Trail, passes along the southern side of the site. The implications of this juxtaposition are considered at Section 4.4.

The Lower Road Industrial Estate, in which the application site lies, is a generally unattractive area of urban development, without a design theme, and with no landscape framework. Figure 3 shows a typical image of the area. The security fencing surrounding many properties is evident, and there is significant vehicle parking on forecourts and, where double yellow lines do not prevent it, along the roads. Most of the previous hedges from the area have been removed.



Figure 3 - Typical character of area

3. History of use of the land

The Lower Road Industrial Estate has been present since the 1990s. The Herefordshire Council application site does not have records to show details of the initial phases of development, but aerial photographs dated 1999 show most of the larger buildings on the site already erected.

There are no planning applications that directly relate to the application site alone. However, it is apparent that planning permission as granted under reference 98/0663/N for industrial units now built on the eastern side of Leadon Road required the application site to be used as overflow car parking, under conditions. An application was submitted to seek to remove the requirement of this overflow parking, under reference NE/09/2222/F, and permission was successfully gained in September 2009, subject to parking being provided close to the units. We have no reason to believe that the parking was not provided.

It should also be noted that one of the units granted under the 1998 application was not constructed promptly, but was eventually developed as a storage building under application 172503 in 2017. The officer's report stated: *"Although this proposal contains a retail counter it is only 25 sq m and its use is subservient to the main use of the building as a warehouse."* In effect, therefore, the use of the unit as a warehouse is a covered B8 storage use. In principle, if not in form, therefore, it differs little from the use sought in this application.



4. Development Concept

4.1. The Client and the requirement for development

The Client, 'Now Storage Ltd' is a well-established company operating business and personal sites throughout Southern England, the West Midlands and Wales. 'Now Storage Ltd' provides storage space and containers for hire to private individuals and commercial customers. It is anticipated that many containers will be used to store contents of households temporarily whilst private individuals are moving, relocating or simply require additional cost-effective space. Other containers provide additional stock storage for companies who have limited space or are expanding, providing a valuable service in Herefordshire and nearby parts of South Wales. While much of the site will be occupied by containers, Now Storage want to have the flexibility to store other large items, such as cars; caravans and boats. These tend to be phased out as the site becomes better known. There are other Now Storage sites in Herefordshire at Ross-on-Wye, Hereford and Newent, but there is a clear demand for the provision of additional storage facilities in the Ledbury area.

When acquiring new sites several containers are placed on the site so that storage space is available immediately, the remainder of the site is used for the storage of the other types of large items, such as boats or caravans. As the site becomes established more containers are bought in to meet the storage demand.

It is important to note that the company prohibits the storing of any fuel, gas bottles, firearms, hazardous materials, and explosives (including fireworks). Therefore, the risk of pollution from operation of the site is minimal and is not considered material to the planning application.

There will be no buildings constructed in association with the proposed storage use. Therefore, the storage will be in the open. Other Now Storage sites are open 7 days a week to accommodate patterns of use for both caravans and containers. Within other Now Storage Ltd operated sites there have been no restrictions placed on hours of operation and that use has not led to issues of disturbance. The opening hours typically offered for lessees are:

Monday to Friday: 6am – 10pm

Saturday : 6am – 10pm

Sunday: 6am – 10pm

In reality, evidence of use gained from other, established, sites suggests that there is little activity either in early morning or late evening, but there are some customers (including businesses) who need to access their stored goods at any time. Therefore, we would not wish the proposed use to be limited either by day or by time daily.

4.2 Amount

The site is roughly triangular in form. It occupies some 1738m², but that excludes the proposed bell-mouth junction. The length alongside the road is about 54m, and that on the southern side, adjacent to the public footpath, is about 55m. In considering a possible layout, we have allowed for the retention of hedges, where possible, and the provision of new hedges. We have also ensured that



internal traffic movement can be achieved readily so that all vehicles enter and leave in forward gear. Therefore, the useable area is limited.

In seeking planning permission for B8 use, we have not included a layout plan. This is intentional, not an accidental omission. We want to ensure that the use of the site can be as flexible as possible, certainly in the early days of its operation. As the site becomes better known, and the demand increases, then Now Storage will only have storage containers on the site.

We have therefore assessed the potential number of containers that might be readily placed on the site, while allowing safe circulation. It represents a practical concept. So, that has meant retaining a gap of 6m between rows of containers, so allowing for parking and passing. The notional layout also has retained a gap of at least 5.5m between the containers and the hedge of the eastern side.

Using these parameters, a total of 40 containers could be set out on the site. These would comprise 33 standard (20 foot) containers, and 7 smaller containers (15 foot).

4.3 Security and the need for gates

The items stored at the site can be of high value, either in monetary or personal terms. The site therefore needs to be made secure, especially as the site lies within a busy employment area where vehicles carrying goods would not attract attention.

The specifications for the fence are provided in the attached details from Twin-Mesh, and also shown on Drawing 02384-00, Sheet 05. The fence will be 2.4m tall and will be painted olive green. The advantage of that type of fence is that it provides security while allowing good views through the fence which, given the use of the recessive colour, does not appear too imposing and austere. The green colour of fencing has been used successfully at other Now Storage sites. The fencing and gates will be installed before stored items are brought onto the site and the site comes into use.

We believe that the fence style proposed will look less austere than the heavy gauge fencing found at many neighbouring sites, and would rapidly be integrated with the planting proposals for the site.

In order to maximise the space available within the site, a sliding gate and not an inward-facing one, will be used. It will be operated by a key-pad. The details of the sliding gate proposed to be used are set out on plan from Turnpikes, submitted with this application. The gate would be painted Olive Green to match the fencing and the containers. The gate posts would be 5.5m tall, to ensure they are of a similar height to the fencing.

4.4 Appearance and impact on landscape

All 'Now Storage' sites are managed in a very tidy manner. Stored material/items are set out in a clear and logical manner. Where storage containers are placed on site, they are in tidy rows to conform with local planning authority's requirements, and they are all painted one colour – this is normally Olive Green (RAL 6003) as this colour is normally recessive in the landscape. It is proposed that Olive Green containers would be used at the Ledbury site unless advised by the local planning authority¹.

¹ Some sites use "Gentian Blue" coloured container. Its RAL number is 5010,



Figure 6 shows containers of that colour at another now Storage site. Stone scalplings similar to those shown in Figure 4 would be used to dress the surface and to adjust the slight falls in levels across the site. Typically, the stone cover would be about 300mm deep.

The containers would be set out in one storey only. It is not proposed to stack any containers or other goods in more than a single layer.



Figure 4 - Existing storage containers at another Now Storage site

There would be a need for security lighting, and it should be recognised that lights are necessary, given that tenants are likely to wish to gain access to their belongings in winter after dark, but not late at night. There are no separate light columns. See also Section 8 on lighting. All lights will be at a level no taller than a container. Their limited height, and the fact that lights would be motion-sensored; directed downwards and be shrouded, would minimise the impact of lights on the night-time environment.

A careful and measured approach has been taken to the future ecological management of the site, as set out in Section 6. This approach has sought to integrate landscape with ecology. While it is now proposed that the Hawthorn hedge alongside the road would be lost, the hedge has not been previously well managed and has become too tall, leggy, and gappy. This poor quality feature is shown in Figure 5. It is proposed to be removed and replaced by a new Hornbeam hedge, which will also be installed alongside the southern boundary of the site. Hornbeam grows well in these conditions and the fact that it retains leaves in the winter will help to screen the site and help filter the impact of the fencing.



Figure 5 - Poor quality hedge facing Leadon Road

The ultimate impact on users of the long-distance trail will be to enhance their enjoyment, as the vegetation will be well-managed and there will be new flowering trees to improve colour, during both blossom time and in the autumn.

5. Access and Parking

It is apparent, from the size of goods being stored at the site, whether it be caravans, boats, cars or items within storage containers, that it is not considered that public transport would represent a likely practical choice of mode for users of a storage facility. There would only be one person employed at the site so, unlike many other occupants of sites in the Lower Road area, a travel plan for employees' use is not appropriate.

As stated above, there would be adequate parking and turning provision within the site.

Provision of new access onto the site

There is currently no vehicular access onto the site. However, the fact that the planning authority was content that it could be used as an overflow car park site shows that the principle of creating an access to be used by significant numbers of vehicles is established.

The access would need to be wide enough to allow for stored materials, including shipping/storage containers, to be brought onto the site with ease. During the operational phase, however, the type of vehicle using the site is typically a car or small or medium-sized van.

The location of the access is both shown on the location plan and also on the detailed plan produced by CGS Civils and denoted Proposed Access Layout. The junction has been placed in such a way that



the required visibility splays of 43m in both directions can be achieved from a point 2.4m back from the edge of the carriageway, as is necessary for a minor urban road with a speed limit of 30mph. The visibility splays do not cross land owned by third parties: that is land not owned by Now Storage (prospective owner) or by Herefordshire Council as highways authority. Little vegetation will be required to be removed: the space to the north of the proposed access point has been maintained as low grass by the authority.



Figure 6 - View north from new access

While it is possible to achieve the junction point further North, such a move would reduce the capacity of the site for storage to a significant degree. Figure 6 shows the view North from the proposed access point. It can be seen that, despite the curvature in the road, there is good visibility. Figure 7 shows the view towards the South. It demonstrates that HGVs regularly use the road, and that visibility splays can be attained in that direction – provided lorries do not park on the pavement, as one has in the photograph.



Figure 7 - Access point, looking South

The Access Layout plan shows a significant bellmouth entrance with radii of 6m, and the sliding gate will be set 6m back from the edge of the carriageway. The sliding gates will be 5.5m wide. Thus, the access will certainly be large enough to readily allow the entrance and exit of large items on low-loaders.

Only one tree will require removal to create the new access. There is an Ash tree that would be removed. Although not suffering from Ash die-back, it is of poor quality.

Traffic Generation from Storage containers

It is difficult to seek to assess the level of traffic to be generated during operations by the storage of large goods such as caravans or boats. However, it is possible accurately to estimate those movements associated with personal storage containers on sites of a similar nature. This is because other similar storage facilities have an electronic touchpad access system that accurately and comprehensively records all visits to such sites, including the times of arrival and departure.

At a similar site at a rural location in Stratford in Avon district, also operated by Now Storage, there are 60 storage containers. Over the course of a full calendar year, these generated 548 vehicle journeys. So, that is roughly 9 vehicles per container, per year. Rounding up the figures, that generation would be 18 trips (vehicle movements - in transport planning terms) per container per year.

Trip generation estimates are taken from actual visitor records kept for the 60 container storage facility. As noted previously, customer access to the site was via an automated system. The system records the date and time of each visit, together with the identity of the customer. This data was



supplied by the operator for a one year period. This data was used within a Transport Assessment by Nichols Consulting for a planning application to Stratford-on-Avon [14/02918/FUL](#) to further develop this site.

The methodology has been applied to other container storage sites on which we have sought planning permission, and has been accepted as appropriate in each case, as a means of proportionately predicting future traffic movements related to the containers. Among the sites using the methodology was the Now Storage site at Three Elms, Hereford, reference 200950. Indeed, the comments from the Highways authority for that site, which has a similar context to this one, were:

"The site is well connected to the A4110 along Bakers Lane and the proposal will not excessively increase trips to and from the site, particularly in the context that the route serves and active industrial estate.

As a result there are no highways objections to the amended land use."

Containers tend to be used either by new businesses storing goods while they seek larger premises, or by private individuals storing their own belongings, often as a temporary measure between occupancy of dwellings.

There is no final layout set for the Ledbury site, as we wish to be flexible in terms of site layout. However, to information the estimate of traffic generation, we have assumed the estimated *maximum* number of containers at this site is 40. If one applies the same rate of visits to this site as the Stratford site, it would amount to 548 x40/60 visits. That would be about 365 trips and thus 730 vehicle movements over the course of a year. A crude estimate of vehicle movements per day associated with the containers would thus be about 2 each day.

In reality, applying a mean figure of movements does not reflect actual use, as there were plenty of days when NO visits took place to the other site, and the most visits to the Stratford site on any one day was 7, as the following table shows:

Total Number of Visits in a day (Double to obtain "trips")	0	1	2	3	4	5	6	7
Number of days	96	119	75	41	18	13	2	1

Therefore, one should assume a modal group of 1 or 2 visits a day to the site. This figure would be of no significance, in terms of traffic generation. Traffic counts made on our behalf by Nichols Consulting at larger container sites suggest that, unlike most traffic generation, there is no relationship with peak period during each day. At this site, given the low level of traffic generation, the impact on peak period traffic flows is not an issue, in any event.



Caravans

As mentioned above, there would only be a small number of caravans stored at the site. Their number would reduce with time. Moreover, the presence of caravans and storage containers at the site would be mutually exclusive: so if there were any caravans, there would be fewer than the maximum number of 40 containers.

A worst case scenario on traffic movements for caravans would apply only if all tenants left their caravans at the site during the season, and not simply for the winter. In those circumstances, it is assumed there would be 2 traffic trips per caravan for each occasion that the caravan is used (that is car comes/picks up caravan/brings caravan back/departs) and that typically the visits would be:

- Easter;
- May Bank Holiday;
- Half term;
- Twice during summer holidays, to include late August Bank Holiday;
- Autumn Half Term

So, 6 double trips in all for each caravan.

Even if the number of caravans at the site were initially to be 10, that would mean a reduction in container numbers. However, if one were to apply the (unrealistic) worst case scenario of both caravans and containers occupying those 10 spaces, the associated annual trip generation would be 60 (over and above the 730 associated with containers).

Summary of traffic generation impact

If one were to add the annual trip generation related to container and caravan storage, and they could be mutually exclusive, as we have explained, the total number of vehicular movements would be in the order of 800 across a whole year, if numbers were rounded up.

If one considers the impact on the road network, it is appropriate to see what difference these trips would make to the flows on the nearest classified road. No readily available statistics are available for the immediate roads, but good information is held for the A417, Leaden Way, just north of the roundabout that marks its junction with Leaden Road. See https://roadtrafficstats.uk/traffic-statistics-herefordshire-a417-ledbury-58339#.YHa9oT_TVPY The Annual Average Daily Flow (both ways) for that road in 2017 was 6,960. It is clear that the anticipated increase in traffic movements onto the road system would be negligible.

As the annual average daily trip generation from this proposal is about 2, plus the limited generation from caravans, it can reasonably be argued to be negligible.

Therefore, we believe the impact of traffic on local roads will be acceptable.



Thus, we argue strongly that this site is acceptable for storage use in respect of access, parking and highways matters.

6. Ecology

A review of historic photographs of the site shows that it did not have any tree or shrub growth at the turn of the century, but that lack of management of the site has led to seedlings growing since that time. Therefore, there was no good reason to consider that the site had any features of ecological interest. Nonetheless, we have followed good practice and commissioned a Phase 1 ecological survey to determine if there are any features worth conserving and integrating into the site layout. Moreover, we are also interested in whether there are any opportunities for ecological enhancement without prejudicing the viability of the site.

Janet Lomas Ecology was commissioned to undertake the assessment of the site, and her report is submitted with this application. The site was visited before and after scrub clearance, which was prior to the bird nesting season. The loss of scrub was regarded as the most significant impact, because it represented bird nesting habitat. Moreover, it is recognised that the scrub is recent in origin and, provided a proposed suite of enhancement and management measures were implemented, the loss of the habitat could be satisfactorily mitigated.

Therefore, we consider there would be no significant negative impact in terms of ecology/biodiversity. Indeed, Janet Lomas has produced a Habitat Protection and Biodiversity Enhancement Plan, which is also submitted with this proposal. It is considered that the implementation of the proposals would actually lead to "betterment" in terms of the ecological value of the site.

The proposals include the creation of two new Hornbeam hedges and the provision of colour and nesting opportunities for birds through planting of Midland Hawthorn and Crab Apple. These trees would attain a limited height and would be easy to manage over the long-term. They also have the advantage of being attractive to insects, so enhancing pollinator numbers.

7. Flood Risk Assessment

Although this site is not in an area subject to river flooding, there are records of surface water flooding risk in the area. Therefore, CGS Civils was commissioned to undertake a Flood Risk Assessment report that is submitted with this application. The research confirmed that the risk from fluvial sources was indeed low. There is a very low, but present, risk of flooding from surface water and therefore the report recommends that valuable assets should be placed at the northern part of the site, which is at the least risk of flooding from the site. Moreover, though there will be some surface dressing of stone, that would not reduce the storage volume of the site.

The stone dressing would allow rainwater to percolate into the soil below without materially increasing run-off from the site. Therefore, the presence of stored items at the site would not negatively impact flood risk to other sites.

8. Lighting

As stated previously, lighting will be essential for the safety and welfare of users, who would certainly visit the site during periods of the year when it gets dark in late afternoon, as well as during evenings.

2730



Now Storage wishes to utilise the following lights:

https://www.thesolarcentre.co.uk/products/Slate_Solar_Motion_Light-842-78.html?gclid=EAlaIqobChMI_56emfXl7wIVqIFQBh0hJwQ4EAQYFiABEgJBGPD_BwE

The advantages of that model of light include the fact that they can be readily fixed to (and removed from) the containers themselves, rather than having any separate posts installed. As can be seen from the illustration, they are downward-facing and the design prevents upward escape of light. They are solar-powered, and work even in winter, and do not need wiring in. So, especially as they use LED bulbs, they represent a very sustainable form of lighting. The lights are motion-sensored, so they only turn on when activity within 5m is detected, and one can set the time after which the lights would turn off after activity ceases. The default "off" kicks in 10 seconds after cessation of activity. In that way, there is minimal impact on wildlife and on night skies. Each light operates separately, so there is no risk of all lights being on together, especially as use is infrequent and transitory.

As stated above, the number of containers is not fixed, because they may be taken on or off site as demand varies. So, the number of lights might vary, too. The same lights are used on other Now Storage sites, and experience suggests that the limited spread of light from each lantern is enough for three containers set "in soldier course", side by side, as is proposed to be the case here. Therefore, if one divides the maximum total of 40 containers by 3, that gives a total number of some 13/14 lights.

As the lighting will be internally directed, there will be no detrimental impact on neighbourhood amenity or on traffic.

The development will introduce new security lighting proposed to be controlled by timer and sensor. Therefore, there is no risk that lighting would be on all night. The type of lighting proposed would meet the requirements to meet Dark Skies designation for rural areas, even in this urban setting, as the lights would be shrouded and downward directed. They would also be sustainable in type, using LED bulbs.

9. Contamination

It is important to note, as stated previously, that the company prohibits the storing of any fuel, gas bottles, firearms, hazardous materials, and explosives (including fireworks). Therefore, the risk of pollution from operation of the site is minimal and is not considered material to the planning application.

There has been/would be no further modification to the area's surface, following the application of crushed stone, so there is not likely to be disturbance to any underground contamination. The modifications to achieve the proposed storage use are not likely to lead to any contamination issues, as there is no known contamination at the site.

10. Employment

There will be one full-time equivalent post created by this proposal. However, there is likely to be a positive secondary impact through providing burgeoning businesses to store goods and materials at this site rather than at expensive town centre sites, so enabling financial goals to be achieved.



11. Planning Policy

In this section, we seek to review the development proposals against planning policy at both the Government and local authority level. Under the “plan-led” approach of the English planning system, proposals should accord with the development plan, which encapsulates policy from governmental through to site-specific level. This is detailed in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, there is an examination of the implications of Government policy, specifically through its National Planning Policy Framework; and to local policy, both statutory and non-statutory. The statement considers how development proposals either accord with policy or there is a justifiable exception to policy. In this case, the local policy is set by Herefordshire Council.

National Policy

In February 2019, the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government’s policies for England and how it expects them to be applied. This section of the statement sets out elements of the NPPF pertinent to this application, and considers whether the proposals are consistent with the document and its principles.

For decision-taking this means:

Achieving sustainable development

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; In this case, Now Storage Ltd will be able to operate more effectively and competitively; *and*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; In this case a storage provision which serves the community will be able to function more efficiently and provide local jobs; *and*
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. The B8 storage use proposals would have a negligible impact on the environment, and also makes use of a currently vacant site, that is likely to prove unattractive to other land uses, because of its small scale and unusual shape. This is therefore an effective use of land, reducing the pressure for development on greenfield sites.

Part 6 – Building a strong, competitive economy



"83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside;"*

Although this proposed storage use would only directly generate one new job, it should be recognised that the provision of storage facilities could enhance the prospects of businesses in Ledbury, particularly new ones. That secondary benefit may well help retain the vitality of Ledbury town centre.

The NPPF within section 15. Conserving and enhancing the natural environment. At para 170 states: (relevant parts only):

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

This proposal will bring into viable use a redundant site within an employment area, thus enabling a Herefordshire-based business to prosper and avoiding using greenfield untouched sites that would otherwise constitute a valued landscape and support biodiversity. As has been confirmed by the ecology report, the impact on wildlife will be acceptable, subject to the management constraints and the implementation of the proposals put forward by the consultant ecologist.

Achieving well-designed places

The revised NPPF has a specific section on good design – more attention is paid to this aim than in previous policy. Paragraph 127 includes the following:

"Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*



b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;...”

The proposals will fit into an existing intensively-used industrial area, so the character of the area is fit-for-purpose business premises. The use of the site as B8 storage will not be harmful, considering the landscape context of the site, whilst providing an area for the Now Storage Ltd business to expand to ensure a sustainable growth for future requirements.

The proposals would accord with policy at the national level across the full, relevant range of topics.

Local Policy

The Herefordshire Core Strategy, adopted October 2015, sets the policy framework for the county. It is supported by the Neighbourhood Development Plan, which provides some useful and informative local context. It should be noted that there is no defined settlement boundary to Ledbury, but there is little relevance in its absence, as the application site is surrounded by employment and retail uses on all sides, and it is appropriate to consider it to be squarely within the settlement.

We argue that the development would be sustainable in nature, and thus accord with Policy SS1 – Presumption in favour of sustainable development. It is a site outside any designated areas, and which has little intrinsic ecological or landscape value, and which has become somewhat derelict in nature. The site has good access and additional traffic generation will be negligible compared with previous and existing traffic flows from the trading estate as a whole. As explained above, there is very low risk of flooding at the site or to other sites.

Traffic generation cannot be considered to be an issue, as explained. The proposed open storage would thus align with Policy SS4 - Movement and transportation, which states:

“New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted.”

That is certainly the case here. As stated previously, there is no need to impose a travel plan at this site, as the employment generation from the site will be low. Moreover, it is not appropriate to consider the options for travel to the site by public transport, as items to be stored there could not be readily carried by such modes.



Policy E1 - Employment provision states the focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate. Ledbury is one of the market towns.

“Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

- *the proposal is appropriate in terms of its connectivity, scale, design and size;*
- *the proposal makes better use of previously developed land or buildings;*
- *the proposal is an appropriate extension to strengthen or diversify an existing business operation;*
- *the proposal provides for opportunities for new office development in appropriate locations.”*

The last two criteria are not relevant. However, the use and location correspond with the first criterion. Secondly, the land has previously not been used or occupied in a profitable and environmentally acceptable manner. It therefore makes good planning sense to use this site for a necessary use for which there is a proven demand.

While planning applications for most sites in Herefordshire would require careful thought as to their impact on landscape character and on visual amenity, and thus accord with Policy LD1 – Townscape and Landscape, this site has been previously developed and has little intrinsic landscape value. There is, moreover, no evidence that planting schemes were associated with previous proposals for the site, or at least this part of a larger site. We recognise that new fencing would initially be visually apparent, but it would soon be hidden by the growth of new hedging.

Policy LB1 deals specifically with development at Ledbury, but it is not worded to be particularly relevant to a small-scale proposal such as this. However, it is true that the development would accord with the vision for the town, as set out in Para 4.5.1: *“Within the overall vision for Herefordshire, Ledbury will continue to be supported in its role as a thriving service centre to its surrounding rural area in the east of the county.”* Moreover, given that one of the town’s major issues is the poor connectivity, this site is well-suited, given its proximity to and ease of access to the bypass.

The Neighbourhood Development Plan (NDP) post-dates the Core Strategy, being adopted in 2018. It provides useful context against to judge the proposals. For example, Map 4, showing constraints to development, indicates that the site is not in a flood risk area, lies outside the AONB, and is not visually prominent.

It also sets out a tailored vision, with clear objectives, some of which are relevant here:

Preserve and Develop Prosperity – In this context, although only one job would be directly created, many new and existing enterprises would be supported by their ability to store goods and equipment at this site.

Preserve Quality and Character – There would be no damaging impact.



Widen Employment Base – As stated above, the ability to provide off-site storage facilities allows new enterprises to start and expand, and thus to ensure that the viability of the town centre can be improved without environmental harm.

The NDP contains policies on employment land. Policy EE1.1 New Employment Sites states *“New employment sites will be supported. The regeneration, proportionate intensification or reassignment of previously developed brownfield land to employment land uses will be particularly supported.”*

This site is not previously developed, but it is entirely reasonable to argue that this use amount to an appropriate “reassignment” of land that would otherwise not be productive. Thus, the proposal accords with the Objective EE1, part of which states: *“In particular, the town wishes to encourage high quality long term employment, business start-ups and creative industries.”* As advised previously, this use is a catalyst for other industries.

This detailed analysis suggests that the proposed use of the site for open storage would align with adopted local policy, and there are no sound reasons for refusal.

12. Conclusion

In this statement, we have explained that the application site lies within a large and heterogeneous employment area, and that planning permission had once been granted for its use as a car park, but that it is no longer required for that purpose. It is a small and confined site that does not lend itself readily to other uses, and that there is a clear demand for storage facilities at Ledbury.

We consider that storage would provide an efficient use of this brownfield site without damage either to the environment, to the road network or highway safety, or to amenity of neighbouring occupants. The site is already occupied by storage units and so it is clear that Now Storage sites are secure and well-managed. They cater for a clear, definable market and can utilise, as in this case, sites that are otherwise likely to become underused and an eyesore.

Working together with professional from other disciplines, we have shown the following:

- The tidy management of Now Storage facilities, and the provision of new planting will improve the unkempt appearance of the site;
- The impact on the local road system will be negligible and acceptable, as will be the creation of a new access onto Leadon Road;
- The implementation of a comprehensive suite of ecological enhancement and management measures will improve the value of the site in that respect;
- The risk of the site from river and stream flooding is very low, and the low prospect of surface water flooding can be managed. There will be no material increase in flood risk to other sites from run-off from the site;
- The impact of lighting at the site, in terms of night-time ecology and impact on landscape character, will be minimised through the prudent use of sustainable lighting that uses motion-sensor technology.

Accordingly, we consider that the environmental impacts of the proposed development would be very limited and, indeed, that some benefits would be derived.



Therefore, setting these limited impacts within the context of supportive planning policy, we consider that there are no material reasons why planning permission should not be given for B8 use of the site, and for secure gates and fencing to be erected and a new junction to Leadon Road created, subject to relevant, enforceable and necessary conditions.

Habitat Protection and Biodiversity Enhancement Plan for Now Storage, Ledbury Ind. Site HR8 2SS

Proposed Self Storage facility, Now Storage,
Homme Farm, Ross on Wye HR9 7TF.



Figure 1

March 2021

Janet Lomas, 5 Blackmore Park Barns, Blackmore Park Rd, Malvern WR14 3LF

1 BACKGROUND

1.1 INTRODUCTION

Janet Lomas was commissioned by applicants, Now Storage Limited, based at Homme Farm, Hom Green, Ross on Wye, HR9 7TF to undertake an ecological appraisal on a small site on Ledbury Industrial Estate, where creation of a self-storage facility is proposed. The site, 0.14 hectares in size, is close to the road, surrounded by commercial business premises, and lies at grid reference SO7018 3772.

This Habitat Protection and Biodiversity Enhancement Plan is agreed with the applicant. It aims to build on recommendations in the Ecological Appraisal dated March 2021, creating prescriptions for mitigation, habitat protection and enhancement and a timetable for work to ensure long term value of created and enhanced habitats, to meet the requirement for net gain for biodiversity by NPPF Guidance, NERC Act and Core Strategy LD2.

1.2 DESCRIPTION OF THE SITES

The proposed development site is a roadside plot surrounded by industrial and retail premises. Proposals entail:

- Removal of scrub cover on the site. (This took place soon after the initial phase one survey, to avoid clearance in the bird nesting season).
- To lay stone on the ground, and create a B8 open storage compound on the site.
- To create access near the south-east corner of the site.

1.3 SUMMARY OF IMPACTS

ECOLOGICAL RECEPTOR	IMPACT OF PROPOSED DEVELOPMENT
Habitats on the site	
The site was scrub, with a range of height and density, and fully shading.	Shrub removal will reduce bird nesting habitat.
Nearby habitat	
Narrow public footpath with dry ditch leading to watercourse, mature trees and mown grassland 200 metres west of the site.	No impact.
Species	
Nesting birds	Most of the scrub was removed prior to the bird nesting season. Some hawthorns remain, and some bramble scrub on the footpath which could still provide bird nesting habitat. Removal should only take place when a qualified ecologist has

Now Storage: proposed Self Storage Facility at Ledbury Industrial Site HR8 2SS

	attended, immediately prior to planned work, to ensure that no nests are present.
Roosting bats	No roosting habitat on the site.
Foraging and commuting bats	Low suitability for foraging and commuting bats, although bats were recorded close to the site.
Amphibians and reptiles	<p>Bare ground on the site was providing hostile conditions for amphibians and reptiles. There were gaps in cracked concrete on the south boundary which could be suitable refugia for reptiles.</p> <p>The risk of GCN being on the site is negligible, as there was no suitable habitat, no nearby ponds and no local records.</p>
Badgers	There were no signs of badgers, and risk of their being present during development work is negligible.
Otters and dormouse	Highly unlikely to be present due to urban environment and poor links to suitable habitats.

2 HABITAT PROTECTION

2.1 CLERK OF WORKS

- To ensure that no protected species are harmed, a suitably qualified Clerk of Works will be on call throughout the period of development of the site.
- If protected species are unexpectedly encountered during work, the CoW will be contacted to make an assessment of the situation and give advice on how to proceed. If considered necessary, guidance would be sought from Natural England.

2.2 LIGHTING

- No external lighting or radiated lighting will illuminate any of the enhancements recommended in this report, or adjacent habitats or boundary features.
- All lighting will support the Dark Skies Initiative (DEFRA/NPPF Guidance 2018).

2.3 NESTING BIRDS

- The site was cleared of scrub prior to the bird nesting season but some roadside hawthorns, and some bramble near the footpath remains, and this will be removed during the bird nesting season. In the 24 hours immediately prior to clearance, the Clerk of Works will carry out a thorough search to ensure that birds are not nesting in the hedge, and that no other protected species are present, before any clearance work takes place.
- If any birds are nesting on the site when work is due to commence, the area around the nesting site will be taped off, with a 5 metre buffer around it.
- No further disturbance of the location will then take place until the CoW confirms that all nesting processes are complete and young have fledged.

2.4 OTHER RISK AVOIDANCE MEASURES

- The site will be left clear of any vegetation over the growing seasons, until work commences, in order to discourage protected species from entering the site.
- During work on the site, any trenches or ditches which could trap animals overnight will have a means of escape for any animals that fall in, such as branches or planks laid in the trench to allow animals to climb out, and to prevent drowning in the event of heavy rain.

3 HABITAT ENHANCEMENT AND CREATION

Agreed work is shown in Figure 2.

Bird nesting habitat will be created to mitigate the loss of original scrub nesting habitat.

- The west and south fences of the site will be retained, along with all climbing vegetation and shrubs growing on or alongside these fences, and gaps at the bottom of the south fence which could provide refugia for wildlife.
- 'Terrace' nesting boxes for house sparrow will be put onto on the retained west boundary fence, close to shrub cover. There will be two SP Schwegler sparrow terrace (available from www.nhbs.com).
- The public footpath which runs along the south boundary of the site, will be fenced off, and hornbeam hedge will be planted alongside the fence to create a wildlife corridor.
- Hornbeam hedge plants will be planted alongside the site's frontage fence (north-east boundary of the site) to provide additional bird nesting habitat. (See planting prescriptions in Appendix A).
- Four specimen Midland hawthorn trees and four crab apple trees, grown on semi-vigorous rootstock, will be planted as standards on new hedged boundaries and within the storage area. See Appendix A. The location of the hawthorn/fruit trees will depend on the layout of the site.
- Three hole-nesting bird nest boxes, and two open fronted boxes will be put up on the trees within the site (not on new boundary trees) to attract nesting birds. Nest boxes on trees will be put up as high as possible initially, and raised to a height of at least two metres above ground level as soon as lowest branches reach this height.

In addition:-

- Whereas the storage facility will have a hardcore/stoned base, the existing bare earth at the south-west corner of the site will be retained, (left un-stoned), as well as the margins where hedges will be planted.
- A stone/log pile will be built in this fenced off corner of the site, and a hedgehog home will be built within it, to provide habitat for small animals, according to the design in Appendix B.
- The wildlife corner will be allowed to 'scrub up', and will be maintained as an undisturbed corner for wildlife.
- Specially designed, hedgehog friendly gravel boards, or plates designed for supporting access holes for hedgehogs will be created in external fences in the wildlife corner, to create 13 cm high x 13 cm wide gaps to permit hedgehogs to get into the wildlife corner. (See examples at www.jacksons-fencing.co.uk.)
- Four insect habitat tubes boxes (insect 'hotels') will be put up on the south-facing structures on the site. See Bee Bricks, Bee and Bug Biome, Schwegler Insect nesting aid in Woodcrete, Woodstone insect block available on www.nhbs.com.
- The gaps in the base of the original south boundary fence will be retained, potential reptile refugia.

4 WORK SCHEDULE

FEATURE	PRESCRIPTION	PURPOSE	TIMING		YEAR									
					1	2	3	4	5	6	7	8	9	10
HABITAT RETENTION AND PROTECTION PROPOSALS														
Roadside scrub; scrub by public footpath.	A Clerk of Works will be appointed.	To attend immediately prior to further scrub removal; to make a search for nesting birds and other protected species, to prevent any risk of committing an offence.	Before any development work begins.	x										
The whole site	Keep the site clear of vegetation over the summer and until work commences.	To avoid attracting protected species before work begins.	Before any development work begins.	x										
Remaining scrub.	<p>The climbing vegetation and bramble alongside the west boundary fence will be retained.</p> <p>The shrubs and bramble on the south boundary fence will be retained.</p> <p>Bramble and hawthorn will be removed where a new hedge will be planted, north of the public footpath, and on the north-east frontage of the</p>	As much scrub will be retained as possible, and will be used for best advantage for wildlife whilst creating space for the storage facility.		x										

Now Storage: proposed Self Storage Facility at Ledbury Industrial Site HR8 2SS

	site alongside the roadside verge. These areas will be left un-stoned, and will be the location of new hedge planting.														
Any trenches created during work.	Steep-sided excavations will be covered, or equipped with ramps or branches to allow animals to escape if they fall in overnight.	To prevent hedgehogs, or any other animals becoming trapped overnight.	During development work.	x											
The whole site	Lighting will not spill onto wildlife corner, onto nest boxes, hedges or other boundaries.	To avoid disturbance to wildlife using these habitats.													
HABITAT ENHANCEMENT AND CREATION PROPOSALS															
South-west corner of the site.	This will become a wildlife corner; the ground will be left un-stoned, and a habitat pile with hedgehog box within it will be created. The corner will be left to scrub up, fenced off from disturbance. Holes at the base of the exterior fence on the wildlife corner will allow access by hedgehogs.	A corner will be undisturbed, and a habitat pile will be available to wildlife, potentially to attract reptiles and hedgehogs and other small mammals.	When work on the site is complete.	x											
West boundary fence	Two sparrow terraces will be put up on the fence, either side of the length of containers.		When work on the site is complete.		x										

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New boundary between footpath and the storage area; road verge boundary.	A hornbeam hedge will be planted to create a new south boundary, north of and parallel with the public footpath, and along the north-east boundary with the roadside verge. The hedge will be planted according to nursery specifications.	To provide new hedgerow habitat around the site which will provide habitat for nesting birds and food for birds, insects and animals.	Nov-March in winter after work on the site is complete.		x													
	Four specimen Midland hawthorn, and four standard crab apple trees will be planted, each supported by a stake/tree tie.	To create song bird posts and nesting habitat.			x													
	Hedgerow plants and young trees will have mulch on 1 metre diameter around the base of each plant.	To prevent competition from weeds and grass.			x	x	x	x	x									
	Hedge plants and fruit trees will be checked regularly during establishment phase.	To protect young plants.			x	x	x	x	x	x	x	x	x	x	x	x	x	
	Any losses will be replaced.	To ensure that the target number of shrubs grow to maturity.			x	x	x											
Bird nesting habitat	Five nest boxes will be put up on young trees: three	To provide opportunities for birds: tits,	When work on		x													

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	for hole-nesting birds, and two open-fronted boxes. Sites for the boxes will be away from the boundaries to protect them from disturbance.	robin, spotted flycatcher.	the site is complete.												
On south-facing structures on the site.	Four insect 'hotels' will be put up.	In order to create habitat for pollinating insects.	After construction work is complete.		x										
Lighting	External lighting will be directed in such a way as to avoid light spillage onto nearby habitats, existing or newly created.	To avoid disturbance to existing habitats and wildlife, and newly created wildlife habitat.			x										

Appendices

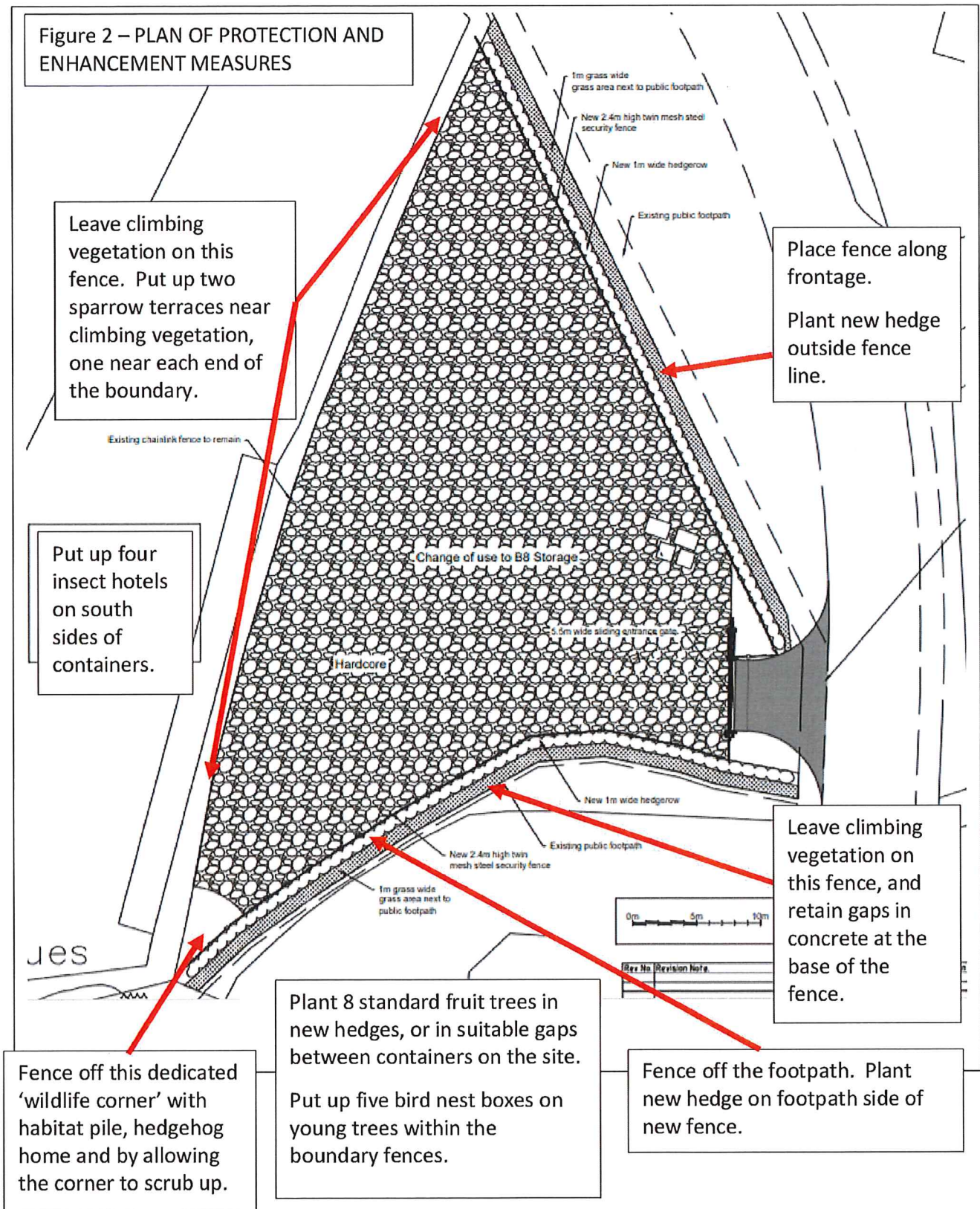
Appendix A: Hedge and tree planting prescriptions.

Appendix B: Hedgehog homes and habitat piles.

Now Storage: proposed Self Storage Facility at Ledbury Industrial Site HR8 2SS

Now Storage: proposed Self Storage Facility at Ledbury Industrial Site HR8 2SS

Figure 2 – PLAN OF PROTECTION AND ENHANCEMENT MEASURES



BEFORE COMMENCEMENT OF
WORK ONE SITE

Remove remaining scrub near the east and south boundaries under direction of Clerk of Works.

DURING WORK ONE SITE

Create ramps in trenches
overnight to prevent
entrapment of animals.



Consulting Civil Engineers

Flood Risk Assessment

Land Adjacent 7 Lower Road, Ledbury HR8 2DH

For

Now Storage Ltd

Rev – P-

Reference C1555

Date 22nd April 2021

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1 INTRODUCTION

- 1.1 The following report is a Phase 1 Flood Risk Assessment (FRA) for the proposals at Land Adjacent 7 Lower Rd, Ledbury HR8 2DH (see site location map, Figure 1).
- 1.2 This assessment has been requested to inform the planning permission sought for the use of the site as container storage. The development is to occur on land to the adjacent to number 7 Lower Road over an area of currently unused land within the wider industrial precinct. An FRA is required under the National Planning Policy Framework (NPPF) and the Herefordshire County Council (HCC) given that the site is shown to be partially affected by the low, medium and high-risk surface water flood extents.
- 1.3 Architectural plans have not been provided at the time of writing this report. The purpose of this FRA is to inform the feasibility and appropriateness of the proposals given the location of the site being affected by the low, medium and high-risk surface water flood extents.



Figure 1 - Site Location Plan (site bordered red) - Source Magic Map

- 1.4 This FRA has been written in accordance with the National Planning Policy Framework (NPPF) and its Technical Guidance, Environment Agency (EA) Standing Advice and the HCC guidance. This report has relied upon information presented within the HCC (2019) Level 1 SFRA and the EA's Risk of Flooding from Surface Water (RoFSW) data sets.

DEVELOPMENT PROPOSALS

- 1.5 The development proposals aim is to provide self-storage on the existing vacant land using containers.
- 1.6 It is understood that a development of this nature has design life of 60 years (design epoch 2081) and is classified as a 'Minor Development' under the NPPF.

FLOOD RISK VULNERABILITY

- 1.7 This FRA has been undertaken with due regard to the statutory requirements of the NPPF and with reference to the Planning Practice Guidance (PPG) in relation to development and flood risk. This FRA aims to ensure that flood risk is considered and to avoid inappropriate development in areas potentially at risk of flooding.

- 1.8 Table 2: Flood Risk Vulnerability Classification of the PPG provides guidance on assigning development vulnerability. Based on the proposed commercial use it is considered that the proposals are 'Less Vulnerable'.
- 1.9 The existing sites classification is deemed to be 'Flood Compatible' as vacant land in accordance with the NPPF. The proposals will change the existing use and therefore vulnerability will increase to 'Less Vulnerable' post development.

SEQUENTIAL TEST/EXCEPTION TEST

- 1.10 The EA have designated different areas of the UK based on specific risk to assist and steer developments, these are:
- ⇒ Flood Zone 1 - land assessed as having a less than a 1 in 1,000 annual probability of river or sea flooding (<0.1%)
 - ⇒ Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
 - ⇒ Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. Flood Zone 3b is land have greater than 1 in 20 annual probability of flooding.
- 1.11 According to NPPF footnote 20, a site-specific FRA should be prepared when the application site is:
- Situated in Flood Zone 2 and 3; for all proposals of new development (including minor development and change of use); or
 - Greater than 1 ha in size and located in Flood Zone 1; or
 - Located in Flood Zone 1 where there are critical drainage problems or within a designated Critical Drainage Area (CDA) as notified to the LPA by the Environment Agency; or
 - At risk of flooding from other sources of flooding, such as those identified in this SFRA; or
 - Where surface water flood risk exists, detailed surface water modelling may be required; or
 - Subject to a change of use to a higher vulnerability classification which may be subject to other sources of flooding.
- 1.12 Based on the EAs Flood Map for Planning (Figure 2 below), the HCC SFRA, the site is wholly located within Flood Zone 1 and therefore considered to be at low risk of flooding from rivers and seas.

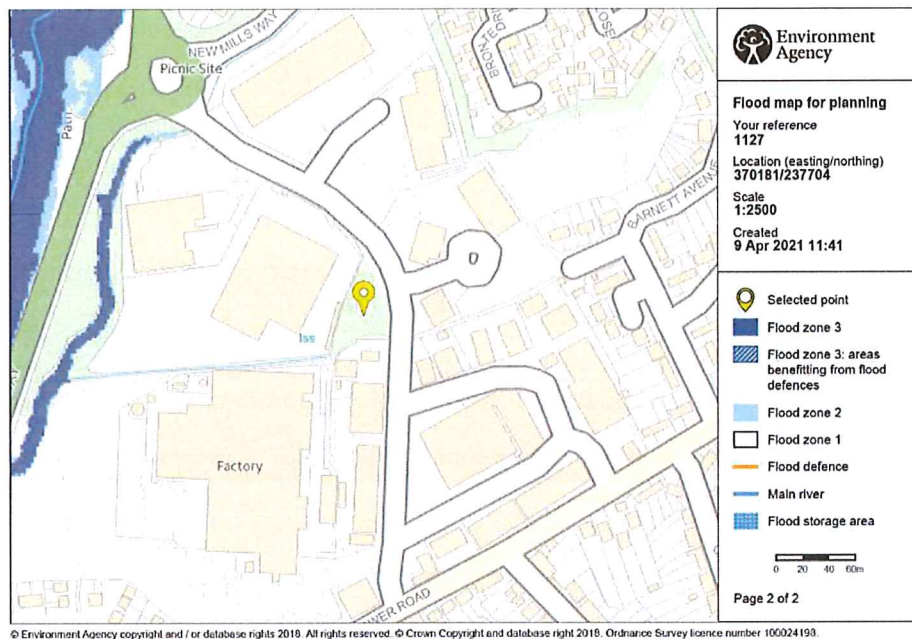


Figure 2 extract from EA Flood Maps for Planning

- 1.13 Under the NPPF, all new planning applications must undergo a Sequential Test. This test must be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.
- 1.14 However, at the site specific level, the principles of the sequential test should be followed by locating more vulnerable elements of development to lower areas of flood risk with the site itself. Table 1 below presents a helpful guide in identifying the suitability of a site prior to applying the Sequential Tests in its entirety and identifies when the Exception Test is required.

Table 1 Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF. Shaded cells denote the proposed re-development. Please note: ✓ means development is appropriate; x means the development should not be permitted and should be subject to a full sequential test.

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	x	Exception Test Required	✓
	Zone 3b Functional Floodplain	Exception Test Required	✓	x	x	x

- 1.15 Using the principles of the Sequential Test presented in Table 1 and from Table 2: Flood Risk Vulnerability Classification of the PPG, the proposed development is classified as 'Less Vulnerable' and is located wholly within Flood Zone 1, therefore the proposals are deemed appropriate at this location. However, given that the site is shown to be at risk of surface water flooding, it is considered that further analysis is required to assess these impacts and to determine how best to develop the site to mitigate flood related impacts.
- 1.16 This FRA presents the findings of the exception test and recommendations for incorporation of flood resilient measures to improve long term flood resilience of the proposals and their suitability in its proposed location.

- 1.17 The following sections undertake further analysis of the data available and provides more detailed conclusions of site-specific flood risk from these sources.

2 LOCAL FEATURES

LOCALITY

- 2.1 The application site is located within the Ledbury Industrial estate and is currently un-developed. The site comprises a broadly triangular parcel of land adjacent to number 7 Lower Road, Ledbury.
- 2.2 The site is bordered on its western and southern boundary by existing commercial/industrial uses. Its eastern and northern boundary is bound by Lower Road. Residential properties are located a little further to the east and south.
- 2.3 The site lies within the administrative boundary of Herefordshire County Council (HCC) for planning purposes.

RIVERS AND WATERCOURSES

- 2.4 The nearest identified watercourse to the site appears to be the Leadon - source to confluence to the Preston Brook. There appears to be some drainage ditches and channels to the west of Lower Road serving the industrial units to the west, however details of these are limited. It is understood that existing drainage infrastructure is present in Lower Road for surface and foul water. The site is located in the Severn River Basin.
- 2.5 The Severn river basin district, which covers over 21,000km² lies both in England and Wales. It extends from the Welsh uplands, through the rolling hills of the Midlands and south to the Severn Estuary. In total over 5 million people live and work in the region and, although predominantly rural, it includes urban areas such as Bristol, Coventry, Cardiff, the South Wales Valleys, and parts of the West Midlands conurbation. The Severn river basin district has a particularly rich diversity of wildlife and habitats, supporting many species of global and national importance. For example, the Severn Estuary and its surrounding area are protected for their bird populations, habitats, and migratory fish species such as Atlantic salmon, shad, lamprey and eel. The management catchments that make up the river basin district range from energetic upland streams to slower rivers in the lowlands and include sandstone and limestone aquifers used for public water supply in the Midlands. Around 80% of the river basin district land is used for agriculture and forestry, which shapes much of the landscape.

TOPOGRAPHY

- 2.6 Topographic survey provided by the client (see Appendix 1). The site's levels are relatively flat at 51.20mAOD with a slight fall to the south and west. Wider area levels fall from the east to the west, directing overland flows towards the Leadon.

GEOLOGY & HYDROGEOLOGY

- 2.7 The BGS's online map shows the site's bedrock is Raglan Mudstone Formation – Siltstone and Mudstone, Interbedded. There are no drift deposits recorded. The SoilScapes (England) data suggests the topsoils in this location are slightly acid loamy and clayey soils with impeded drainage. It is unlikely that this soil type will possess infiltration characteristics, almost certainly not sufficient for soakaways or other infiltration features. At the time of writing it is unclear what the current groundwater levels and soil permeability are, and therefore should be investigated further.
- 2.8 According to the EA's Magic Map, the aquifer typology in the Bedrock is Secondary A with High Vulnerability. The site is not located in an Environment Agency designated Source Protection Zone. These designations relate to the sensitivity of the underlying aquifers to contamination from development. However, given that the development proposals will be generally low impact, it is unlikely (assuming proper construction precautions are followed) that there will be a negative impact on the underlying hydrogeology.

FLOOD DEFENCES

- 2.9 The Environment Agency releases a range of flood asset information as Open Data through their AIMS Defence (Spatial Flood Defences) GIS mapping. They are the only comprehensive and up-to-date group of datasets in England that show flood defences currently owned, managed or inspected by the EA.
- 2.10 Figure 3 provides an extract from EA AIMS Defence data (2021). This data shows that the Leadon river has defences along most of its length in the form of raised ground. The standard of protection (SOP) these defences provide are unknown, with defences in moderate condition and privately maintained.



Figure 3 - Extract from EA AIMS Defence Dataset. Site edge yellow, defences shown in red.

- 2.11 Given the lack of available information on the SOP offered by these defences, a conservative approach has been adopted for assessing the benefit these defences offer. As such this FRA has assessed flood risk assuming these defences are not present (i.e. assessed the undefended scenario) to be conservative.

3 SOURCES OF FLOOD RISK

- 3.1 To assist the implementation of the Governments NPPF, the EA and local councils has undertaken national scale flood risk mapping. This mapping considers a range of sources including flooding from rivers, sea, surface water and reservoir breach. Furthermore, each council produces a Strategic (county scale) Flood Risk Assessments (SFRA) that aim to specifically identify local flood risk issues (such as critical drainage areas and local groundwater flooding). This FRA has reviewed these sources to identify and (where possible) quantify the flood risk to the site.
- 3.2 The following section reviews both the EA data as well as information available from the local SFRA.

FLUVIAL AND TIDAL

- 3.3 The EA have undertaken fluvial and tidal modelling of the nation's main rivers in flood to support and ensure developments are steered away from flood prone areas or are designed to ensure risk to people is not increased as a result.
- 3.4 The EA's Flood Maps for Planning shows that the site is located within Flood Zone 1 (see Figure 2) and as such represents the site having a risk of flooding from river or sea < 0.1%.
- 3.5 It should be noted that the EA's Flood Maps for Planning do not allow for the presence of defences and so illustrate a conservative representation of flood risk from rivers or seas.

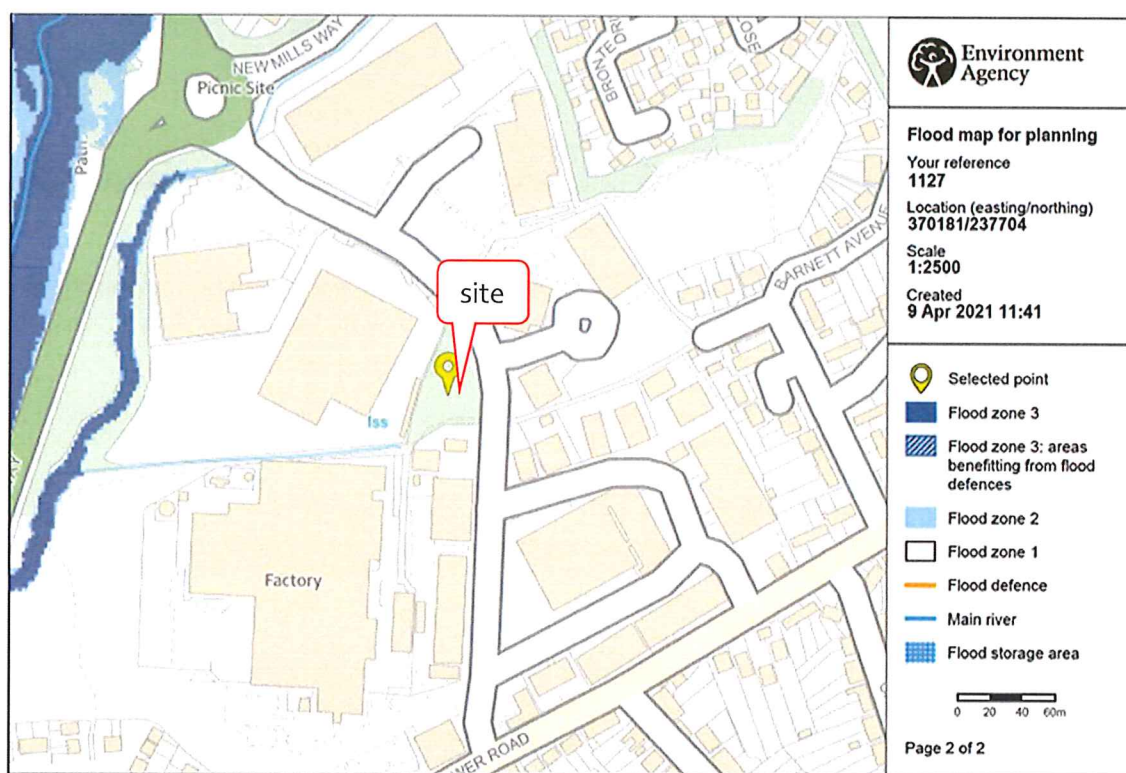


Figure 4 EA Flood Map for Planning (source Environment Agency Flood Maps)

Climate Change

- 3.6 Given the sites location within the Severn Basin, within Flood Zone 1 (according to the Flood Maps for Planning) and its 'Less Vulnerable' classification, the NPPF requires that the site assesses the Central and Upper End Climate Change factors of 20% and 25% respectively.

- 3.7 Figure 5 shows the 1 in 100 year plus 70% climate change flood extents from the HCC SFRA mapping. This shows that fluvial flood risk with climate change is not likely to increase fluvial flood risk at the site location, as such the fluvial flood risk remains low.

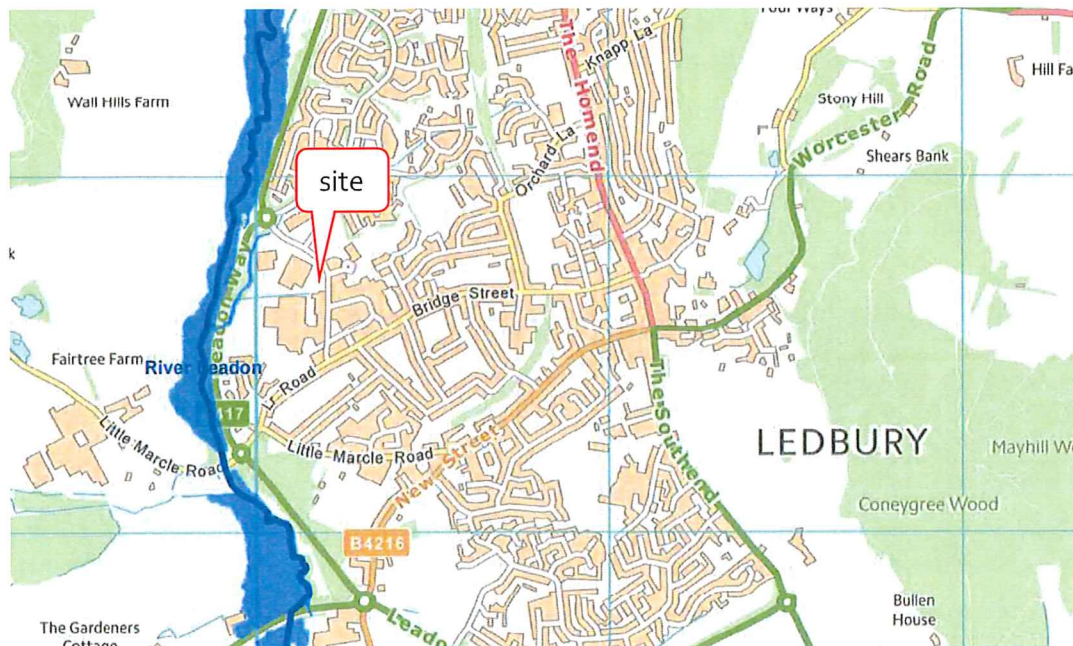


Figure 5 - Extract from HCC 2019 SFRA Appendix H-3 showing the 1 in 100 year + 70% Climate Change flood extents

PLUVIAL (SURFACE WATER)

- 3.8 Surface water flooding is the term applied to flooding when intense rainfall overwhelms the ability of the land to infiltrate water, or in urban areas for the sewers and road drains to drain the water away, resulting in surface water runoff and consequent flooding. It is a particular problem in urban areas where the excess water will often travel along streets and paths, between and through buildings and across open space. It can result in indiscriminate flooding to properties when not controlled. The high-profile flooding across the UK in the summer of 2007 was largely attributed to excess runoff where the capacity of the drains was exceeded by intense summer rainstorms and led to the Government commissioning the independent Pitt Review in 2008.
- 3.9 These Maps use remotely sensed LiDAR data to determine large areas of topography. In all urban areas this LiDAR has been edited to remove the buildings. This editing process results in a slightly un-even surface profile, which can result in the production of small depressions that fill with water but, are not at risk of surface water flooding. This should be considered where very localised areas of flooding are evident and are independent of wider surface water flood flows and routes.
- 3.10 The EA has produced national scale surface water flood risk mapping. This mapping shows 3 event scenarios for the 1 in 30 (3.3% chance of occurring in any one year) return period (high risk – Figure 6), 1 in 100 (1% chance of occurring in any one year) return period (medium risk – Figure 7) and 1 in 1000 (0.1% chance of occurring in any one year) return period (low risk – Figure 8).
- 3.11 The high-risk scenario shows the site is unaffected by surface water flooding. The eastern boundary of the site is at risk of flooding in this event associated with a larger low point of Lower Road, where surface water ponds, before being directed to lower ground to the west. The flooding to these areas is predicted to be between 0-300mm.

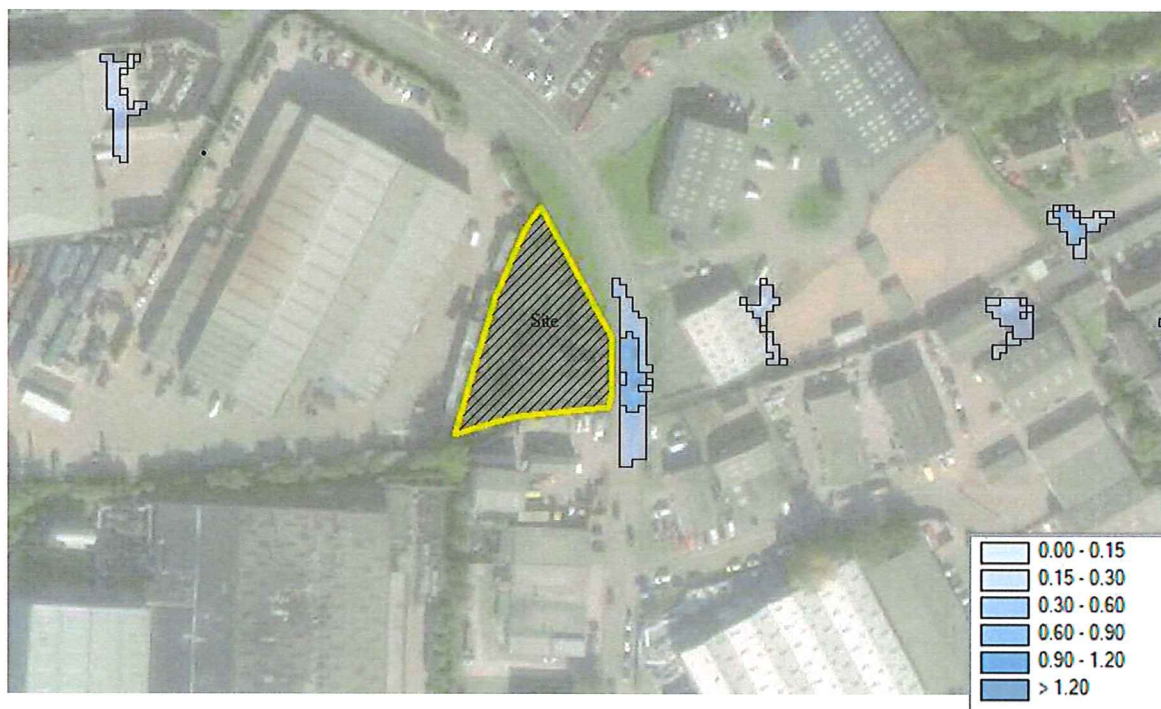


Figure 6 EA Long Term Flood Risk Maps (Extents) – High Risk of surface water flooding (source: Risk of Flooding from Surface Water (RoFSW))

- 3.12 The medium risk scenario (Figure 7), is similar in nature to the high risk scenario. The flooding maintains to be localised to the eastern boundary with Lower Road. However, flooding is now evident along the western and southern boundaries of the site. The main internal portion of the site remains largely unaffected. Modelled flood extents are shown to increase, with flood depths largely being less than 300mm.

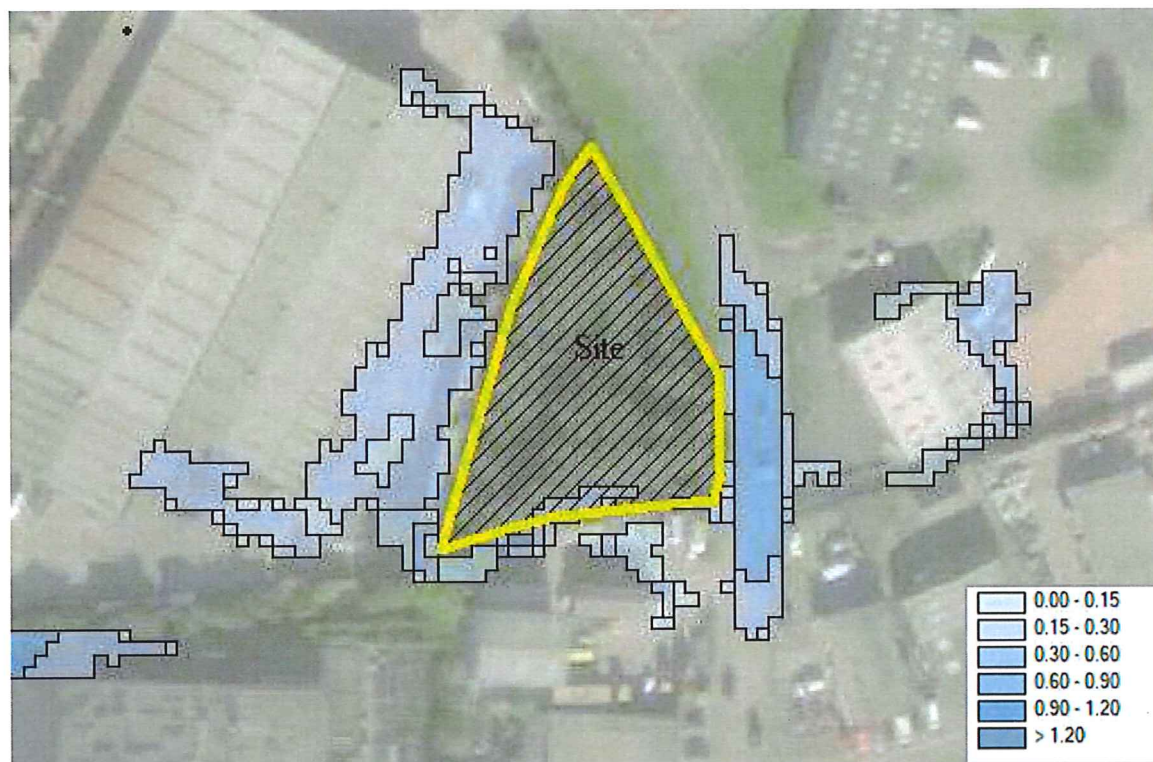


Figure 7 EA Long Term Flood Risk Maps – Medium Risk of surface water flooding (source: Risk of Flooding from Surface Water (RoFSW))

- 3.13 The low risk scenario (1 in 1000 year event) shows that the site becomes more widely impacted by surface water flooding (see Figure 8). Flood depths remain relatively low (up to 600mm) with the worst of the affected areas along the site's boundaries. Within the main portion of the site there is some small areas of flooding up to 600mm. This event also highlights the larger catchment overland flow routes that are directed from the higher land to the east and through the site to the west and the Leadon watercourse. There does remain large portions of the site still above these flood waters, reflective of the higher ground levels in these locations.

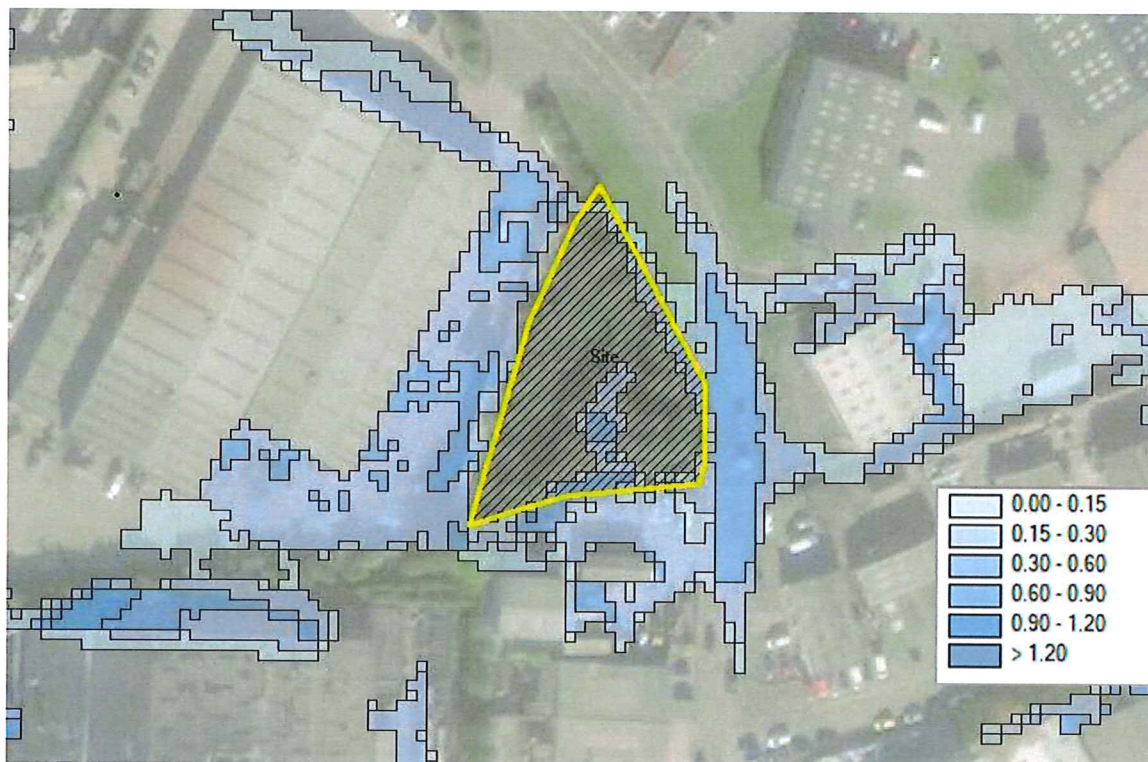


Figure 8 EA Long Term Flood Risk Maps – Low risk of surface water flooding (source Risk of Flooding from Surface Water (RoFSW))

- 3.14 Surface water flooding appears to be the primary flood risk to the site. Although surface water flooding is nominal in the low and medium risk event, with the extents easily mapped to the existing lower areas of the site, the primary risk is associated with the much more significant 1 in 1000 year (low risk event). It is required to ensure that the sites flood risk is not increased for up to the medium risk event, with the low risk event used to design for a sites more sensitive uses (i.e. a sensitivity analysis).
- 3.15 Therefore, the key recommendation is to ensure that the development proposals do not increase risk in the high and medium risk events both within the site and to surrounding properties. To achieve this there should be no raising of ground levels or structures placed within the mapped areas of surface water flooding to avoid displacing flood water elsewhere. Considering the low risk event, any particularly sensitive assets should be located to the north western corner of the site with open areas (such as turning bays or carparks) are located in the southern & central corner of the site that could be permitted to flood.

Impacts of Climate Change

- 3.16 With changes in climate profiles, it is expected that rainfall intensities and frequencies will increase, and as such the risk to property will increase with this. However, the risk of this is relatively low consider where the proposed container units are to be located above the modelled surface water flood extents.

RESERVOIR FLOODING (BREACH)

- 3.17 The EA has undertaken failure scenarios of the UK reservoirs and summarised these extents through their Long-Term Flood Risk Maps for Reservoir Flooding. Based on these maps, the site is not shown to be at risk of flooding from this source.

SEWERS AND DRAINAGE

- 3.18 A common source of flooding is a result of sewer or other drainage infrastructure becoming surcharged and flooding. Flood risk associated with the potential surcharging of the sewerage network is extremely hard to predict and there are currently no datasets available that provide an indication of areas that may be at risk of flooding from the sewerage network. However, as most drainage systems are not designed for events greater than a 1 in 30 (3.33%) annual probability rainfall event (typically reducing to 1 in 5 (20%) for highway drainage systems and most likely less for older drainage systems) new development should always give consideration to likely overland flow paths should flooding from these systems occur.
- 3.19 As emergence from sewerage systems is likely to follow the ground's topography, it is recommended that consideration is given to the EA's Risk of Flooding from Surface Water map and other available topographic data as this will provide an indication of likely flow routes should surcharging of the sewerage system occur.
- 3.20 The HCC SFRA present records relating to sewer flooding by postcode. Specifically, Appendix H-5 from the SFRA highlights that there have been a number of sewer flooding incidences in the area of Ledbury, but none associated with the site specifically or in the immediate area.



Figure 9 - extract from SFRA Appendix H-5 – “Areas with Recorded Incidents of Sewer Flooding@

- 3.21 Therefore, it is considered the risk of sewer flooding to the site is low, assuming that any new development proposals include appropriate protective measures to manage runoff, and any additional runoff proposed to be directed offsite (either into the public sewer system or elsewhere) are approved by the local authority or body responsible for its management prior to discharge.

GROUNDWATER

- 3.22 Groundwater flooding is the emergence of groundwater at the ground surface or into subsurface voids arising as a result of:
- ⇒ abnormally high groundwater heads or flows;
 - ⇒ the introduction of an obstruction to groundwater flow; or
 - ⇒ the rebound of previously depressed groundwater levels.
- 3.23 Groundwater flooding usually occurs following a prolonged period of low intensity rainfall. As groundwater flow is much slower than surface flow, the flooding may not recede for long periods of time, typically weeks or even months. It is important to recognise the risk of groundwater flooding is typically highly variable and heavily dependent upon local geology, topography and weather conditions, as well as local abstraction regimes. Groundwater flooding is hard to predict and challenging to mitigate.
- 3.24 Review of local geology can provide an indication of where groundwater flooding may occur. However, it is important to remember that once groundwater has reached the ground's surface, it is likely to flood overland and may therefore pose similar risks to those identified by the EA's Flood Risk from Surface Water map. It is therefore not necessarily those areas susceptible to groundwater emergence that are at risk, but the areas that are located downhill of those areas susceptible to groundwater emergence.
- 3.25 Records of groundwater flooding in Herefordshire are limited. However, this is likely to be because groundwater flooding is often perceived as surface water flooding as is therefore not accurately recorded, rather than groundwater flooding not being a potentially significant source of flood risk. The large number of natural springs located throughout Herefordshire and that form many of the country's ordinary watercourses indicates that groundwater emergence can be common. However, the HCC SFRA does provide some EA records of groundwater emergence in the county, with no specific records associated with Ledbury (or the site). As such flood risk from this source is considered low.

Impacts of Climate Change

- 3.26 The potential effects of climate change on groundwater levels are uncertain. Greater seasonality in groundwater level fluctuation is a potential outcome under a pattern of higher winter rainfall and less summer rainfall. Broad predictions of the impacts of climate change on groundwater levels are difficult to make at the present time.

HISTORICAL SOURCES

- 3.27 The SFRA (Appendix H-5, Figure 9) demonstrate that the site has not been subject to any recorded instances of flooding, with from Fluvial, Pluvial or other sources. However, this does not mean that the site has not flooded in the past or may flood in the future.

RESIDUAL RISKS

- 3.28 Residual risks are those remaining after applying the sequential approach to the location of development and taking mitigating actions. Examples of residual flood risk include:
- ⇒ the failure of flood management infrastructure such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system;
 - ⇒ failure of a reservoir, or;

- ⇒ a severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.
- 3.29 Areas behind flood defences are at particular risk from rapid onset of fast-flowing and deep-water flooding, with little or no warning if defences are overtopped or breached. Although flood defences are present along the Leadon, the standard of protection that these defences offer is unknown. The EA's flood map for planning is based on an undefended scenario, and therefore given that the site is in Flood Zone 1, there is no risk failure of these defences impacting the site.
- 3.30 Therefore, the primary residual risk to the site is considered to be from drainage failure or an event that exceed the 1 in 100-year surface water flood event. These risks however are considered suitably low.

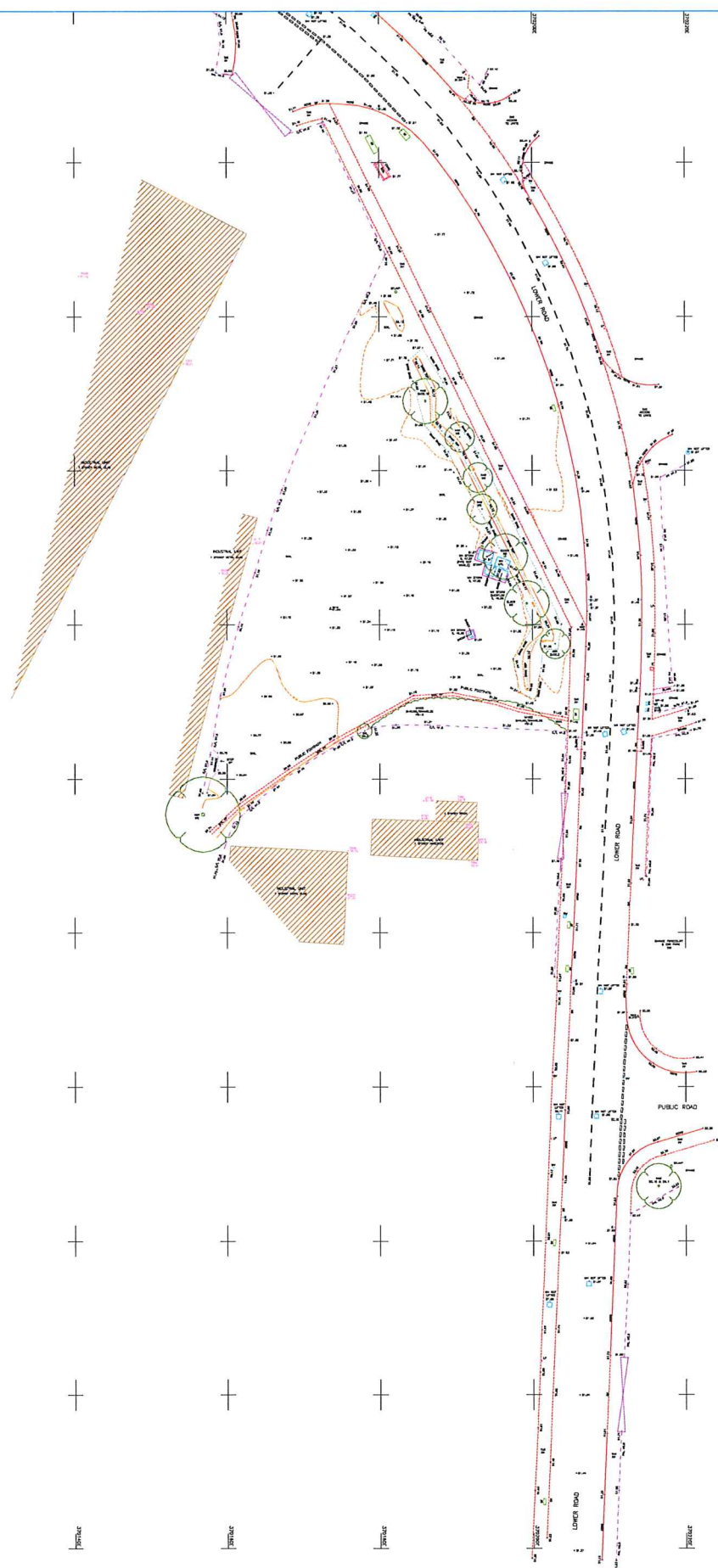
SUMMARY OF RISKS

- 3.31 Based on the assessment of flood risk from a range of sources, the below is a summary of these risks:
- ⇒ **Fluvial** – Risk from this source is considered **low**, given the site is located in Flood Zone 1.
- ⇒ **Tidal** – Risk from this source is deemed **low**, as the site is not affected by tidal flooding.
- ⇒ **Surface Water** – Risk from this source is considered **low to moderate**. The site is marginally impacted by the medium and high-risk event; however, it is considered that this risk can be controlled by limiting container units and vulnerable assets outside of these mapped areas.
- ⇒ **Reservoir** – Risk from this source is considered **not applicable**.
- ⇒ **Sewers and Drainage** – Risk from this source is considered **low** given no historical data points directly to the site having flooding from this source previously.
- ⇒ **Groundwater** – Risk from this source is considered **low**.
- 3.32 From analysis of the available information, it appears the primary source of flood risk is from surface water sources. However, it is considered that flood risk from this source can be mitigated to a degree. To achieve this, there should be no raising of ground levels or structures placed within the mapped areas of surface water flooding up to the medium risk event to avoid displacing flood water elsewhere.
- 3.33 Risk from other identified sources (including Tidal, Fluvial, Sewer and Drainage, Reservoir and Groundwater) are considered low and that no mitigation is necessary.

4 CONCLUSION

- 4.1 The following report is a Phase 1 Flood Risk Assessment (FRA) for the proposals at Land Adjacent 7 Lower Rd, Ledbury HR8 2DH (see site location map, Figure 1).
- 4.2 The proposals consist of self-storage containers.
- 4.3 Architectural plans have not been provided at the time of writing this report. The purpose of this FRA is to inform the feasibility and appropriateness of the proposals given the location of the site being affected by the low, medium and high-risk surface water flood extents.
- 4.4 This FRA has been written in accordance with the National Planning Policy Framework (NPPF) and its Technical Guidance, Environment Agency (EA) Standing Advice and the HCC guidance. This report has relied upon information presented within the HCC (2019) Level 1 SFRA and the EA's Risk of Flooding from Surface Water (RoFSW) data sets.
- 4.5 The existing sites classification is deemed to be 'Flood Compatible' as vacant land in accordance with the NPPF. The proposals will change the existing use and therefore vulnerability will increase to 'Less Vulnerable' post development..
- 4.6 The application site is located within the Ledbury Industrial estate and is currently un-developed. The site comprises a broadly triangular parcel of land adjacent to number 7 Lower Road, Ledbury.
- 4.7 The existing sites classification is deemed to be 'Flood Compatible' as vacant land in accordance with the NPPF. The proposals will change the existing use and therefore vulnerability will increase to 'Less Vulnerable' post development.
- 4.8 The nearest identified watercourse to the site appears to be the Leadon - source to confluence to the Preston Brook. There appears to be some drainage ditches and channels to the west of Lower Road serving the industrial units to the west, however details of these are limited. It is understood that existing drainage infrastructure is present in Lower Road for surface and foul water. The site is located in the Severn River Basin.
- 4.9 Figure 3 provides an extract from EA AIMS Defence data (2021). This data shows that the Leadon river has defences along most of its length in the form of raised ground. The standard of protection (SOP) these defences provide are unknown, with defences in moderate condition and privately maintained.
- 4.10 To assist the implementation of the Governments NPPF, the EA and local councils has undertaken national scale flood risk mapping. This mapping considers a range of sources including flooding from rivers, sea, surface water and reservoir breach. Furthermore, each council produces a Strategic (county scale) Flood Risk Assessments (SFRA) that aim to specifically identify local flood risk issues (such as critical drainage areas and local groundwater flooding). This FRA has reviewed these sources to identify and (where possible) quantify the flood risk to the site.
- 4.11 From analysis of the available information, it appears the primary source of flood risk is from surface water sources. However, it is considered that flood risk from this source can be mitigated to a degree. To achieve this, there should be no raising of ground levels or structures placed within the mapped areas of surface water flooding up to the medium risk event to avoid displacing flood water elsewhere.
- 4.12 Risk from other identified sources (including Tidal, Fluvial, Sewer and Drainage, Reservoir, and groundwater) are consider low and therefore the proposals are considered to be appropriate for their location.

APPENDIX 1 – SUPPORTING INFORMATION

[illegible][illegible]

72P	Headlight Pin	80R	Wax Cap
73P	Ignition	81R	Wash Fluid
74P	Ignition	82R	Wash Fluid
75P	Ignition	83R	Wash Fluid
76P	Ignition	84R	Wash Fluid
77P	Ignition	85R	Wash Fluid
78P	Ignition	86R	Wash Fluid
79P	Ignition	87R	Wash Fluid
80P	Ignition	88R	Wash Fluid
81P	Ignition	89R	Wash Fluid
82P	Ignition	90R	Wash Fluid
83P	Ignition	91R	Wash Fluid
84P	Ignition	92R	Wash Fluid
85P	Ignition	93R	Wash Fluid
86P	Ignition	94R	Wash Fluid
87P	Ignition	95R	Wash Fluid
88P	Ignition	96R	Wash Fluid
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99P	Ignition	107R	Wash Fluid
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165P	Ignition	173R	Wash Fluid

[illegible]

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Land and Measured Building Surveyors

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E-mail: enquiries@adhorner.co.uk

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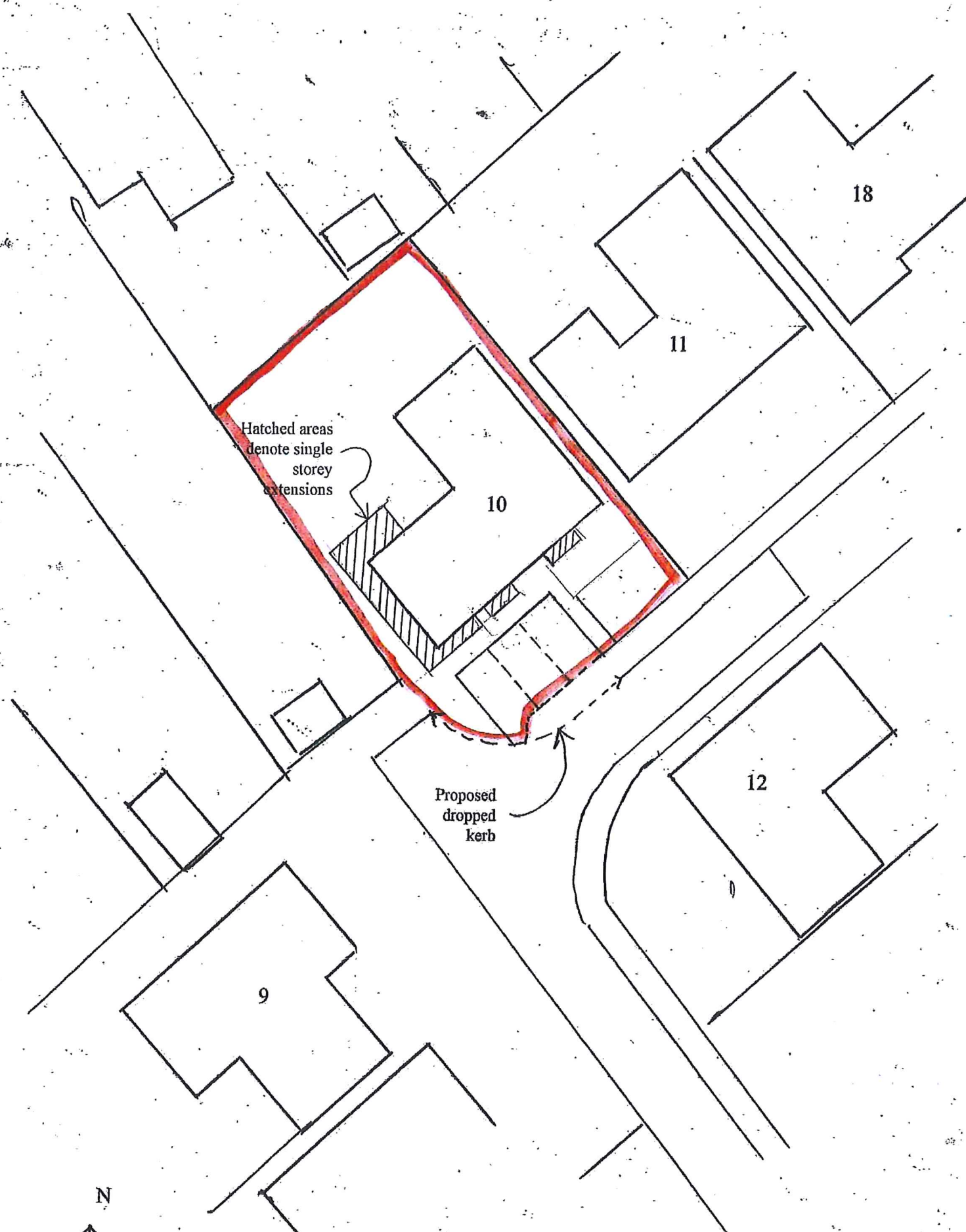
2764

6.5

Application No. 211876 - Proposed extensions including modified highway access – 10 Pound Meadow, Ledbury, Herefordshire, HR8 22EU

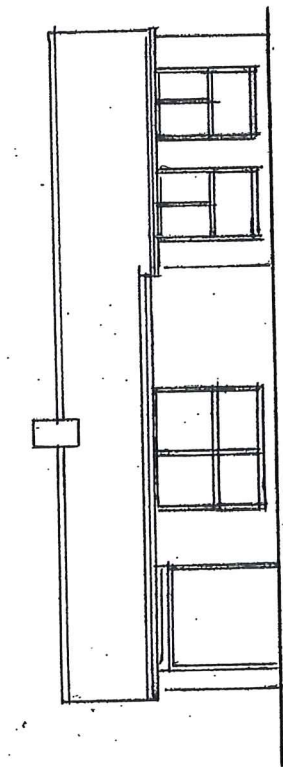
Attached:

- Site Plan
- Existing plans and elevations
- Proposed plans and elevations

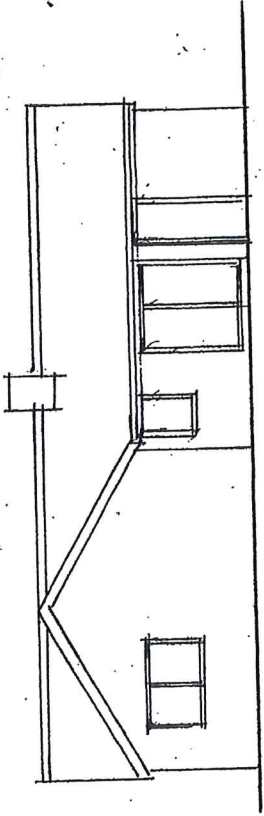


10 POUND MEADOW
SITE PLAN 1:200@A3
14-4-21

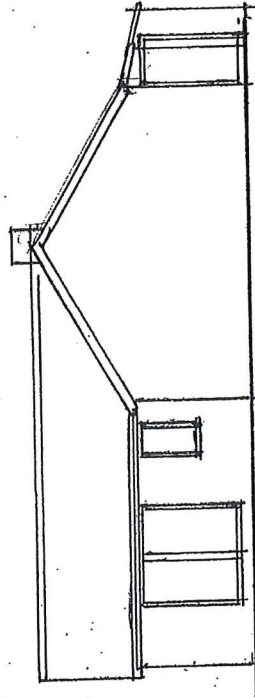
2177-2



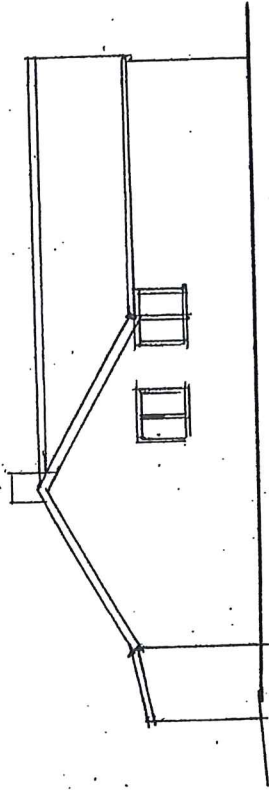
SOUTH EAST



NORTH WEST

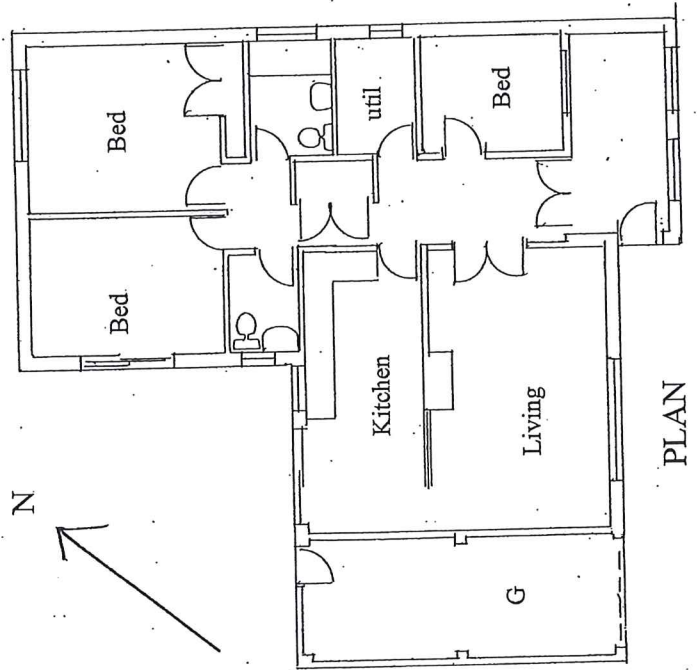


SOUTH WEST



NORTH EAST

N



PLAN

0 5m



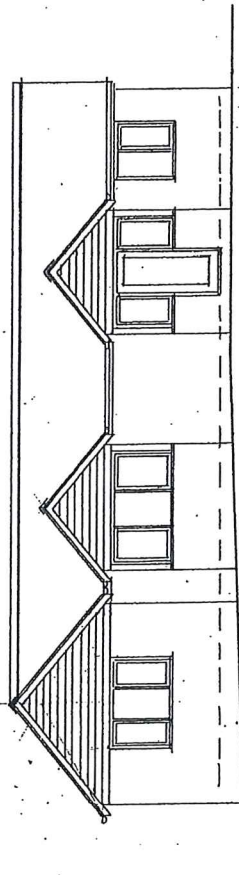
10 POUND MEADOW
EXISTING PLAN
& ELEVATIONS
1:100@A3 10-5-21
2177-3

MATERIALS

Bricks to match existing

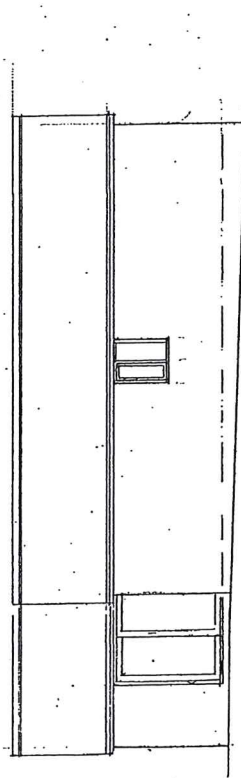
White upvc horizontal boards

Charcoal grey window and door frames



SOUTH EAST

NORTH WEST



SOUTH WEST

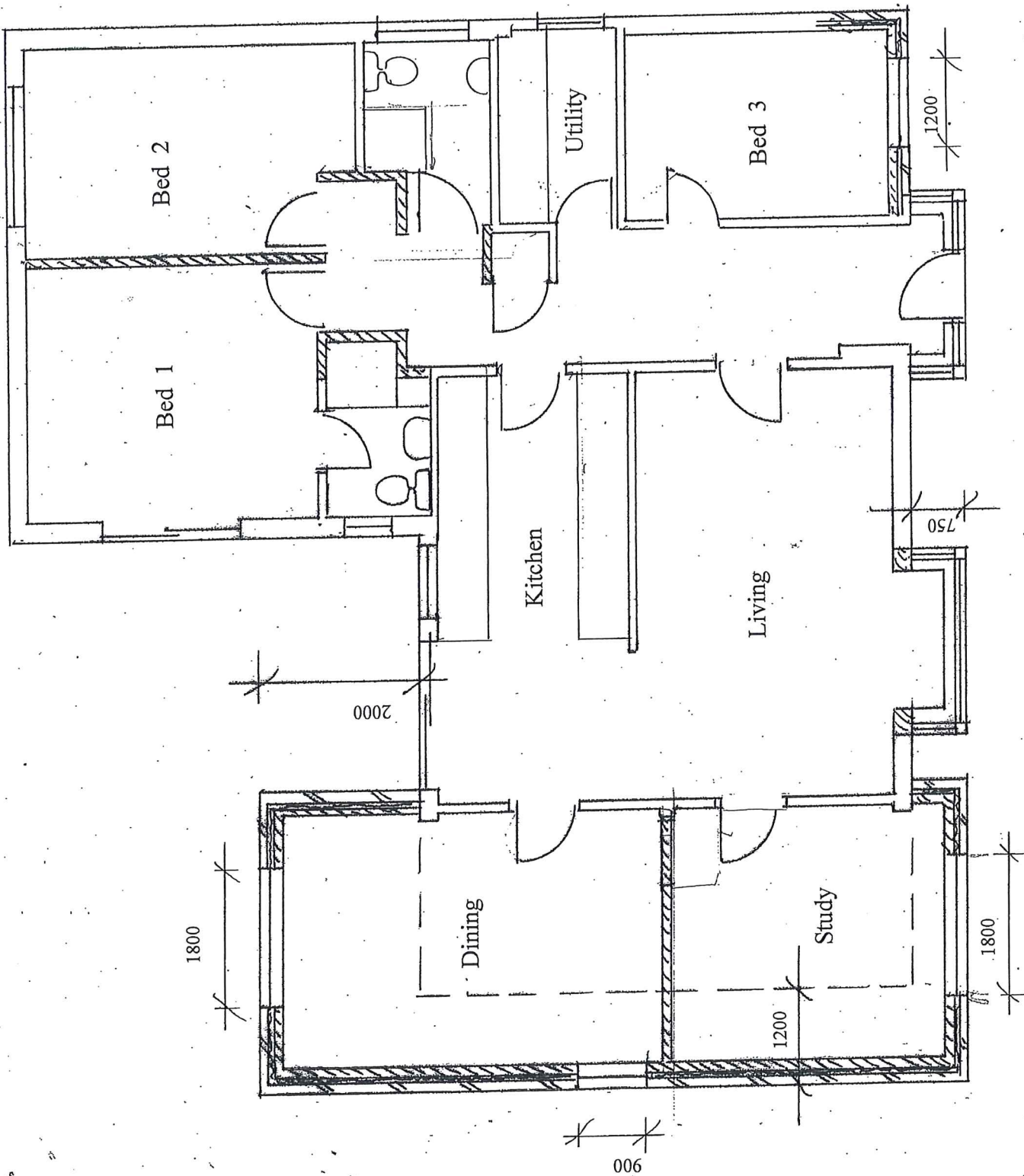
NORTH EAST

0 5m



10 POUND MEADOW
PROPOSED ELEVATIONS
1:100@A3 9-5-21

2177-5



10 POUND MEADOW
PROPOSED PLAN
1:50@A3

2177-4

7-5-21

6.6/6.7

Application No. 211952 (Amended) – Proposed application for revised layout changes following approval of conversion of redundant upper floor accommodation into 1 x three-bedroom self-contained dwelling (PL163866/L & P162063F) – All Angels Barn, Old Tannery Courtyard, 4 High Street, Ledbury, Herefordshire

The Building Conservation Officer and Highways Officer have no objection to the revised layout changes detailed in this application.

Attached:

- Location Plan
- Existing plans x 4
- Proposed Plans x 3
- Heritage Statement
- Design & Access Statement

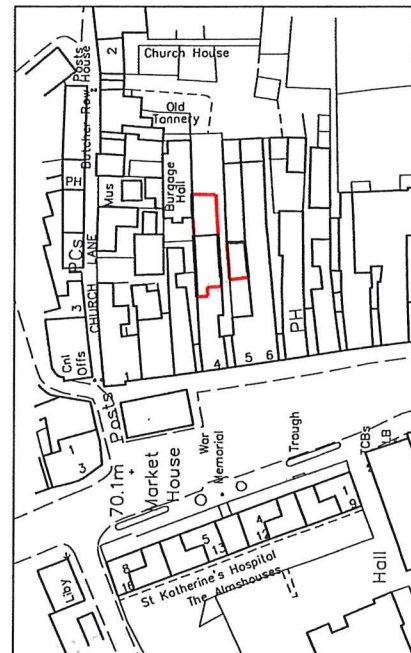


BLOCK PLAN - 1:500



RORY JONES
ALL ANGELS BARN
HIGH STREET, LEDBURY
LOCATION AND BLOCK PLAN

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e. info@hookmason.co.uk
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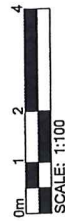
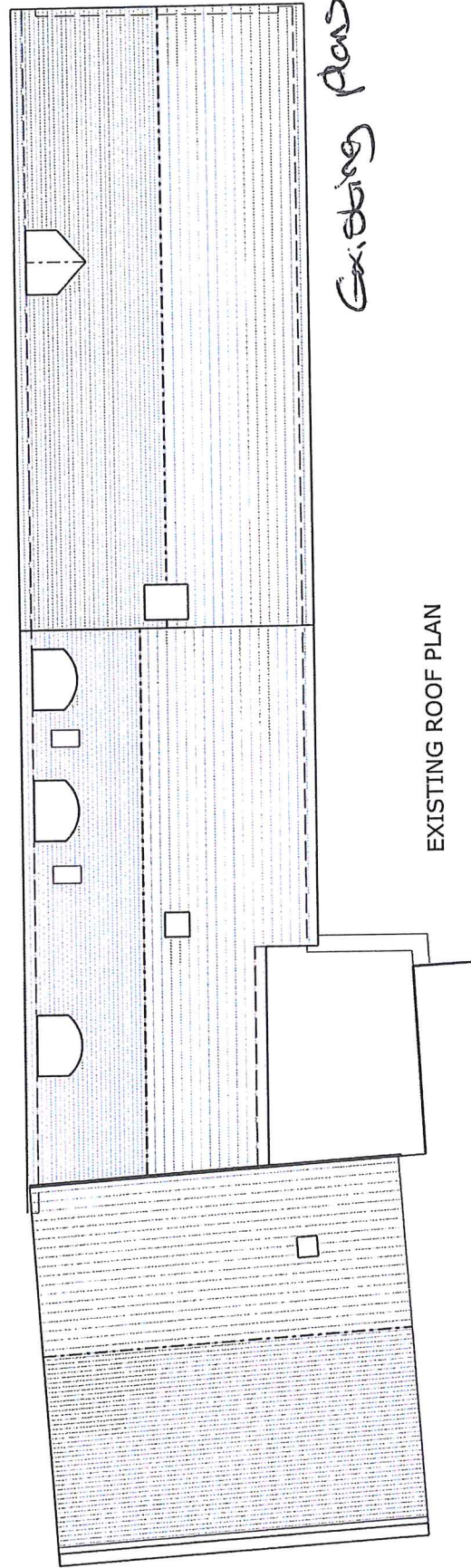
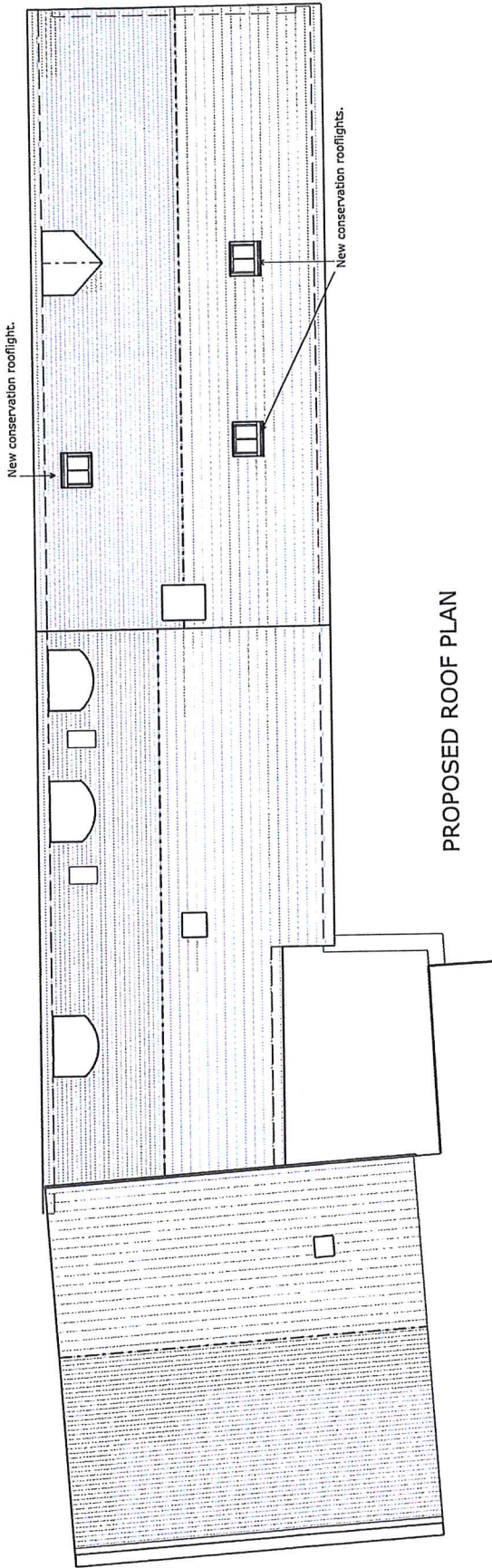


LOCATION PLAN - 1:1250



DATE MARCH 2021 REVISIONS
SCALE @ A3 1:1250, 1:500 DRAWN BY CE
DRAWING NO. 6735-1-15 CHECKED BY CE

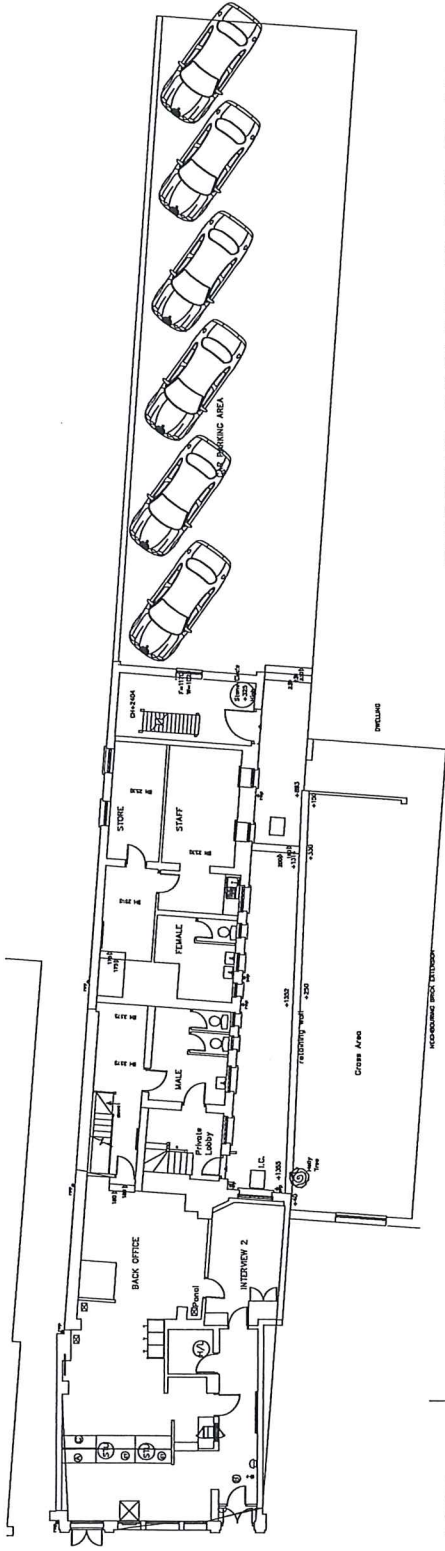
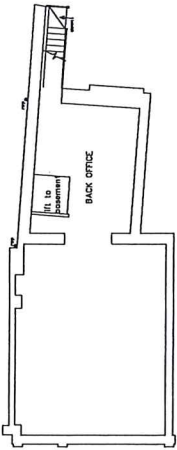
2773



DATE	JUNE 16	REVISIONS	A - 12-05-2021 - Rev/used as built - CE	R JONES
SCALE @ A3	1:100	DRAWN BY	CE	ALL ANGELS BARN
DRAWING NO.	6735-1-5A	CHECKED BY	CE	HIGH STREET, LEDBURY
				EXISTING AND PROPOSED ROOF PLANS

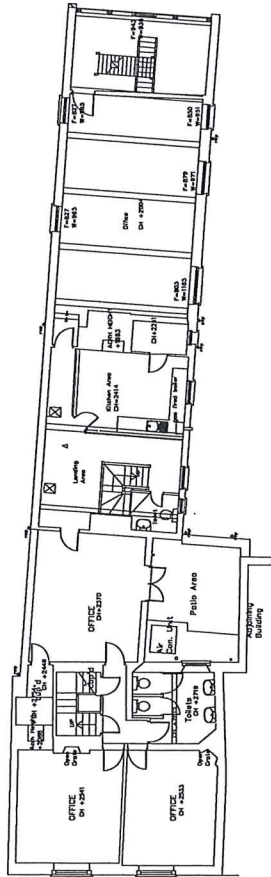
BASEMENT NOT SURVEYED

Basement Floor Area = 62.86m²



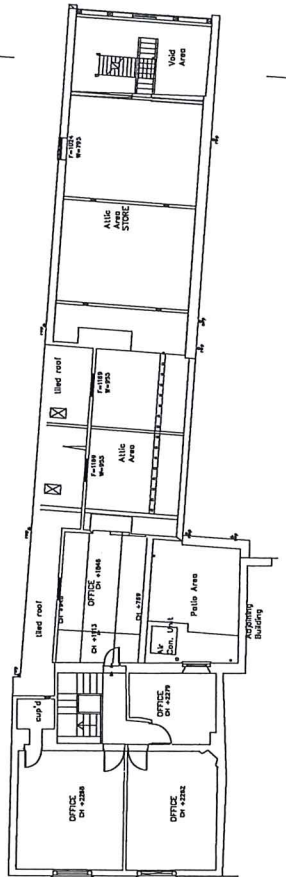
EXISTING GROUND FLOOR PLAN

Ground Floor Area Of Bank = 176.186m²
Private Area At End Of Building = 12.82m²
Private Lobby Area = 7.32m²



EXISTING FIRST FLOOR PLANS

Banks Air Conditioning Area = 4.774m²
Private Area = 182.899m²
Patio Area = 10.184m²



EXISTING SECOND FLOOR PLANS

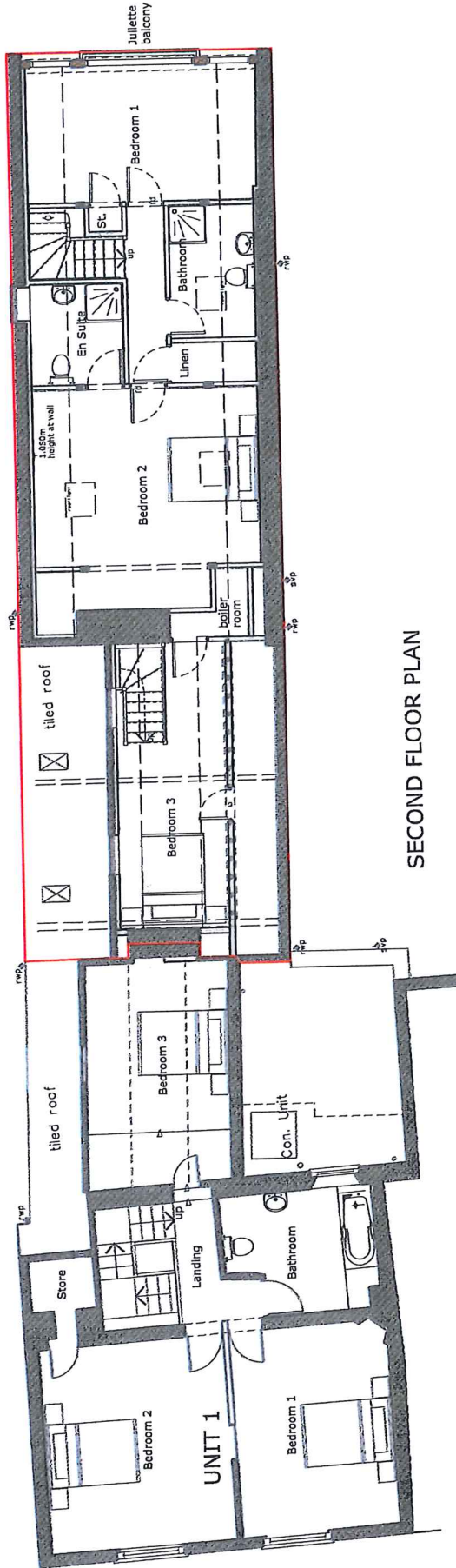
Private Floor Area = 152.092m²
Void Area 12.82m²

Existing plans.

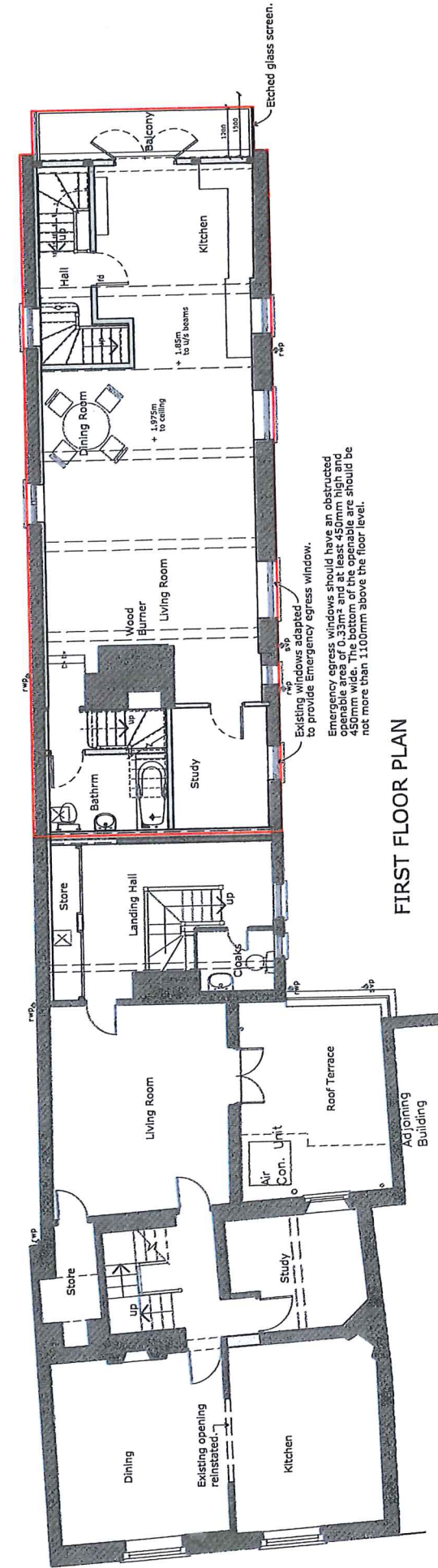
THIS DRAWING IS COPYRIGHTED BY BARRY TOMLINSON ARCHITECTS LTD. ALL DIMENSIONS TO BE CHECKED PRIOR TO ORDER. ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT RECALCULATED FROM THIS DRAWING. IMPORTANT NOTICE: The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's agents. The architect is not responsible for the accuracy of the information provided by the client's agents. The architect is not responsible for the accuracy of the information provided by the client's agents.

Client:	LANGLAND PROPERTIES
Site:	4 HIGH STREET, LEDBURY, HEREFORDSHIRE HR8 1DU
Type:	EXISTING FLOOR PLANS OF THE ABOVE PROPERTY
Agent:	BARRY TOMLINSON ARCHITECTS LTD 3 RICH WAY BRACON, POWYS, LD9 7EH Tel: 01874 822848 Email: barrytomlinson_architects@bt.com
Date:	22/12/2008
Drawn By:	BT
Scale:	1:100 on A1
Drawing Number:	08/2383/1
0m	2m 4m 8m

Proposed Plans (2)



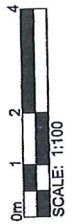
SECOND FLOOR PLAN



FIRST FLOOR PLAN

ALL ANGELS BARN
HIGH STREET, LEDBURY
FIRST AND SECOND FLOOR PLANS

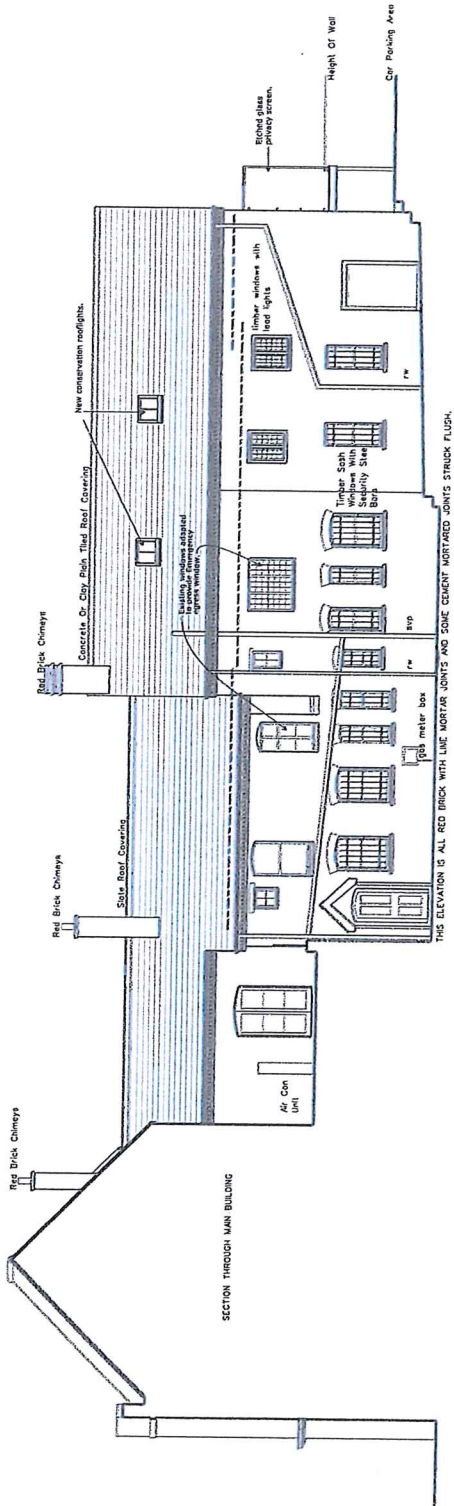
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e. info@hookmason.co.uk
w. hookmason.co.uk



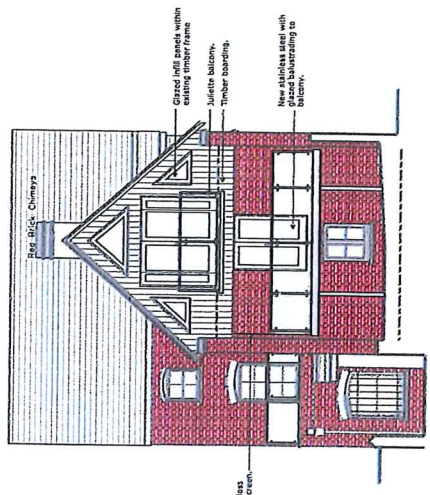
DATE	JUNE 16	DRAWN BY	CE
SCALE @ A3	1:100	CHECKED BY	CE
DRAWING NO.	6735-1-1d	REVISIONS	c - 05-03-2021 - Redline added - CE d - 11-05-2021 - As built update - CE

2778

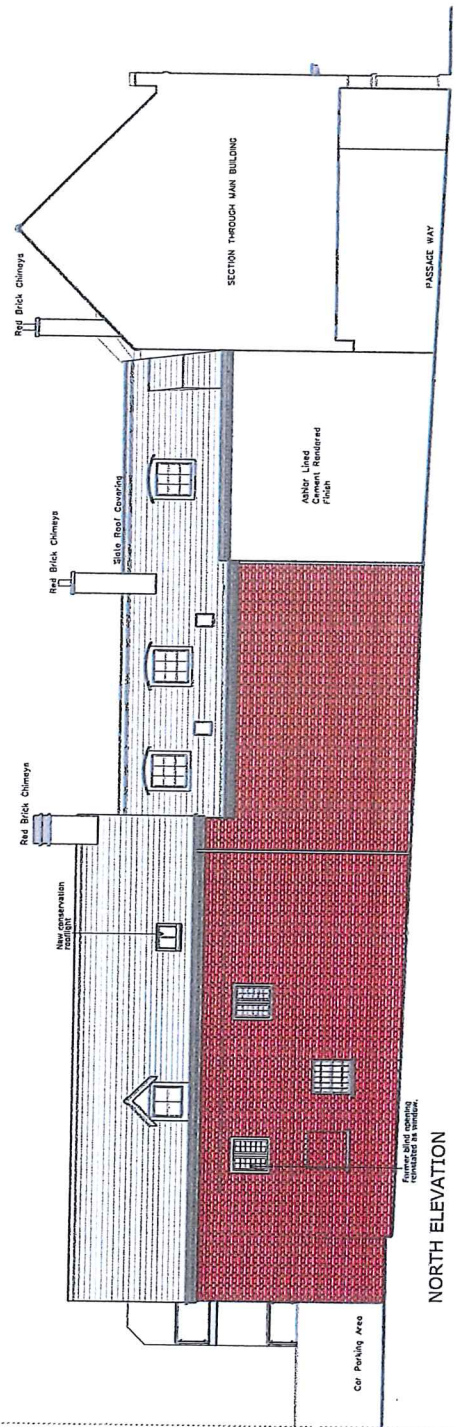
Proposed Plans



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

6 - 11-05-2021 - As built update - CE
b - 20-04-17 - Glass screen installation removed - CE
a - March 17 - Staircase revised - CE
REVISIONS



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w: hookmason.co.uk

RORY JONES

ALL ANGELS BARN
HIGH STREET,
LEDBURY

PROPOSED ELEVATIONS



SCALE @ A2
1:100
DATE
JUNE 16
DRAWING NO.
6735-1-3c
DO NOT SCALE FROM THIS DRAWING
DRAWN BY CE
CHECKED BY CE

Architectural floor plan of a building. The plan shows a long, narrow structure with a central corridor and several rooms. Key features include:

- Entrance:** Located on the right side, marked with an arrow and the word "ENTRANCE".
- Lobby:** A central area with a staircase labeled "Up".
- Rooms:** Various rooms of different sizes, some with furniture like beds and desks.
- Car Parking:** Located at the top left, labeled "CAR PARKING Self Binding Gravel Finish".
- Existing Dwelling:** Located at the top right, labeled "EXISTING DWELLING".
- Existing Turfed Area:** A large area on the right side, labeled "Existing Turfed Area".
- Retaining Wall:** A wall separating the building from the turfed area, labeled "retaining wall".
- Other Labels:** "I.C.", "Lobby Tree", "Existing Gate", and "2780" (at the bottom right).

b - 11-05-2021 - As built update - CE
a - March 17 - Staircase revised - CE
REVISIONS



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MR R JONES

ALL ANGELS BARN
HIGH STREET,
LEDBURY



PROPOSED GROUND FLOOR PLAN

SCALE @ A2
1:100

DATE
JUNE 16

DRAWING NO.
6735-1-2b

DO NOT SCALE FROM THIS DRAWING

DRAWN BY CE

CHECKED BY CE



Heritage Statement — 4 High Street

The property is believed to originate from the 17th century and was built as two town houses—see list entry 1082876 with the structure attracting Grade II Notice in 1953.

The building sits in a largely retail area of Ledbury Town Centre, the whole of which is a conservation area. The ground floor has been used for banking purposes for approximately the last 100 year, concluding in recent departure of HSBC. The upper floors are believed to have always been used for residential purposes.

The building is of red brick and stone construction and includes many original timbers throughout its design. The front sash windows look over the High Street whilst at the rear sash and dormer windows look over the neighbouring alleyways. Roof coverings are a mixture of slate, clay and concrete roof tiles.

To the rear of the frontage there is a three storey wing, the first and second floors are currently uninhabitable. Planning permission has recently been granted to redevelop this abandoned area of the building into one self contained 3 bedroom dwelling, permission can be found under—PP No P162063/F. The permission has sought to redevelop the first and second floors which are otherwise subject dereliction. The plans achieve a level of architectural interest with a two storey balcony and staircase, the gable end will feature large sections of glazing to maximise natural light within the building.

To conclude the plans offer long term preservation of this impressive building and furthermore help to improve its standing within the local area.

DESIGN & ACCESS STATEMENT

4 HIGH STREET

LEDBURY

August 2016





CONTEXT

This property is believed to originate from the 17th century and built as two town houses – see list entry 1082876 with the structure attracting a Grade II Notice in 1953.

Siting is within the primary retail area of Ledbury Town Centre, the whole of which is a Conservation Area. For the past 100 years or so the ground floor of the building has been used for banking purposes and this until very recently with HSBC closing. The first and second storey accommodation directly above the bank and fronting the High Street is believed to have always been in residential use and this continues.

To the rear of the frontage there is a three storey wing, the ground floor of which (plus basement) is continuous with and has been occupied by the bank. The first and second storey accommodation is abandoned and form the subject matter of planning application no. DCNE0009/1089/L. part of the site description reads 'conversion of redundant upper floor accommodation to create two self contained residential dwelling apartments' and with the application approved in May 2009 with the conversion identified as having been started in March 2011. This application seeks approval to convert the redundant space into a single residential dwelling rather than two. The volume of the space is more in keeping with the single occupation of neighbouring properties and the attic type second storey more clearly belongs to the first storey rather than being separated from it. There will be very little change in the way the building appears over that already approved and more outdoor space for the occupiers to enjoy.

DESIGN

Very much as already approved with access via an external (steel) staircase. The design of the external staircase and balconies is purposely contemporary in order to reflect the further ongoing evolution of the building. Similarly at second floor level glazing is introduced between the existing timber roof truss members and this to maximise the amount of natural daylight and with views towards All Angels Church.

The layout of the dwelling utilises existing window openings and at second floor level there are good roof timbers to leave exposed. At second floor level in order to gain access to one bedroom modification is required to an existing brick chimneybreast however, it should be noted that this area will utilise a long abandoned section of the building bringing it back into purposeful and valuable use.

In summary, by utilising the abandoned rear wing of the property in the manner proposed with only minimal intervention the proposal will assist significantly to protect the fabric of this Listed building in the long term, whilst providing much needed sustainable residential accommodation within the town centre.

ACCESS

TRANSPORT LINKS

Transport Links will remain unaffected by this application.

INCLUSIVE ACCESS

This application proposal will be implemented entirely in accordance with the requirements of the current Building Regulations.

6.8

Application No. 212114 – Outline planning permission application for the provision of one dwelling associated vehicular access, with all other matters reserved – Land at Parkway House, Little Woolpits Lane, Parkway, Herefordshire, HR8 2JQ

Attached:

- Planning Design and Access Statement (including drawings)



PLANNING, DESIGN AND ACCESS STATEMENT

Outline planning application for the provision of one dwelling and
associated vehicular access, with all other matters reserved

Parkway House, Parkway, Ledbury, Herefordshire, HR8 2JG

On behalf of:
Elizabeth Bond
May 2021

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Appendices

- A. Delegated Report for the subdivision of Parkway House, Parkway (Herefordshire
Council Ref: P201956/F)

1.0. Introduction

- 1.1. Zesta Planning has been appointed to prepare and submit an outline planning application for the erection of single dwelling within the garden of Parkway House, Parkway, Ledbury.
- 1.2. The application has been formulated in accordance with the Council's current undersupply in housing, which recent appeal decisions have concluded as being 3.69 years. In light of this, whilst the application site is situated within 'Herefordshire Countryside', this application is advanced under the provision of paragraph 11 of the National Planning Policy Framework (NPPF, 2019), which sets out that permission should be granted where policies which are most important for determining the application are out-of-date, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 1.3. Furthermore, the application is submitted at a time when the Ledbury Neighbourhood Development Plan (NDP) is also out-of-date, given the plan is over two years old in line with NPPF paragraph 14.
- 1.4. It is important to note that notwithstanding the out-of-date nature of the Development Plan, this application is material different to those previously considered at Parkway House, with the scheme not only reduced from two dwellings to one but now benefiting from an established fall-back position following the approval of application P201956/F for the subdivision of Parkway House to two dwellings. This fall-back position represents a substantial material consideration given that two dwellings can already be lawfully implemented on site.
- 1.5. As a result, the application's location outside of the designated housing areas should be given limited weight and the proposal should be determined on the basis of the fall-back position and other material planning considerations, which justify the granting of planning permission in this case.
- 1.6. This Statement will make the case for why the proposal complies with national policy. It will also set out why the application complies with other development management criteria in terms of design and AONB impact, highway safety, ecology, amenity, arboricultural, flood risk and drainage.
- 1.7. This statement should be read as part of a package of material that makes up the application. Where relevant, this document will cross-refer to other material as necessary.
- 1.8. The Statement is structured as follows:

Section 2 – The application site and planning history

Section 3 – Description of the proposed development

Section 4 – Planning policy context

Section 5 – The principle of development

Section 6 – Assessment of other material planning considerations

Section 7 – Summary and conclusions.

2.0. The Application Site and Planning History

The application site and its surroundings

- 2.1. The application site relates to Parkway House which is a detached two storey half-timber framed property with painted brick infill panels, located within the village of Parkway. The property is located off the A417 with the existing site access off Little Woolpits Lane, a no-through road to the south. The property is set within an extensive plot, surrounded by mature landscaping to the north, south and west of site, a dense woodland is located along the eastern boundary. The property is set across the A417 from a linear row of housing along the road, with dwellings to the north and south of the site, albeit separated by extensive garden and the access road, respectively.
- 2.2. In the wider context, the site is approximately 1.25 miles south of Ledbury town centre, with a fuel filling station and shop situated 350 metres to the south of the site along the A417. Ledbury Rural Footpaths 6 and 7 runs across the open fields to the west of the site, linking Parkway to Ledbury.
- 2.3. The property is located within the 'Herefordshire's Countryside' as a result of it being positioned outside of the Housing Market Areas or the settlements identified in Figures 4.14 and 4.15 of the Core Strategy. The site is within the Malvern Hills Area of Outstanding Natural Beauty (AONB) and Flood Zone 1 (low risk) as defined by the Environment Agency's Flood Maps. The site is not covered by any other land use designations and there are no heritage assets restricting development.

Planning history

- 2.4. The Council's online record of planning history shows that a number of applications have been determined by the local planning authority at Parkway House as set out below.
- 2.5. The most recent and relevant of these applications is reference **P201956/F** (attached at **Appendix A**), which was approved in September 2020 for the subdivision of the existing dwelling to create two separate dwellings, including the erection of a rear two storey double gable extension. The pre-commencement conditions for this application were subsequently discharged in January 2021, with the applicant due to implement this permission subject to the determination of this application. The application highlights that the principle of two dwellings on the site has already been accepted by the council, and therefore provides a valid fall-back position for two dwellings on the site which should be given substantial weight in the determination of this application. Furthermore, this application highlighted that the existing access provided appropriate visibility and functionality to serve two dwellings.
- 2.6. In addition to the above permission, a number of applications have been submitted historically for housing at Parkway House, which are set out below:

- 2.7. **P162012/O** – Outline application for 2 proposed dwellings was refused in August 2016. The Council determined that the proposal represented unsustainable development within the open countryside, and that the proposal would have an unacceptable impact on the AONB. Importantly, this application was determined in the context of a 5-year housing land supply.
- 2.8. **P172417/O** – Permission was similarly refused for an outline application for the erection of 2 dwellings on the site in August 2017. The application was subsequently appealed and dismissed in February 2018. However, the Inspector concluded that the proposed development would not cause unacceptable harm to the AONB, thus overturning the AONB refusal reason.
- 2.9. **P192194/O** – Outline application for 2 dwellings was refused by the Council in October 2019, solely due to the Council deeming the development to not be within a suitable location. The policy position was similar to the 2018 decision.
- 2.10. Importantly, notwithstanding that the housing supply position has worsened since the above planning decision, this application is material different to the above application previously considered at Parkway House, with the scheme not only reduced from two dwellings to one but now benefiting from an established fall-back position following the approval of application P201956/F for the subdivision of Parkway House to two dwellings. This fall-back position represents a substantial material consideration given that two dwellings can already be lawfully implemented on site.

3.0. The Proposed Development

- 3.1. This planning application seeks outline permission for the erection of a single residential dwelling within the garden area to the north of Parkway House, with all matters reserved for future consideration bar access. However, the application is accompanied by an illustrative layout plan showing how a dwelling could be satisfactorily integrated within the site.

- 3.2. The key design principles for the outline application are set out as follows:

Design and Access Statement Summary

Use

- 3.3. The application site would be used as a single residential dwelling (use class C3). This is an appropriate use for the site, which sits within the existing residential garden of Parkway House, within a linear form of residential development. The garden associated with the dwelling would be incidental to the enjoyment of the property.

Amount

- 3.4. A single detached dwelling is proposed, which can be comfortably accommodated on the site, as is demonstrated by the indicative site layout. The dwelling would set between the existing Parkway House and the neighbouring dwelling Parc Wern directly to the north.

Design, Layout and Scale

- 3.5. It is considered that the proposal can be designed in an appropriate low-key style in order to respect the character of the surrounding area. It is envisaged that the proposed dwelling would be of 1.5 storey construction, in materials in keeping with the neighbouring properties. The scale of the proposed dwelling would be modest and respectful of the existing dwelling and neighbouring properties. The indicative layout plan shows that the new dwelling can be comfortably positioned within the site following the grain of the surrounding area.
- 3.6. In addition, as a result of the mature landscaping around the boundary, views of the dwelling would be minimal, with the woodland setting to the rear screening the proposal in the context of the wider surrounding AONB.

Landscaping

- 3.7. A detailed landscaping scheme will be secured through future reserved matters applications. However, the illustrative layout shows that the properties would be set within a generous plot with space for new landscaping. There is mature tree and hedge planting along the boundaries of the site which will be retained, helping to screen and soften the site significantly in the context of the surrounding AONB. As a result of the mature screening that surrounds the site, limited views of

the proposal would only be possible from the south of the site, via the existing access. Furthermore, given the spacious nature of the plot, both dwellings will have adequate private amenity space.

Access

- 3.8. As shown by the illustrative layout plan, there will be no change to the existing vehicular access that serves Parkway House, with the proposed property sharing the existing site access off an unnamed road off the A417. As a result, the proposal would be similar to that deemed acceptable under application reference P201956/F, where the subdivided property used the existing access. In line with this decision, there would not be a material increase in the intensification of the site, and therefore, the access is deemed acceptable.
- 3.9. The indicative layout plan shows the proposed dwelling will be served by an internal driveway. Each property would benefit from parking for at least two vehicles and there is space within the site for turning and manoeuvring in order to allow vehicles to enter the highway in forward gear.

4.0. Planning Policy and Legislative Context

- 4.1. This section provides an overview of the planning policy and legislative considerations that are relevant to this planning application. These have been considered as part of the formulation of this application and will form part of the Council's determination.

Legislative Context

- 4.2. As laid out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications are to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise (emphasis added).
- 4.3. This simply means that the adopted planning policies of the Council should form the starting point for decision making but that other non-policy considerations will sometimes justify the granting of permission for development that is contrary to the adopted policies of the Council. Planning law therefore provides for a discretionary approach.
- 4.4. Other material consideration may include the existence of a 'fall-back position'. Notwithstanding the policy provisions set out below, the existence of the extant permission to subdivide the property into two dwellings on the application site represents as substantial material consideration in favour of the proposal.
- 4.5. In this regard, there are a number of High Court Judgments, which are often quoted in respect of the requirement for local planning authorities to have regard to the existence of 'fall back positions' in determining planning applications.
- 4.6. For example, in the case of R (on the application of ZURICH ASSURANCE LTD T/A THREADNEEDLE PROPERTY INVESTMENTS) (Claimant) v NORTH LINCOLNSHIRE COUNCIL (Defendant) & SIMONS DEVELOPMENTS LTD (Interested Party) (2012) EWHC 3708 (Admin), the High Court judge ruled:
- "[75] The prospect of the fall-back position does not have to be probable or even have a high chance of occurring; it has to be only more than a merely theoretical prospect. Where the possibility of the fall-back position happening is 'very slight indeed' or merely 'an outside chance', that is sufficient to make the position a material consideration".*
- 4.7. It is therefore a point of law that local authorities must treat the existence of extant permissions, whether deemed or express consents, as strong material considerations regardless of how likely the Council consider its implementation to be. The extant permission to subdivide Parkway House into two dwellings is therefore clearly a very strong material consideration.

Planning Policy Context

- 4.8. The Development Plan in this case comprises of the Adopted Herefordshire Local Plan Core Strategy and the Ledbury Neighbourhood Development Plan. Other relevant material considerations including the Government's National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance, as well as the 'fall-back position' as set out above.
- 4.9. Therefore, this Section contains policies from the following documents:
- i) The Herefordshire Local Plan Core Strategy
 - ii) Ledbury Neighbourhood Development Plan
 - iii) The National Planning Policy Framework
 - iv) Planning Practice Guidance

Herefordshire Local Plan Core Strategy 2011 - 2031 – Adopted October 2015

- 4.10. The Herefordshire Local Plan Core Strategy (Core Strategy) was adopted in October 2015 and forms part of the Development Plan for the area. The Core Strategy covers the plan period to 2031 and will act as an overarching spatial strategy for the area. The following policies of the Core Strategy are relevant to this application:
- 4.11. **Policy SS1: Presumption in favour of sustainable development** – the policy echoes the presumption in favour of sustainable development in the NPPF, setting out that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then permission should be granted unless material considerations indicate otherwise.
- 4.12. **Policy RA1: Rural housing distribution** – sets out that a minimum of 5,300 new dwellings will be provided within the seven housing market areas between 2011-2031. One of the HMA is Ledbury, with 565 dwellings proposed within this HMA. The proposal site falls outside of the HMA.
- 4.13. **Policy RA2: Housing in settlements outside Hereford and the market towns** – outside of the HMAs housing will be supported within or adjacent to the various settlements set out in Figures 4.14 and 4.15 listed in the Core Strategy. Parkway is not listed within Figures 4.14 and 4.15.
- 4.14. **Policy RA3: Herefordshire's countryside** – as a result, Parkway House falls within 'Herefordshire's countryside' where new build residential development is resisted, with the proposal not falling within the 7 criteria of exception to new development.
- 4.15. **Policy MT1: Traffic management, highway safety and promoting active travel** – requires, inter alia, development proposals to be designed and laid out to achieve safe access, have appropriate manoeuvring space and accommodate provision for all modes of transport.
- 4.16. **Policy LD1: Landscape and townscape** - mirrors the advice of national planning policy and states that all development proposals in or within the setting of the AONB will be required to conserve and enhance the special qualities of its landscape.

- 4.17. **Policy LD2: Biodiversity and geodiversity** – requires new development to protect and enhance biodiversity and geological resource of Herefordshire. Where there is a risk of harm as a consequence of development, this should be mitigated at the satisfaction of the local authority.
- 4.18. **Policy SD1: Sustainable design and energy efficiency** – seeks, inter alia, that development must be of good quality design and safeguards residential amenity.
- 4.19. **Policy SD3: Sustainable water management and water resources and Policy SD4: Wastewater treatment and river water quality** – seeks to minimise flood risk via a suitable scheme of sustainable drainage (SuDS), as well as appropriate foul drainage provisions.

Ledbury Neighbourhood Development Plan 2018 – 2031 – Adopted January 2019

- 4.20. The Ledbury Neighbourhood Development Plan (NDP) was adopted in January 2019, and now sits alongside the Core Strategy as part of the Development Plan, covering the plan period of 2018-2031. Notwithstanding this, in the context of the Council housing undersupply, it has been found that the plan is now out-of-date in the context of NPPF paragraph 14 due to the NDP not including specific housing allocations and the plan being over 2 years old.
- 4.21. **Policy LB1: Development in Ledbury** – sets out that Ledbury will accommodate a minimum of 800 new dwellings during the plan period.
- 4.22. **Policy BE1.1: Design** – requires proposals to respect the character and appearance of the area.
- 4.23. **Policy BE2.1: Edge of Town Transition** – sets out that new development on the perimeter of the town should respect local character and not be more than 2.5 storeys in height. In addition, new housing should protect and enhance existing landscaping and respect the AONB setting.

The National Planning Policy Framework (NPPF)

- 4.24. The National Planning Policy Framework (NPPF 2019) sets out the Governments overarching planning policies and how it intends them to be applied at the local level. The NPPF provides guidance for local planning authorities in determining applications. As national guidance it is capable of outweighing the provisions of the development plan.
- 4.25. Paragraph 11 sets out the presumption in favour of sustainable development. It goes on to assert that the balance between the benefits and adverse impacts of a development should be considered alongside specific policies. For decision taking this means:
 - c) *Approving development proposals that accord with the development plan without delay; or*
 - d) *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole.*

- 4.26. The NPPF clarifies at Footnote 7 that a Plan is “out of date” where a Council cannot demonstrate a deliverable 5-year housing land supply, as is currently the case in Herefordshire, who currently have a supply position of 3.69 years. The application of the ‘tilted’ planning balance therefore applies in the determination of this application.
- 4.27. In relation to Criterion i) above, it is recognised that Footnote 6 at paragraph 11 makes it clear that those policies referred to are those in the Framework including those relating to Areas of Outstanding Natural Beauty (AONB).
- 4.28. In this respect, paragraph 172 of the Framework makes it clear that development for ‘major’ development in the AONB should be refused unless there are exceptional circumstances, and where it can be demonstrated that the development is in the public interest. In this case, the proposed development would not fall within the definition of ‘major’ development owing to its size, scale and siting. As such, there is no policy that provides a clear reason for refusing the development proposed and, subject meeting other criteria above, the ‘tilted’ planning balance can apply in this case.
- 4.29. The application of the ‘tilted’ planning balance set above at para. 11 (d) of the NPPF continues to apply in this case and this is discussed in further detail later within this Statement.
- 4.30. Paragraph 14 states that in situations where the presumption at paragraph 11d applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
 - d) the local planning authority’s housing delivery was at least 45% of that required⁹ over the previous three years.

- 4.31. The NDP was adopted as part of the Development Plan on the 11th January 2019 and as such the NDP is now over two years old and does not contained specific housing land allocations. As such, paragraph 14 of the NPPF is not engaged and the NDP is deemed to be out of date in the context of this application.
- 4.32. **Paragraph 78** seeks to boost significantly the supply of new housing. It states that to promote sustainable development in rural areas, housing should be located where it would enhance or maintain the vitality of the rural community. This recognises that Council's will need to facilitate market housing in rural areas to sustain the viability of local services and facilities.
- 4.33. **Paragraph 103** sets out that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be considered in both plan-making and decision-making.
- 4.34. **Paragraph 108** requires safe and suitable access to be provided. It states that development should only be refused on transport grounds where the cumulative impacts of development.
- 4.35. **Paragraph 124** highlights the importance the government attaches to the designs of the built environment by stating, "good design is a key aspect of sustainable development".
- 4.36. **Paragraph 172** relates to AONB's and states that "great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty". It seeks to resist 'major' development within the AONB, unless there are exceptional circumstances and it is in the public interest.
- 4.37. However, it is clear that an application for a single dwelling does not fall within this definition. It is therefore clear that there is no fundamental barrier to providing development of this scale within the AONB, particularly in cases where there is an undersupply in housing land supply.

Planning Practice Guidance

- 4.38. In addition, the NPPF is supplemented by the Government's Planning Practice Guidance. Of relevance in this case is the section on Rural Housing, which states that rural housing is essential to the retention of local facilities, and that all rural settlements can play a role in the delivery of sustainable development.
- 4.39. This recognises that Council's will need to facilitate market housing in rural villages in order to sustain the viability of local services and facilities, and states that blanket policies that restrict housing development should be avoided.

5.0. The Principle of Development

- 5.1. As set out above, it is considered that this application represents a significant material difference to those previously refused at Parkway House as a result of the development being reduced from two dwellings to one and the provision of a valid fall-back position in the context of application reference: P201956/O, which was granted permission for the subdivision of the property to two dwellings.
- 5.2. Furthermore, as a result of the Council's 5-year housing land supply positioned, which has continued to decline since the consideration of the previous applications at the site and now sits at 3.69 years supply, the application should be determined in the context of paragraph 11 of the NPPF which sets out a presumption in favour of sustainable development, with the above significant material considerations outweighing any alleged harm in the determination of this application.

Assessment of Development Plan

- 5.3. Notwithstanding this, before considering the above, the starting point for the determination of any planning application is the Development Plan. Policy RA1 sets out that a minimum of 5,300 new dwellings will be provided within the seven housing market areas up to 2031. One of the HMA is Ledbury, with 565 dwellings proposed within this HMA. In addition to this, Policy RA2 seeks to also provide housing outside of these HMAs, within or adjacent to various settlements as set out under Figures 4.14 and 4.15 of the Core Strategy. However, the proposal site falls outside of the HMAs and is not within or adjacent to the listed settlements.
- 5.4. As a result, the proposal site falls within 'Herefordshire's Countryside' under policy RA3. It is noted that policy RA3, does not support the provision of new housing.
- 5.5. In terms of the Ledbury NDP, policy LB1 sets out that the area will accommodate a minimum of 800 new dwellings during the plan period, however the plan does not provide specific housing locations.
- 5.6. As a result, the Development does not support the principle of new housing at Parkway.

5-year housing land supply and the 'tilted balance' as per NPPF paragraph 11(d)

- 5.7. Notwithstanding the proposals non-compliance with the housing policies of the Development Plan, Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development. As set out in Section 4, Herefordshire Council cannot currently demonstrate a 5- year housing land supply, with their supply accepted to be at 3.69 years, and as a result, the relevant policies for the supply of housing are out-of-date.
- 5.8. In this context, the NPPF advises that the presumption should be that planning permission is granted unless there are adverse impacts of doing so which would so significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole – otherwise known

as the 'tilted' planning balance. This is considered to be a very high-level test of harm and whilst the site is within the AONB the tilted balance should not be disengaged simply because of its designation.

- 5.9. In relation to this, paragraph 172 of the Framework makes it clear that applications for 'major' development in the AONB should be refused unless there are exceptional circumstances, and where it can be demonstrated that the development is in the public interest. In this case, the proposed development would not fall within the definition of 'major' development owing to its size, scale and siting. As such, there is no policy that provides a clear reason for refusing the development proposed and, subject meeting other criteria above, the 'tilted' planning balance can apply in this case.
- 5.10. Furthermore, in situations where the presumption at paragraph 11d is applied, paragraph 14 considers the weight that is to be afforded to the housing supply policies within adopted NDPs. Paragraph 14 provides four criteria (a, b, c and d), all of which must be met, if those policies are to be considered as up to date.
- 5.11. Whilst criteria c and d are all met it is noted that the Ledbury NDP was adopted as part of the Development Plan on the 11th January 2019 and as such the NDP is now over two years old. In addition, the NDP does not contain any specific housing land allocations, nor does it identify a settlement boundary for the town.
- 5.12. As such, criteria a and b are not met and NPPF paragraph 14 is not engaged and the NDP is deemed to be out of date in the context of this application.
- 5.13. In such cases, this provides a substantial 'tilted balance' in favour of the grant of planning permission, where applications should only be refused where the level of harm caused would be so significant so as to justify an overwhelming refusal.
- 5.14. In the overall planning balance, it is clear that there are benefits associated with the boosting of housing supply, particularly in light of the undersupply of housing in Herefordshire, and social benefits with providing such housing within rural villages. It would also fall within a linear row of housing along Ledbury Road (A417). Furthermore, there would be no undue impacts in terms of AONB harm, residential amenity, highway safety, or flood risk, which will be set out further below.

Assessment of the 'Fall-back' position

- 5.15. Another determinative material planning consideration in this case is the existence of a 'fall-back position', which relates to the lawful permission for the subdivision of Parkway House to two dwellings. The pre-commencement conditions for this permission have been discharged and it is the applicant's intention to fully implement this scheme should this application be refused.
- 5.16. Section 4 of this Statement contains relevant case law on the legal status of fall-back positions and the weight that should be given to such factors. It has been established within the Courts that a fall-back position does not have to be probable or even have a high chance of occurring, it has to be only

more than a mere theoretical prospect [R (ZURICH ASSURANCE LTD T/A THREADNEEDLE PROPERTY INVESTMENTS) (Claimant) v NORTH LINCOLNSHIRE COUNCIL (Defendant) & SIMONS DEVELOPMENTS LTD (Interested Party) (2012) EWHC 3708 (Admin)].

- 5.17. It is therefore a point of law that local authorities must treat the existence of extant permissions, whether deemed or express consents, as strong material considerations regardless of how likely the Council consider its implementation to be. The extant permission for the subdivision of Parkway House into two dwellings is therefore clearly a very strong material consideration, given that two dwellings can already be lawfully implemented on site. In light of this, the principle of two dwellings at Parkway House has been established and the consideration should therefore fall in regard to the impact of the proposed built form in the context of material considerations set out under Section 6.
- 5.18. In addition, the applicant is fully prepared to relinquish the previous subdivision permission for the site under reference: P201956/O, with the application submitted with a Unilateral Undertaking. This would ensure that the property cannot be subdivided in the future.

Overall conclusion on the principle of development

- 5.19. We conclude, on the overall planning balance, and having regard to the NPPF's presumption in favour of sustainable development and the fall-back position, that this application must be considered acceptable.
- 5.20. It has been demonstrated that the extant permission for the subdivision of Parkway House into two dwellings is clearly a very strong material consideration and represents a valid fall-back position given that two dwellings can already be lawfully implemented on site. In light of this, the principle of two dwellings at Parkway House has been established and the consideration should therefore fall in regard to the impact of the proposed built form in the context of other material consideration.
- 5.21. Furthermore, whilst the provision of new housing on the site is contrary to the housing policies of the Development Plan, it has been demonstrated that these policies are out-of-date given the lack of 5-year housing land supply.
- 5.22. It will be demonstrated below that one dwelling will not cause substantially visual harm to the scenic qualities of the AONB, and will be acceptable in respect of all other material consideration, including highways, ecology, residential amenity, arboriculture, flood risk and drainage.
- 5.23. The Council can therefore reasonably determine that the provision of only a single dwelling firmly tips the balance in favour of the grant of planning permission. The principle of this development is therefore acceptable, subject to compliance with other planning policy criteria as set out in Section 6 of this Statement.

6.0. Assessment of other material planning considerations

6.1. Having established that the principle of residential development on this site is acceptable, it is also necessary to assess the application against any other relevant development management policies. As a result, this section addresses the following material considerations:

- Design and AONB impact
- Highways safety
- Ecology and biodiversity
- Residential amenity
- Arboriculture
- Flood risk and drainage matters

6.2. It is important to note, that the consideration of two houses at the site under the previous applications, concluded acceptability in respect of the above material considerations. It is therefore understood that the Council will similarly conclude that the provision of one dwelling at Parkway House will also be acceptable in respect of the above listed material considerations. This matter is considered further below.

Design and AONB impact

- 6.3. The proposal is considered against policy SD1 of the Core Strategy and policies BE1.1 and BE2.1 of the NDP. The policies states that development proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. This is particularly important in this location given its AONB setting in line with Core Strategy policy LD1.
- 6.4. However, it is important to stress that new small-scale residential development in AONB's is not precluded by planning policy either at local or national level. AONB policy makes clear that small-scale (non-major) housing development is permissive in principle, providing it respects the character and scenic qualities of the area.
- 6.5. The site is located within the rural village of Parkway, with residential development positioned linearly along the A417. The site is set within a sizable plot, with an existing driveway wrapping around the side and rear of the dwelling, with a large garden area beyond this, boarded by woodland on its eastern boundary. The site is well screened by an existing mature hedgerow along its northern, southern and western boundaries, with partial views from the access road to the south. Given the existing landscaping around the existing dwelling, any development is therefore likely to have a limited landscape impact.

- 6.6. The proposed dwelling will be positioned to the north of the site as to maintain a significant gap between the proposed and existing dwelling, thereby respecting the general open and spacious character of this location. The dwelling would be of a high-quality design that is of an appropriated size and scale in order to respect the character of the surrounding area and the landscape setting. In respect of this, the proposed dwelling would be of a 1.5 storey construction, in materials in keeping with the neighbouring properties.
- 6.7. It is proposed to retain the mature boundary treatment along the northern and western boundaries of the site, with new landscape possible between the proposed dwelling and Parkway House to provide additional screening. As a result of the mature landscaping around the boundary, views of the development would be minimal, meaning that the development is largely screened from public vantage points, including the A417. Furthermore, the woodland setting to the rear screens the proposal in the context of the wider AONB. As a result, the changing affects from the proposed dwelling are deemed negligible.
- 6.8. The subdivision of the plot would utilise the same access for both dwellings, with a shared area proposed for parking and manoeuvring. The existing garden will be split between the two dwellings. The proposed internal access driveway would be sensitively designed and positioned between retained soft landscaping to ensure the driveway blends in with the rural character of the area.
- 6.9. The above was similar concluded within the Appeal for Parkway House in 2018 (reference: APP/W1850/W/17/3186850), where the Inspector set out that the proposed development, for two dwellings, would be unlikely to cause unacceptable harm to the character and appearance of the surrounding area, and would conserve the amenity of the AONB.
- 6.10. We conclude that the scheme will have an acceptable impact on the character and appearance of the area and the setting of the AONB. The secluded nature of the site will ensure that there is no landscape harm. The proposal complies with policies SD1 and LD1 of the Core Strategy and policies BE1.1 and BE2.1 of the NDP in this regard.

Highway safety

- 6.11. Core Strategy Policy MT1 aims to ensure development does not negatively affect the strategic and local highway networks, promotes sustainable development, and promotes standards for parking spaces and driveways. Furthermore, the NPPF makes it clear that applications should only be refused on highway grounds where the cumulative impacts of development are 'severe'.
- 6.12. The proposed dwelling would share the existing access serving the site off a no through road. The existing access is considered to have adequate visibility as established under application reference P201956/O, which deemed the access and visibility splays to be acceptable, achieving 15m to the west and 63m to the east. The indicative layout plans show the internal driveway circulation, with

an additional driveway extending from this to serve the new dwelling. Each property would benefit from parking for at least two vehicles and there is space within the site for turning and manoeuvring in order to allow vehicles to enter the highway in forward gear. Furthermore, secure cycle storage will also be provided for both properties.

- 6.13. For this reason, we conclude that the addition of a dwelling would not cause cumulatively severe highway impacts and would not result in a significant increase in traffic, with no associated negative effects on the local highway network.
- 6.14. Furthermore, aside from officers concluding that the subdivision was acceptable, the consideration of planning application reference: P192194/O for the site deemed the provision of three dwellings on the site as having a material intensification on the access. Therefore two dwellings would be acceptable.
- 6.15. We conclude that the proposal is safe in highway terms and that adequate car parking, turning and manoeuvring is available, and therefore accords with Core Strategy policy MT1 and the NPPF.

Ecology and biodiversity

- 6.16. Development policy LD2 requires new proposal to protect and enhance biodiversity and geological resources, and where there is a risk of harm as a consequence of development, satisfactory mitigation measures should be put in place.
- 6.17. In considering this, the application is accompanied by a Preliminary Ecological Appraisal carried out by Lepus Consulting in March 2021. The Appraisal concludes that the site lies just within the designated site 'Woodland north of Wall Hills SWD'. Notwithstanding this, the area is clearly private amenity grassland which has very limited biodiversity values, and therefore very different to that associated with the woodland.
- 6.18. Furthermore, the development is not considered to impact on the Mayhill Wood SSSI, which is approximately 1km north of the site, given the proposed development would not result in industrial air pollution or landfill.
- 6.19. The site walkover identified a single old bat dropping within the shed at the property, however, no other signs of bat presence were detected. The shed itself is draughty and exposed to fluctuations in temperature as a consequence of the building material and numerous gaps, and is deemed to have negligible value to roosting bats. Furthermore, evidence of possible badger scratch marks were recorded.
- 6.20. It found that the site would have a low to negligible potential impact on amphibians, birds or reptiles.
- 6.21. The report sets out mitigation and enhancement measures that can be provided in order to provide positive biodiversity outcomes. These include carrying out works outside nesting season, providing

low-level external lighting only, pre-construction checks of wood piles, the provision of new bird and bat boxes, new planting and landscaping within the development, all of which can be secured via means of planning condition.

- 6.22. In addition, the report recommends a badger survey, which similarly can be secured by planning condition. Ultimately, the Appraisal confirms that there are no overriding ecological impacts that should lead to a refusal of permission. The proposal complies with relevant biodiversity legislation and policy.

Residential amenity

- 6.23. Core Strategy policy SD1 sets out that the proposal should safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.
- 6.24. Given the spacious setting of Parkway House, it is considered that a new dwelling can be comfortably accommodated within the existing garden area without impacting on the residential amenity of the main property. The position and orientation of the proposed dwelling mean there will clearly be no loss of light or overbearing impacts. Similarly, the private amenity space of the two properties would not be affected by loss of light or overbearing impact.
- 6.25. There will be no undue overlooking between the habitable windows of the two dwellings given the intervening distances. Notwithstanding this, it is proposed to subdivide the gardens by use of fencing and landscaping to provide appropriate levels of privacy which still respect the character of the countryside.
- 6.26. The plans show that both dwellings would benefit from a decent level of outdoor garden space, with both separate dwellings severed by a substantial garden area, all of which is adequate for the level of accommodation proposed.
- 6.27. In terms of neighbouring development outside the curtilage of the property, the new dwelling would be well screened by mature landscaping and positioned at a suitable distance from neighbouring properties. As a result, there would be no impact in terms of overlooking, loss of light or overbearing impacts.
- 6.28. Overall, the existing and proposed dwellings would benefit from an acceptable level of residential amenity, having regard to the provisions of Core Strategy policy SD1.

Arboriculture

- 6.29. In considering the impact of the development on arboriculture, the application is accompanied by a Arboricultural Assessment carried out by Jerry Ross Arboricultural Consultancy in March 2021. The Assessment considers the present tree cover across the site and what impact such development may have on the adjoining woodland.

- 6.30. It found that the site is largely laid to grass, with various small garden trees and shrubs. The Horse Chestnut on the site is considered to be poor (Category C Tree) given its unbalanced shape, similarly, the three trees towards the south of the site (Lombardy Poplar, a Cherry and an Apple Tree) are again of poor quality and have been classified as Category C trees. The remaining smaller trees along the western sector of the site are generally acceptable but unexceptional. As part of the development the majority of the established tree and hedgerow planting will all be retained, bar the Ash and Cherry trees which were concluded as being of poor quality to make way for the internal access drive.
- 6.31. The Assessment goes onto consider the developments impact on the woodland to the east, and recommends that a buffer zone is maintained from the boundary to protect existing root areas. As a result, careful consideration has been taken in respect of the position of the dwelling, which has been shown clearing the buffer zone. Furthermore, although the internal access drive will be located partly within the buffer zone, the internal access drive will be constructed in accordance with the report which establishes that limited incursion into the buffer zone would be acceptable subject to compliance with Appendix 3D of the report requiring low-impact design incorporating no-dig techniques. This was considered acceptable within the Appeal Decision for the site in 2018, where the Inspector deemed the driveway to respect the woodland and not result in harmful damage to any roots of the adjacent trees.

As a result, the proposed development is considered to result in an acceptable impact on the existing arboricultural across the site and to the adjoining woodland, with mitigation measures proposed to ensure tree root areas are protected. Notwithstanding this, enhancement measures can be provided, including new planting and landscaping within the development, of which can be secured via means of planning condition.

Flood risk and drainage matters

- 6.32. The site is in Flood Zone 1 (low risk) according to the Environment Agency's Flood Maps, where there is less than 1 in 1,000 annual probability of river or sea flooding (0.1%). The site is therefore not at risk of flooding and development on this site would not increase the risk of flooding to third party properties. A new dwelling on this site is therefore acceptable in principle.
- 6.33. Core Strategy policies SD3 and SD4 requires new development to provide an acceptable scheme of sustainable drainage (SuDS), as well as appropriate foul drainage provisions.
- 6.34. There are no significant impediments to the use of sustainable drainage systems on this site. Consideration will be given to a variety of SuDS techniques, such as soakaways and permeable paving and there is clearly adequate space within the applicants control to secure a suitable scheme. Details can be secured by condition.

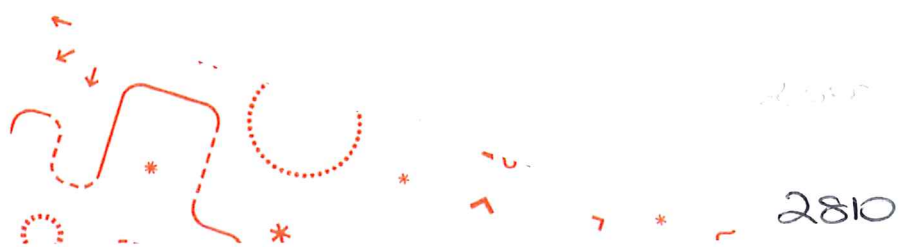
- 6.35. In terms of foul drainage, the area does not benefit from mains sewage. The existing property is served by a Septic Tank and there is adequate capacity within this tank to accommodate an additional dwelling. It is noted that Package Treatment plants are preferred to Septic Tanks, but given the tank is already in situ we consider that it would be more sustainable to re-use this, rather than having to install a completely new facility which would, in itself, have implications for the environment. In any event, foul drainage can be adequately addressed through Building Regulations or via planning condition.
- 6.36. In conclusion, the development complies with the NPPF and Core Strategy policies SD3 and SD4.

7.0. Summary and Conclusions

- 7.1. This Statement concludes, on the overall planning balance, that the proposal would represent sustainable development in the context of paragraph 11(d), with strong material circumstances weighing in favour of approval.
- 7.2. It has been demonstrated that this application is material different from previous applications for housing on the site, with the scheme reduced from two dwellings to one, and the previous permission under application reference: P201956/O represents a valid fall-back position.
- 7.3. The Statement sets out that extant permission for the subdivision of Parkway House into two dwellings is clearly a very strong material consideration in line with relevant case law on the legal status of fall-back positions and the weight that should be given to such factors. This valid fall-back position establishes the principle that two dwellings can already be lawfully implemented on site and this application should solely be considered on the on the impact of the proposed built form in the context of other material consideration.
- 7.4. Furthermore, whilst the provision of new housing on the site is contrary to the housing policies of the Development Plan, it has been demonstrated that these policies are out-of-date given the lack of 5-year housing land supply.
- 7.5. The Statement has also set out that the design, layout and scale of the new dwelling will ensure the development respects the existing dwelling and result in an acceptable impact on the surrounding area and landscape setting of the Cotswolds AONB. This decision which was similar taken under previous decisions for housing on the site.
- 7.6. The designer has carefully ensured a layout that provides an acceptable level of living conditions. Both properties will have their own private garden areas and space for car parking. Such is the relationship between the two properties that there would be no undue impacts in terms of overlooking, loss of light or overbearing impacts.
- 7.7. The Statement has also concluded on the acceptability of the scheme regarding highway safety, ecology, arboriculture and flood risk and drainage.
- 7.8. In conclusion, this proposal provides a suitable form of development which should be supported for the reasons given above. It follows that planning permission should be granted.

Appendix A

Delegated Report of the subdivision of Parkway House, Parkway
Herefordshire Council Ref: P201956/F



DELEGATED DECISION REPORT

APPLICATION NUMBER

201956

Parkway House, Little Woolpits Lane, Parkway, Herefordshire, HR8 2JG

CASE OFFICER: Mr Josh Bailey

DATE OF SITE VISIT: 16TH July 2020 and previously (P192194/O)

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy

Policies: SS1; SS2; SS4; SS6; RA2; RA3; H3; MT1; LD1; LD2;
SD1; SD3 and SD4

**Ledbury Neighbourhood Development Plan - made 11
January 2019**

Policies:

SD1.1 – Ledbury as a self-sustaining community

HO2.2 – Housing density

BE2.1 – Edge of town transition

TR1.1 – Footpaths and cycleways

National Planning Policy Framework (February 2019)

Sections: 2, 4, 5, 8, 9, 11, 12 and 15

Relevant Site History:

192194/O – Site for the development of 2 dwellings – refused

184001/O – Outline application with all matters reserved for the
erection of 2 dwellings – declined to determine

172417/O – proposed erection of two dwellings – refused and
dismissed on appeal (APP/W1850/W/17/3186850, decision date
15th February 2018)

162012/O – site for 2 no. proposed dwellings – refused

CONSULTATIONS

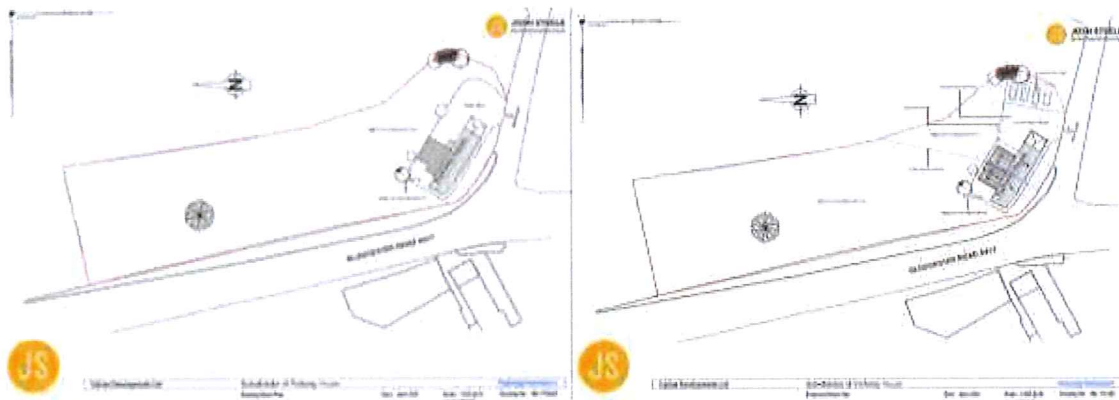
	Consulted	No Response	No objection	Qualified Comment	Object
Ledbury Town Council	X	X			
Transportation	X		X		
Ecology	X	X			
AONB Partnership	X	X			
Forestry Commission	X		X		
Hereford Wildlife Trust	X	X			
Site Notice	X				X(1)
Local Member for Ledbury	X		X		

South					
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PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The proposal site lies on the junction of the U67000 with the A417 at Parkway House, approximately 1.25 miles south of Ledbury town centre. The site itself comprises Parkway House, a two-storey half-timber framed property with painted brick infill panels, with access a short distance from the class A road. Planning permission is sought for the proposed subdivision of the existing dwelling to create two separate dwellings, including the erection of a rear two storey double gable extension to facilitate this. I refer one to compare the existing with proposed plans below:



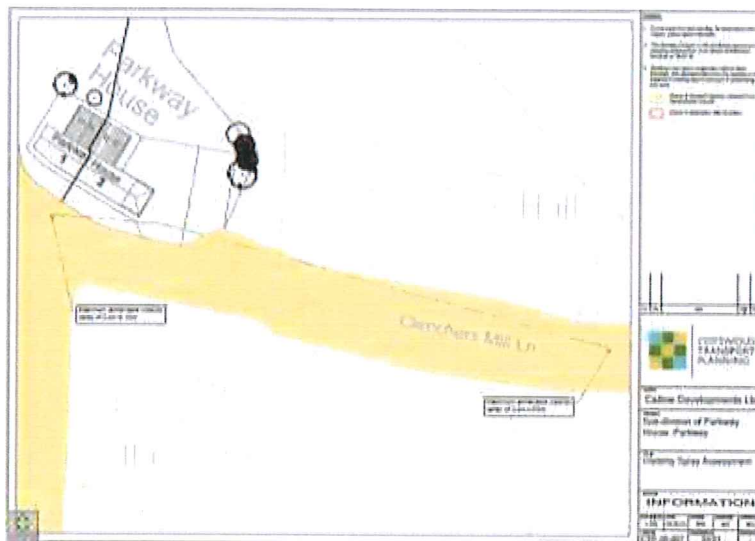
Existing and proposed block plans



Existing floor plans and elevations



Proposed floor plans and elevations



Visibility splays

Representations:

Ledbury Town Council – No response

Transportation – Conditions recommended following additional information:

“If minded to approve the above applications please condition as follows:

CAB - *Visibility Splays 2.4 x 15m eastbound, 2.4 x 63 westbound.*

CAE - *Vehicular access construction*

CAH - *Driveway gradient*

CAI - *Parking – single/shared private drives*

CAT - *Construction Management Plan*

CAX - *Direction of proposed lighting*

CB2 - *Secure covered cycle parking provision*

I11 – Mud on highway

I09 – Private apparatus within the highway

*I45 – Works within the highway
I05 – No drainage to discharge to highway
I47 – Drainage other than via highway system
I35 – Highways Design Guide and Specification”*

Ecology – No response

AONB Partnership – No response

Forestry Commission – No comments to offer

Hereford Wildlife Trust – No response

Site Notice – 1 letter of comment on behalf of the Ledbury Area Cycle Forum, whom object on lack of proposed cycle storage.

Local Member – Ward Cllr I’Anson has confirmed delegated authority by email on 26th August 2020 (11:56)

Pre-application discussion:
None

Constraints:
U67000 off A417
PROW across road
Protected Species adj.
SSSI Impact Zone
Surface Water
Malvern Hills AONB
Ancient Woodland
SWS

Appraisal:

Policy context and Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows: *“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

In this instance, the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ Ledbury Neighbourhood Development Plan (Ledbury NDP). At this time the policies in the Ledbury NDP can be afforded full material weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

Notwithstanding the fact that the NDP forms part of the development plan, the starting point for determination of this application is to consider the weight to be afforded to its housing supply policies. Paragraph 14 of the NPPF provides four criteria, all of which must be met, if those policies are not to be considered as out-of-date. The criteria are as follows:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) the local planning authority's housing delivery was at least 45% of that required

Whilst criteria a, c and d are all met it is noted that the Ledbury NDP does not contain any specific housing land allocations, nor does it identify a settlement boundary for the town. Therefore criteria b is not met and the provision of paragraph 14 that an NDP will otherwise outweigh a presumption in favour of sustainable development cannot be applied.

This appraisal notes the previous appeal decision on this site (APP/W1850/W/17/3186850), as well as the previously refused applications for new residential development on the garden curtilage to the immediate north at Parkway House. As confirmed in the appeal decision previously on the site, Parkway House is not isolated in that it is located within an existing hamlet comprising a small number of dwellings, Parkway. However, it is not within a defined settlement as set out in policy RA2 of the Core Strategy, as that policy concerns proposed development in or adjacent to listed specific settlements. The site is not within or adjacent to any of those settlements and so that policy is not applicable in this case. Whilst Ledbury is identified under Policy RA1 as a main focus for rural housing distribution, the site is not considered to be within or adjacent to Ledbury. Once you have left the A417 roundabout travelling south, you are greeted with plentiful hedgerow and an absence of built development. Indeed, as you pass the turning off to the south of Bullen Coppice, clearly one has left Ledbury and has entered open countryside approaching towards Parkway, but there is clear separation

Although the CS does not feature a specific Policy which addresses the sub-division of existing properties, paragraph 79 can permit 'isolated' homes whereby the development would involve the subdivision of an existing residential dwelling. I refer to 'isolated' in the spatial sense, as described above, and acknowledge that whilst the previous appeal decision cited the location as not being suitable for new residential development, the proposal of dividing the property into two residential units is not considered to be in contravention of any Plan Policies, and as such is considered to be

appropriate. Indeed, the division will provide an additional residential unit within the open countryside.

To facilitate this, a new rear two storey doubled extension is required in order to achieve division. However, there are examples approved across the county in recent years where sub-division has been accepted, including the requirement of an extension to achieve this. Recent applications include:

- Land at Hunters Hall, Lea (180587)
- The Dairy, Little Dilwyn Farmhouse, Dilwyn (171888)
- Land at The Old School, Titley (170171)

The new boundary line between the two dwellings, which will be delineated by a 1.8 metre high close board fence, will be located in the middle of the proposed two storey extension which represents a logical area to divide the property, and both properties will be sufficiently sized such that no concerns are raised. The principle of development is accepted.

However, it is key to assess the potential impacts the proposal will have on the highway network, the natural environment, character of the area and residential amenity. These are assessed as such below.

The proposal is primarily considered against Policy SD1 of the Core Strategy. The policy states that development proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

The proposed extension is appropriate and have a suitable design finish and therefore raises no objections. The proposal will undertake a number of internal alterations to the existing dwellinghouse, which is considered acceptable. Overall, the proposed extension will have a brickwork painted white to finish, which will integrate within the building and the landscape positively. The submitted plan shows the new division of the curtilage to accommodate residential amenity space for each property. The levels of residential curtilage provided for both dwellings are appropriate, and I have no concerns. I do not believe the proposed works will result in a loss of amenity or privacy for any residents.

Policy MT1 of the HCS aims to ensure development does not negatively affect the strategic and local highway networks, promotes sustainable development, and promotes standards for parking spaces and driveways. The addition of the parking area at the east of the site, will have 4 parking spaces and a shared driveway, which is suitably sized. The highways area engineer has no objections, subject to standard conditions for delivery of the highways elements of the proposal, and it is not considered that the dwelling would result in a material shift in vehicular movements

that would otherwise conflict with Policy MT1 of the Core Strategy or Paragraph 109 of the NPPF. Whilst the letter of objection from the Ledbury Area Cycle Forum is noted, a suitably worded condition in respect of providing cycle storage can resolve such concerns.

Policy LD2 is also relevant in this assessment, with the Policy seeking to conserve, enhance and restore biodiversity assets. Policy SD4 which aims to protect water quality within Herefordshire is also relevant. Whilst no response has been received from the Council's ecologist, as identified in the NPPF, NERC Act and Core Strategy LD2 all developments should demonstrate how they are going to practically enhance ("Nett Gain") the Biodiversity potential of the area. To secure these enhancements a relevant Condition is suggested. Satisfactory drainage arrangements are provided, in the form of soakaways and connecting to the existing septic tank, which has capacity for surface and foul water drainage, respectively. This is to comply with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework]; Habitat Regulations and NERC Act.

In respect of the AONB Malvern Hills, due to the vegetated nature of the site, particularly from the roadside (A417) but also north and eastern boundaries, it is not considered that the character of the area or landscape will be adversely affected by the proposed. This is a fairly minor development which is considerably well-screened unlike other surrounding development. The proposal is considered to accord with Policy LD1 of the Core Strategy.

On the basis of the above, given the Council's lack of a five-year housing land supply, paragraph 11 of the NPPF applies and the identification of subdivision as being acceptable under paragraph 79 of the NPPF, it is therefore acknowledged that a new additional residential dwelling will be created and that other examples across Herefordshire have been approved previously, including some in increasingly remote locations than here. Whilst spatially, Parkway is not identified for new residential development, the overarching aims of the NPPF and lack of any identified significant adverse impact by way of technical objection, the relevant aims and objectives of the NPPF are satisfied, with recommended conditions will ensure this continues post development, namely in so that no sub-division shall take place until the extension is substantially completed.

Approval is recommended. The local member is content with a delegated decision.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S):

(please note any variations to standard conditions)

1. C01
2. C06 – Drawing Numbers: 902-PL01 (Site Location Plan); 902-PL02A (Existing Block Plan); 902-PL03 (Existing Floor Plans & Elevations); 902-PL04 (Proposed Floor

Plans); 902-PL05A (Proposed Elevations); 902-PL06C (Proposed Block Plan) and CTP-20-807 SK01 (Visibility Splay Assessment)

3. CBK

4. CAB (Visibility Splays 2.4 x 15m eastbound, 2.4 x 63 westbound)

5. CAT

6. CAE

7. CAH

8. CB2

9. CAX

10. Within 3 months of completion of the works approved under this planning decision notice evidence (such as photos/signed Ecological Clerk of Works completion statement) of the suitably placed installation within the site boundary of at least FOUR Bat roosting enhancements, SIX bird nesting boxes and ONE Hedgehog habitat home should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority. No external lighting should illuminate any habitat enhancement or boundary feature.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), Habitat Regulations 2017, Policy LD2 of the Herefordshire Local Plan – Core Strategy LD2, National Planning Policy Framework (2018), NERC Act 2006. Dark Skies Guidance Defra/NPPF 2013 (2018).

11. The subdivision of Parkway House shall not be occupied until the extension hereby approved under this decision notice has been substantially completed and acknowledged in writing by the Local Planning Authority.

Reason: To protect the character of the area and to ensure that satisfactory levels of residential amenity can be safeguarded for all future occupiers of the approved development and to accord with Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

12. C65 – Reason 2

Informatives

1. IP1

2. I11

3. I09

4. I45

5. I05

6. I47

7. I35

8. I33

J.B.

Signed: Dated: 1/9/2020

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed: *AB* Dated: 4/9/2020



ZESTA



ZESTA PLANNING LTD

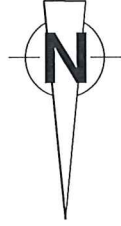
Planning & Development Consultancy

t: 01684 772 397 t: 01242 33 55 67

o: The Site, Chosen View Rd, Cheltenham, GL51 9LT
Reg no: 11610233

www.zestaplanning.co.uk

2820



Main Access

Existing Driveway

Proposed 3.5m Wide Gravel Driveway

Parkway House

Existing Hard Landscaping/Patio Area

Existing Soft Landscaping/Garden Area

Existing Shrub Line

GLOUCESTER ROAD A417

Existing H Chestnut Tree Retained

Existing Shrubs Retained

PROPOSED AREA = 775m²

Existing Soft Landscaping/Garden Area

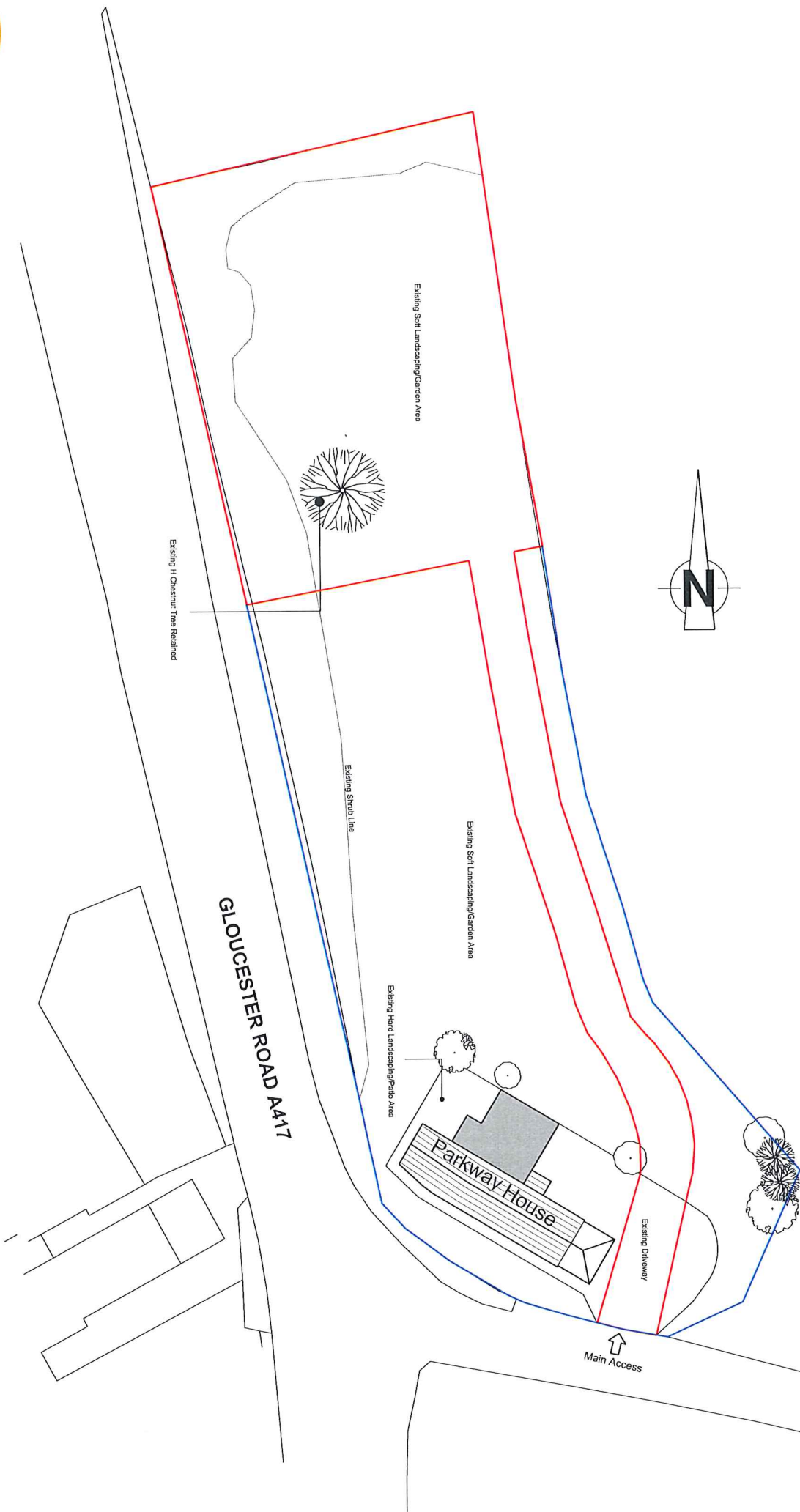
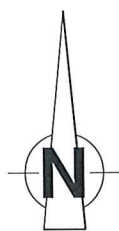
Proposed Parking/Turning

Proposed Dwelling

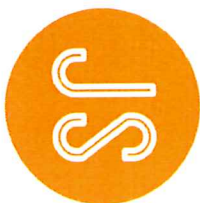
Existing Shrubs Retained

2821





2022



Callow Developments Ltd

Proposed New Dwelling - Parkway House

Existing Block Plan

Date: June 2020

Scale: 1/1200 @ A2

Drawing No: 1051 / PL02A

Planning Permission

Subject to current planning, see 1051A.



Developer Services
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E.bost: developer.services@dwrcymru.com

Herefordshire Council
PO Box 230
Blueschool House
Blueschool Street
HEREFORD
HR1 2ZB

Date: 01/07/2021
Our Ref: PLA0058174
Your Ref: 212114

Dear Sir

Grid Ref: SO719358 371948 235873

Site: Parkway House, Little Woolpits Lane, Parkway

Development: Outline planning application for the provision of one dwelling and associated vehicular access, with all other matters reserved.

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Since the proposal intends utilising an alternative to mains drainage, we would advise that the applicant seek advice from the Environment Agency and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

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.

Yours faithfully,

Jonathan Hobson
Developer Services
Welsh Water



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

2823

MEMORANDUM

To : Internal Consultee – Transportation Department
From : Mr Josh Bailey, Planning Services, Plough Lane Offices – H26
Tel : 01432 261903 **My Ref** : 212114
Date : 24 June 2021 **Your Ref** :

SITE: Land at Parkway House, Little Woolpits Lane, Parkway, Herefordshire, HR8 2JG
APPLICATION TYPE: Outline
DESCRIPTION: Outline planning application for the provision of one dwelling and associated vehicular access, with all other matters reserved.
APPLICATION NO: 212114
GRID REFERENCE: OS 371949, 235855
APPLICANT: Mrs Elizabeth Bond
AGENT: Zesta Planning Ltd

Please let me have your comments by 15/07/2021. If I have received no response by this date I shall assume that you have no advice to offer. Any comments should be added below and actioned in Civica to the case officer, **Mr Josh Bailey** Should you require further information please contact the Case Officer

No objections to the proposed, please see previous comments and conditions regarding this site on 201956 and 192194.

All applicants are reminded that attaining planning consent does not constitute permission to work in the highway. Any applicant wishing to carry out works in the highway should see the various guidance on Herefordshire Council's website:

www.herefordshire.gov.uk/directory_record/1992/street_works_licence
<https://www.herefordshire.gov.uk/info/200196/roads/707/highways>

Recommendations:

<input type="checkbox"/>	No Highways Objection – No Conditions Required
<input checked="" type="checkbox"/>	No Highways Objection – With Conditions (List Conditions Below)
<input type="checkbox"/>	Additional Information or Amendment Required
<input type="checkbox"/>	Highways Objection (List Reasons Below)

Please see previous conditions
Returning Area Engineer:

<input type="checkbox"/>	M. Lewis
<input checked="" type="checkbox"/>	J. Tookey-Williams
<input checked="" type="checkbox"/>	K. Jones

Planning Services, PO Box 4, Hereford. HR4 0XH

Herefordshire Council Main Switchboard (01432) 260000 www.herefordshire.gov.uk

PAY

2824

<input type="checkbox"/>	A. Mukhtar
<input type="checkbox"/>	WSP
24/06/2021	Date Returned

6.9

Application No. 212031 - Proposed extension to form semi-detached dwelling – 18 Hallwood Drive, Ledbury, Herefordshire,

The Transportation Officer has no objections to this application.

Attached:

- Location Plan
- Existing/Proposed Block Plan
- Design & Access Statement

APPENDIX A (Sewer Record)



Severn Trent Water Limited, Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

Date of Issue: 8 February 2019

SEWER RECORD 18 Hallwood Drive, LEDBURY, HR8 2FY



1. Do not scale off this Map. This Map is furnished as a general guide and no warranty as to its correctness is given or implied. This Map must not be relied upon in the event of any development or works in the vicinity of Severn Trent Water's assets. 2. On 1 October 2011 most private sewers and private lateral drains transferred to the ownership of Water Companies. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on this map. 3. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey licence number 0100031673. Document users other than Severn Trent Water business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

MAP KEYS

Sewer Record

	Public Combined Gravity Sewer
	Public Foul Gravity Sewer
	Public Surface Water Gravity Sewer
	Combined Use Pressurised Sewer
	Foul Use Pressurised Sewer
	Surface Water Pressurised Sewer
	Abandoned Gravity Sewer
	Private Gravity Sewer
	Section 104 Gravity Sewer
	Transferred Gravity Sewer
	Highway Drain (Not STW)
	Vent Column
	Waste Water Storage
	Culverted Watercourse (Not STW)
	Protective Strip
	Sewage Pumping Facility
	Sewage Facility Connection Inlet / Outlet

	Hydrobrake
	Lamphole
	Outfall
	Overflow
	Penstock
	Petrol Interceptor
	Sewage Treatment Works
	Sewer Blockage
	Sewer Collapse
	Sewer Chemical Injection Point
	Sewer Junction
	Sewerage Air Valve
	Sewerage Hatch Box Point
	Sewerage Isolation Valve
	Soakaway
	Surface Water Manhole
	Blind Shaft
	Combined Use Manhole
	Disposal Site
	Flushing Chamber
	Foul Use Manhole
	Grease Trap
	Head Node

Notes

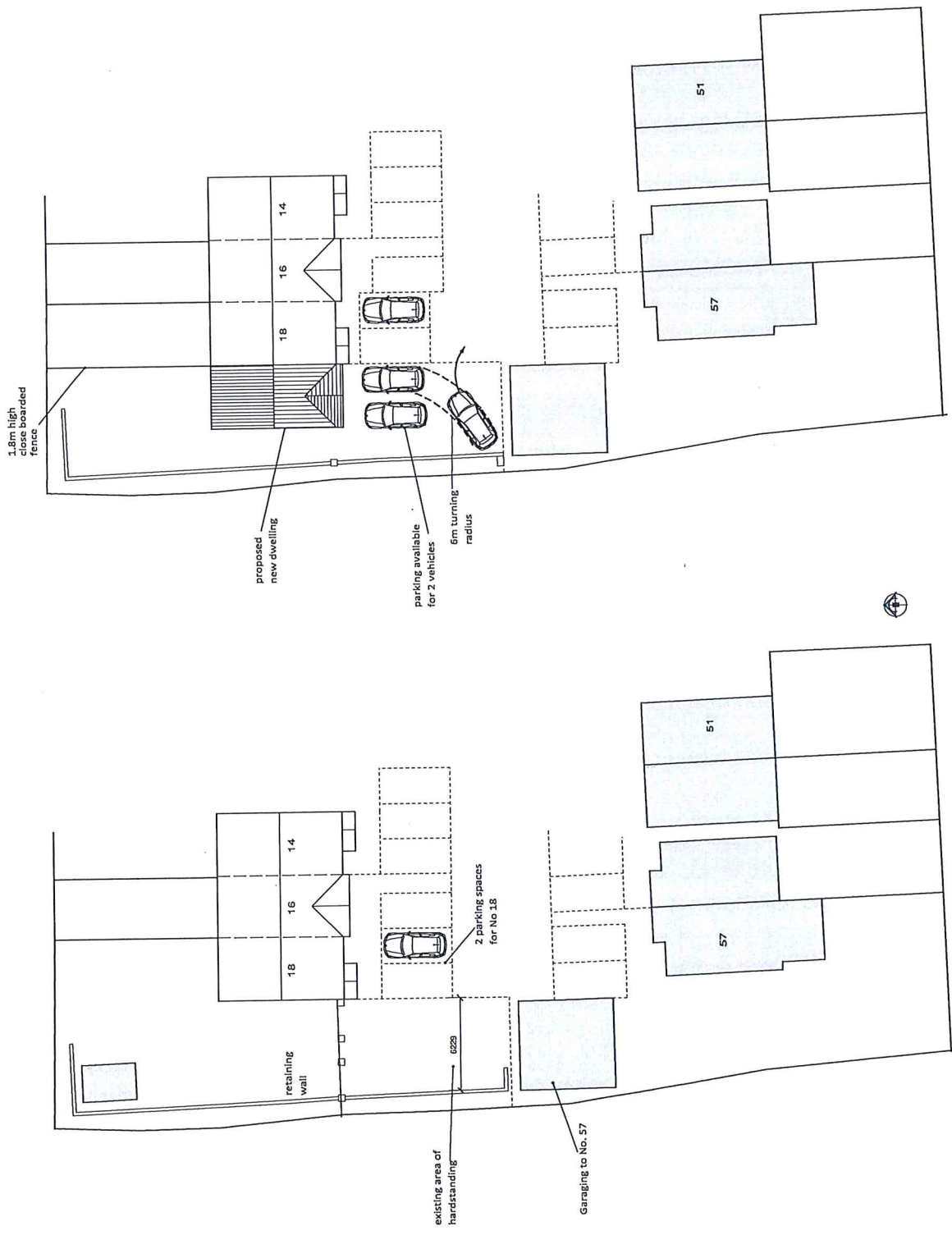
The majority of private gravity sewers and lateral drains shown in magenta transferred into public ownership in October 2011, providing they met the relevant criteria. Please note that private pressurised sewers and drains within the boundary of the property they serve remain private. Sewers shown in green which remain the subject of an adoption agreement under Section 102 or 104 of the Water Industry Act (1991) are not the responsibility of the Sewerage Undertaker. Please refer to response to Question 2.6 in search report to check current status of the sewers. All sewers that have been transferred to the Sewerage Undertaker after 1st October 2011, which they have a record of but have not surveyed and confirmed, are shown in orange. Please note, the full extent and route of these sewers may not be plotted on the sewer map. By October 1st 2016 any private pumping station and associated apparatus serving a lateral drain or sewer which was operational before July 1st 2011 will have transferred over to the Sewerage Undertaker's responsibility and become a public asset (subject to any appeals).

Water Record

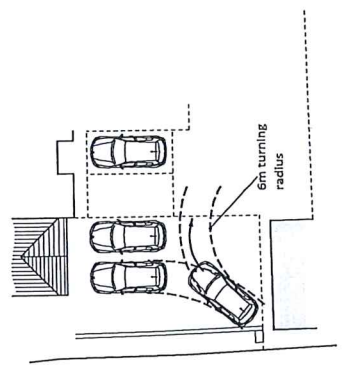
	Distribution Main
	Trunk Main (local/primary)
	Strategic Main
	Fire Supply Main
	Fire Main
	Non-Domestic Customer Service Pipe
	Domestic Customer Service Pipe
	Abandoned Main
	Elevated Main
	Aqueduct
	Duct
	Pre-1937 Properties
	SSSI Area
	Protective Strip
	Pumping Facility
	Booster Facility
	Potable Water Storage
	Water Tower
	Well / Borehole
	Intake
	Water Treatment Works / Chamber
	Draw-off Tower
	Bowser Point
	Water Facility Connection
	Pipe Support Structure
	Open Pipe
	Discharge
	End Cap
	Water Isolation Valve (Closed)
	Water Isolation Valve (Open)
	Water Isolation Valve (Partially Open)
	Water Air Valve
	Pressure Reducing Valve
	Pressure Sustaining Valve
	Non-Return Valve
	Float Valve
	Hydrant (Single/Double)
	Washout (Single/Double)
	Bulk Meter
	Water Hatch Box
	Pressure Tapping
	Insertion Flow Meter Point
	Change in Characteristic
	Marker Post
	Cable Junction
	Anode
	Boundary Box
	Stop Tap
	Cross Piece
	Strainer
	Listening Post
	Revenue Meter
	Housing, Building
	Housing, Kiosk
	Housing, Other
	Quality Sample Point

For a detailed glossary of the above terminology please visit:

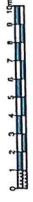
www.severntrentsearches.com/glossary



EXISTING BLOCK PLAN



Turning Circle for 2nd Car



NOTES:
All dimensions must be checked on site.
Nigel J Teale are not responsible for any work commenced by the Client/Contractor prior to the issue of statutory approvals.



Nigel J Teale Planning and Architectural Design Aspin Business Centre 100, The Square Haverhill, Cambs CB9 7JN Tel: 07797 538805		March 2021
		Scale 1:200 (A2)
Proposed New Dwelling - Block Plans	Drawing No.	Version
18, Hallwood Drive, Ledbury	4413BP-01	FINAL

PROPOSED BLOCK PLAN

EXISTING BLOCK PLAN

n j teale



Planning and Architectural Design

Design and Access Statement

Proposal for New Dwelling Adjoining 18 Hallwood Drive, Ledbury

May 2021

Proposal number: 4413

1.0 APPLICATION PROPOSAL

1.1 Planning permission is sought for the erection of 1 no. new dwelling forming an extension to 18, Hallwood Drive, Ledbury.

2.0 LOCATION AND SITE DESCRIPTION

2.1 The application site covers 0.02 hectares, and comprises an rectangular shaped piece of land situated in the western part of Ledbury.

2.2 The site currently forms part of the side garden and hardstanding for 18, Hallwood Drive. It is also characterised by a garden shed, sited towards to the northern boundary of the site.

2.3 The western boundary of the site is formed by a close boarded fence (1.8m high) and an established hedge (2.2m high) positioned on a slope associated with the earthworks of the adjacent highway, Leadon Way. Within the application site the slope is retained by a brick wall, ranging in height from 820 to 950mm.

2.4 The application site is not subject to any specific designations in the adopted Core Strategy. The application site is within Flood Zone 1, at low risk of flooding.

3.0 PRINCIPLE OF THE DEVELOPMENT

3.1 The site, lying within the settlement boundary of Ledbury, is considered a sustainable location for new residential development having regard to the National Planning Policy Framework and Policy SS2 of the Local Plan. The facilities of Ledbury are within reasonable walking and cycling distance.

3.2 It is felt the proposal takes into account other material considerations such as design, residential amenity, means of access and parking, which are discussed later in this statement.

4.0 PROPOSED DEVELOPMENT

4.1 The application is a proposal for the erection of a semi-detached dwelling as an extension to the existing terrace of No's 18, 16 and 14. The drawing (Drawing No. 4413BP-01) accompanying the application indicates the siting of the dwelling extending to the west and in line with No. 18. It is be accessed off Hallwood Drive in the same manner as No.18, with parking provision in front.

sufficient natural light in the same manner as the No.16. The first floor landing window will also be blocked off, but this is not considered to have an adverse impact to the amenity of No.18 as it is not a habitable room.

6.0 SCALE

6.1 To ensure the new dwelling is consistent in scale with the adjoining properties a two storey property is proposed.

7.0 DESIGN AND APPEARANCE

7.1 In order to maintain local distinctiveness the proposed dwelling has incorporated the design and architectural detailing of the adjoining dwellings. It has followed the height, proportions and massing of three adjacent dwellings that form the terrace to ensure it remains in keeping with the character of the locality.

7.2 It is proposed to use a facing brick for the elevations and a tiled roof, which will remain in keeping with the building materials of the adjoining dwellings. Overall, it is felt the design and appearance of the proposed dwelling, including the choice of materials, will complement and sit comfortably within the existing development.

8.0 LANDSCAPING AND DRAINAGE

8.1 The existing boundaries are to be retained and a new boundary introduced to separate the rear gardens of the new dwelling and No.18. This is to be formed from a timber, close boarded fence, 1.8m high.

8.2 Both surface water and foul drainage are to be connected to the existing public sewers. Please refer to the accompanying Severn Trent Sewer Record in Appendix A.

9.0 ACCESS AND CAR PARKING

9.1 Vehicular and pedestrian access to the proposed dwelling, as shown on the submitted drawings (Drawing 4413BP-01), will be off Hallwood Drive.

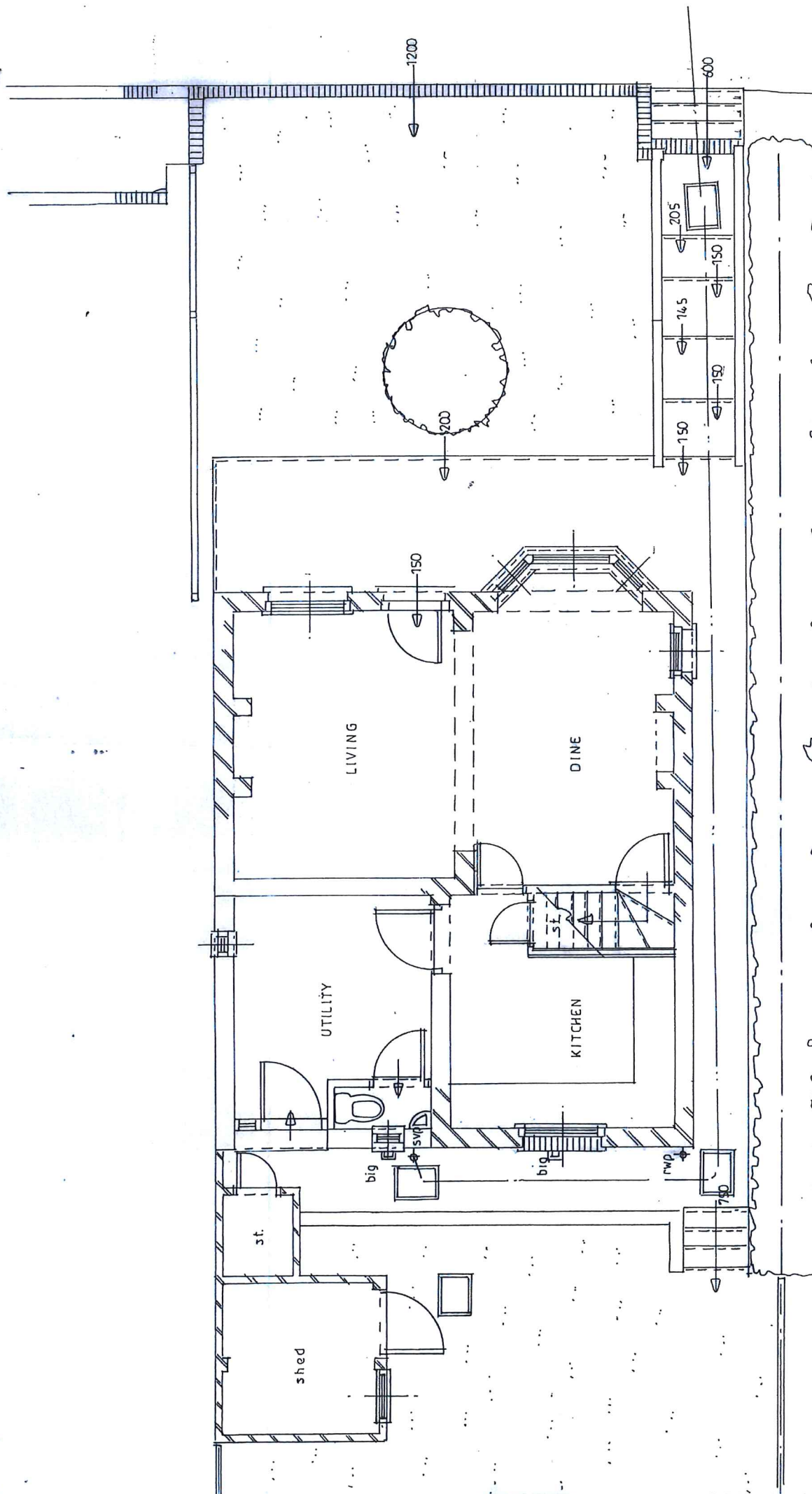
9.2 With regard to car parking, the proposal has the provision to park a minimum of two vehicles within the existing hardstanding at the front of the dwelling. Pre-application discussions with a

6.10

Application No. 212080 - Proposed single storey extension to rear and construction of 2-bay car parking to front – Lilac Cottage, Bridge Street, Ledbury, Herefordshire, HR8 AH

Attached:

- Existing Plans
- Proposed Plans



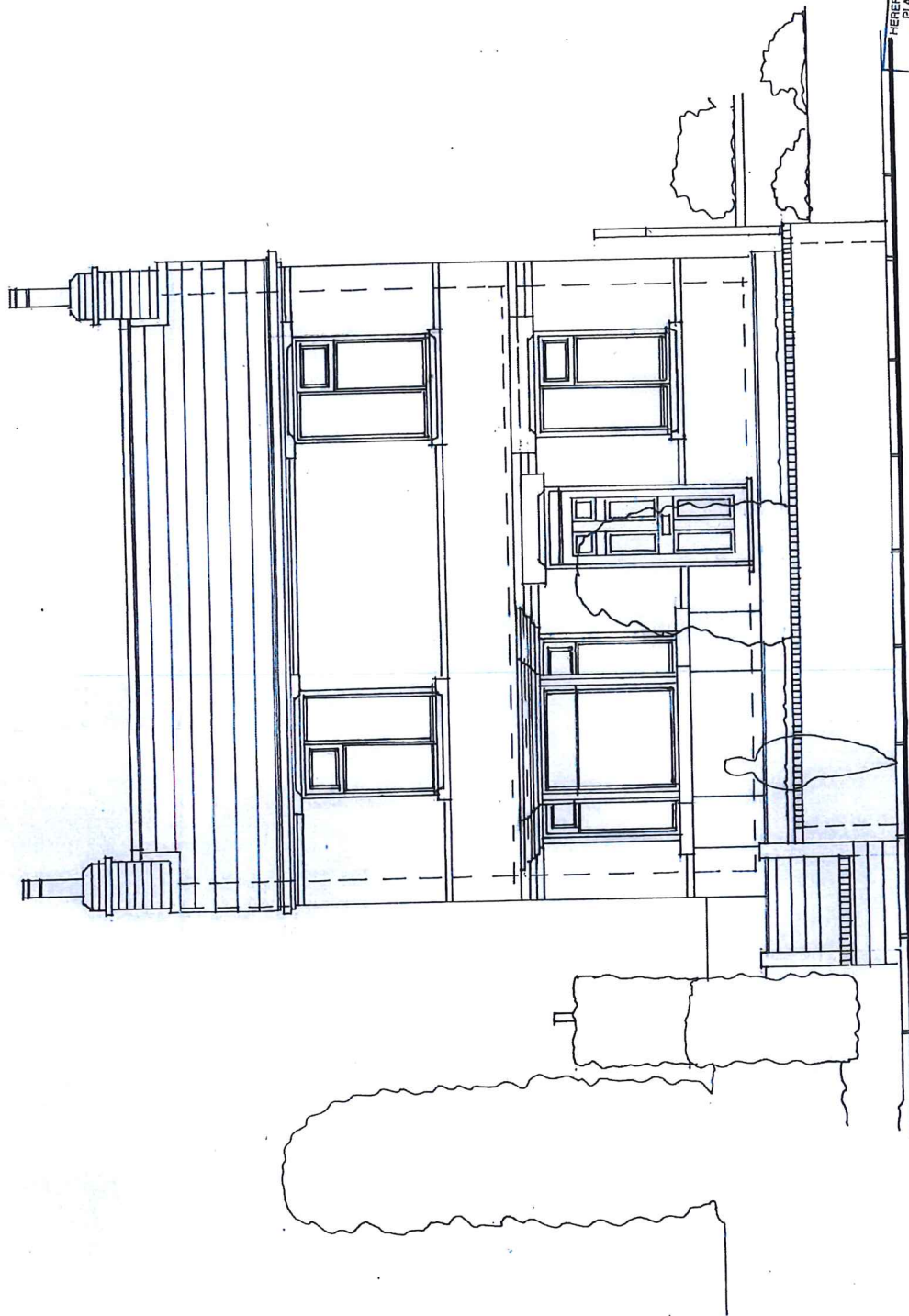
HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

14 MAY 2021

To: _____
Ack'd: _____
File: _____

EXISTING GROUND 1:50 e A3

2834



EXISTING FRONT 1:50 * A3
0 MAD/BRI/21/0-2 3

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL
14 MAY 2021
To: _____
Ack'd: _____
File: _____

NOTES:
All dimensions must be checked on site and not
relied on from this drawing.

Revisions	Date	By
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Client

Job Title
REMODELLING AND EXTENSION
LILAC COTTAGE, BRIDGE ST,
LEDBURY
HMS 724H

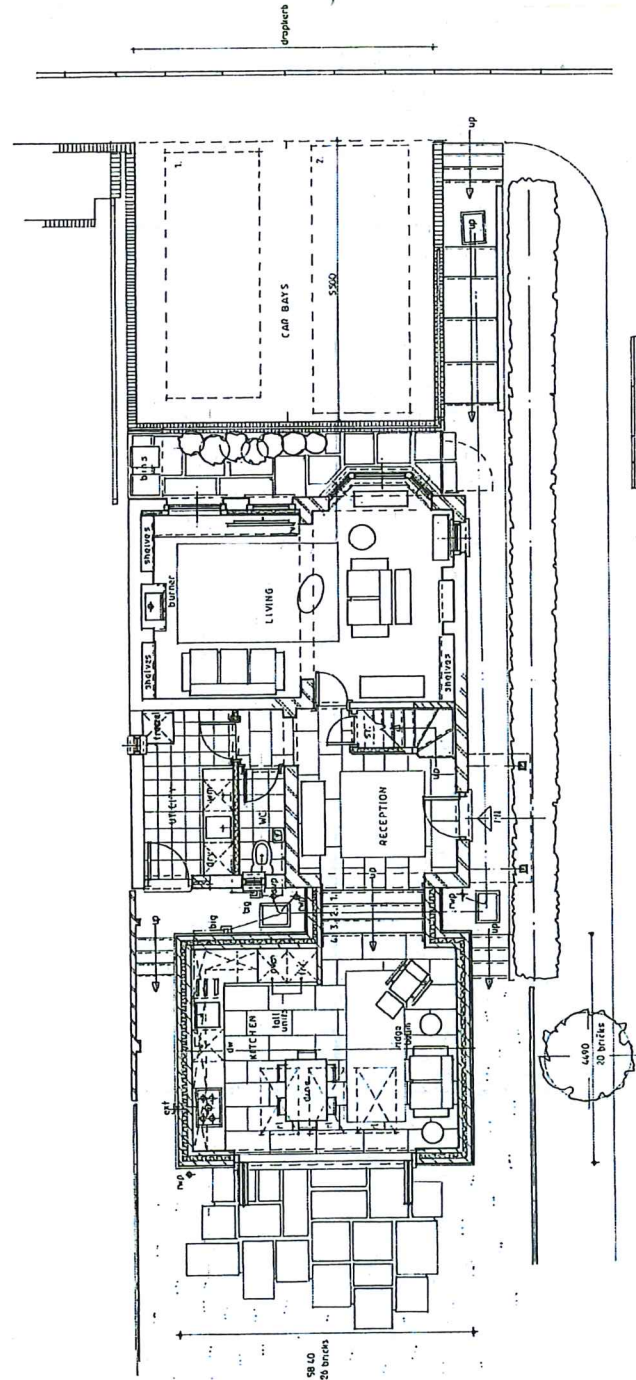
Drawing Title
PROPOSED GROUND PLAN

Scale 1:50 @ A1

Date
Drawn by

Draw No.
WAD/BB/17/1-1
Rev.

104 x 841mm A1



11 MAY 2021

6.11 Application No. 212090 – Change of use and alterations of two agricultural buildings and adjoining yard area to mixed office *(class E, formerly class B1), storage (Class B8) and vehicle repair workshop use (Class B2) – Parkfield Farm, Leddington, Ledbury, Herefordshire, HR8 2LF

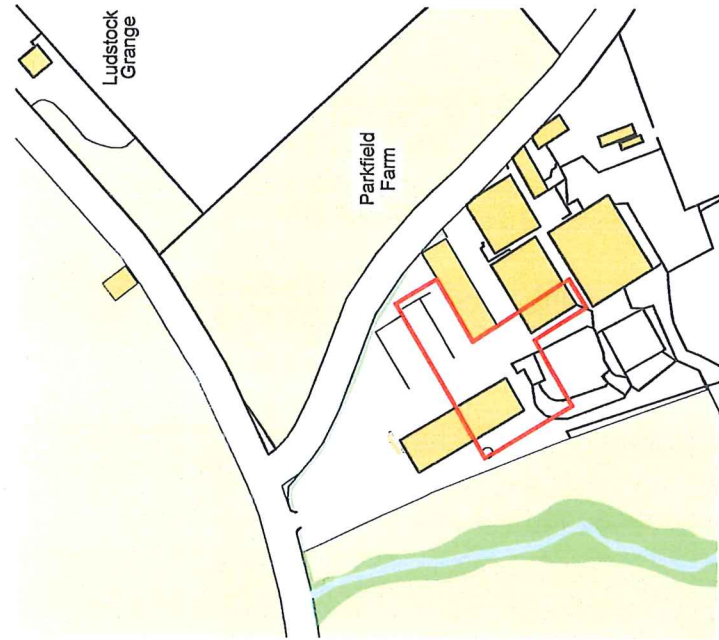
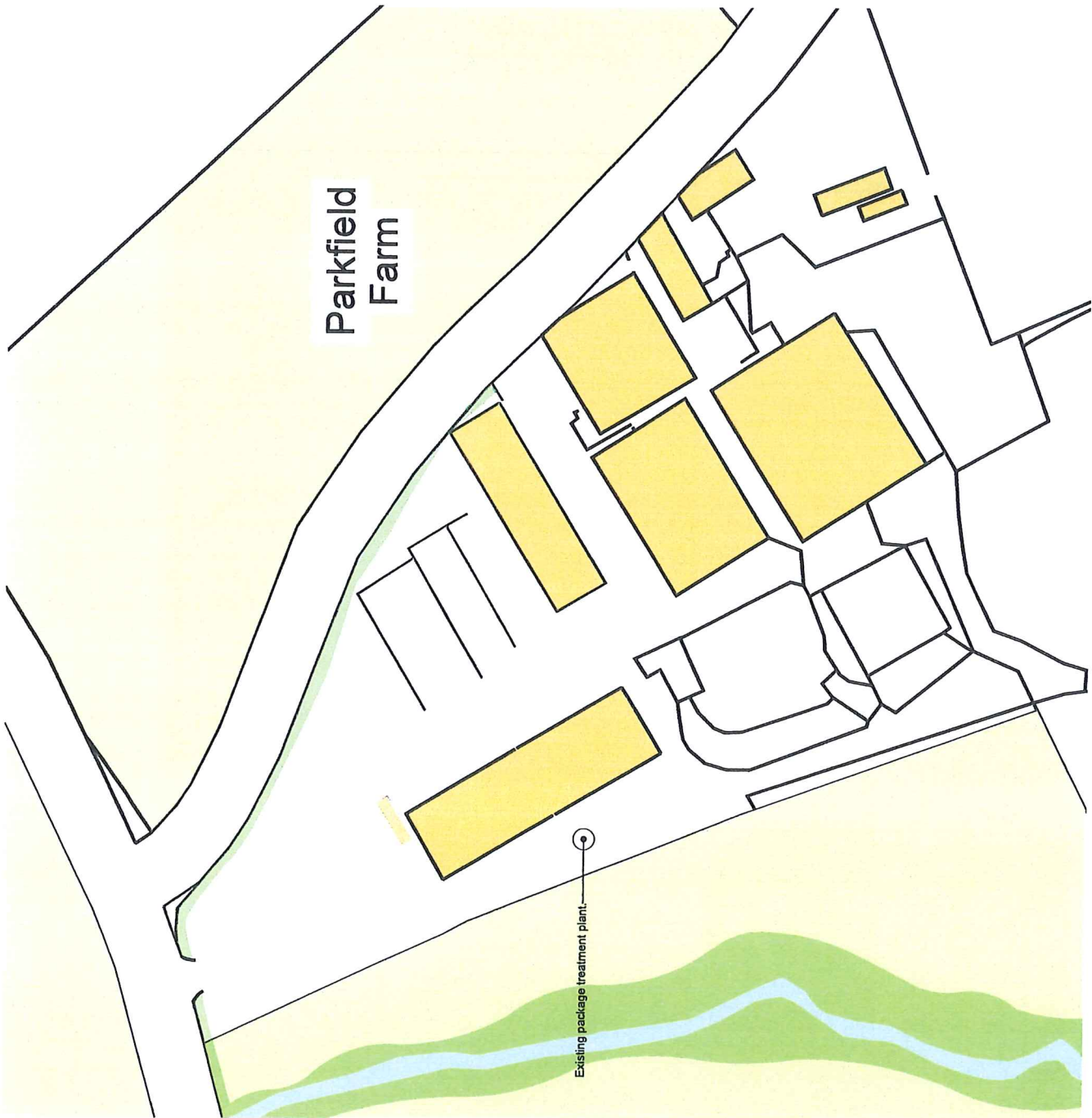
Welsh Water have advised that the applicant should seek advice from the Environment Agency and the Building Regulations Authority in respect of drainage matters, due to the proposal to utilise an alternative to mains drainage.

The Transportation Department at Hereford Council have no objection to the proposed application, however they have advised that the gate should be set back 7m and the access should be surfaced to meet HC guidance as follows:

CAD – Access gates 7m
CAE – Vehicular access construction
I11 – Mud on Highway
I09 – Private apparatus within the Highway
I47 – Draining other than via highway system.

Attached:

- Location Plan
- Proposed plans



Site Location Plan
1:1250 @A1

Location plan



Scale 1:1250
0m 5 10 15 20 25m

Scale 1:250
0m 2.5 5 7.5 10 12.5m

— = Site Boundary

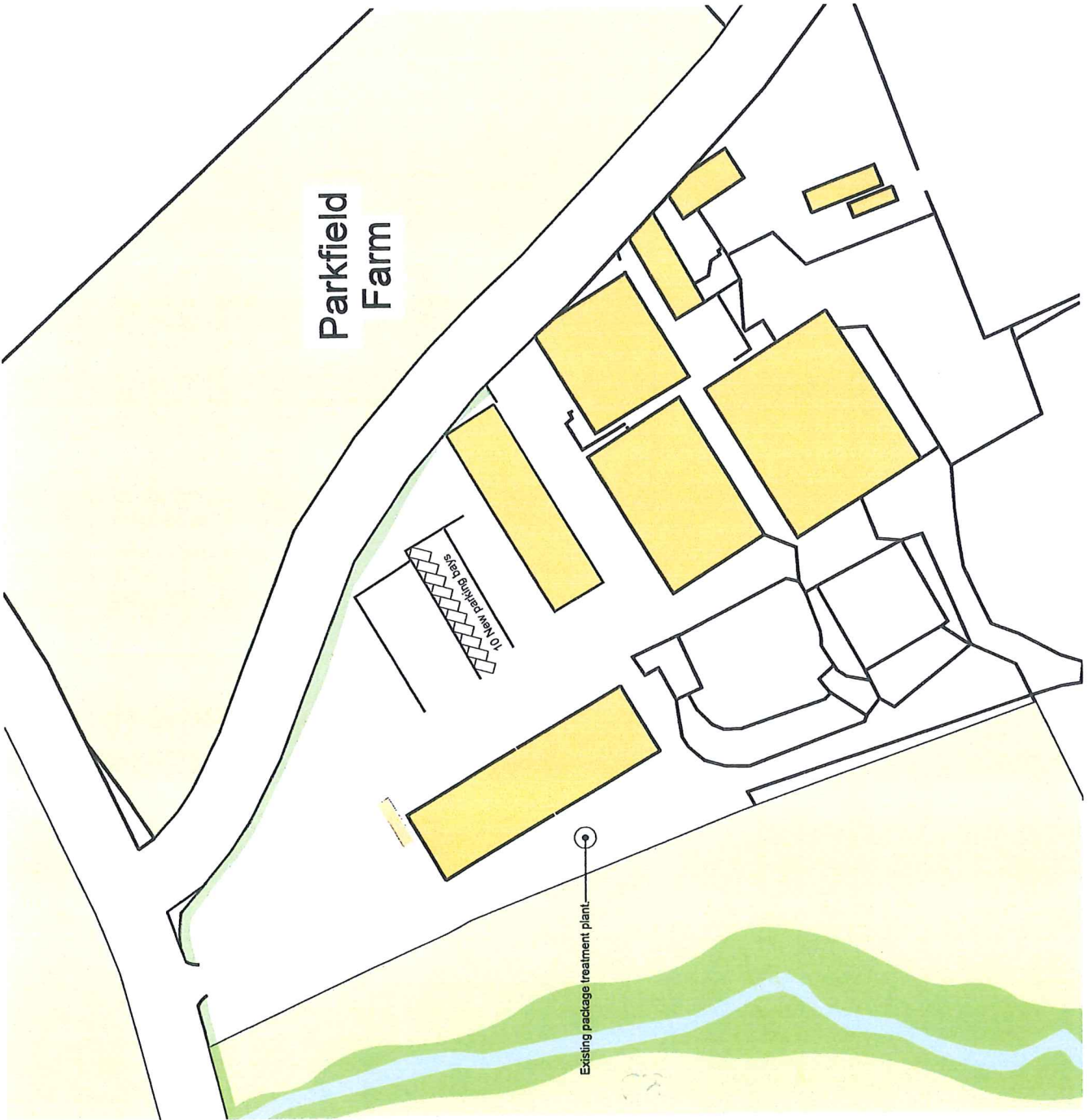
Collins
Design & Build
& Project Management

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

TITLE			
Existing and Proposed Site Plans			
CUSTOMER	DRN	BAB	JOB No. 5292
	Steve Heath		
SITE ADDRESS	DATE	May 2021	ORG No.
	Parkfield Farm, Ludstock, Ledbury		P-100
SCALE			A1
1:300, 1:1250			

Existing Site Plan
1:500 @A1

Proposed Site Plan



Scale 1:500
0m 5 10 15 20 25m

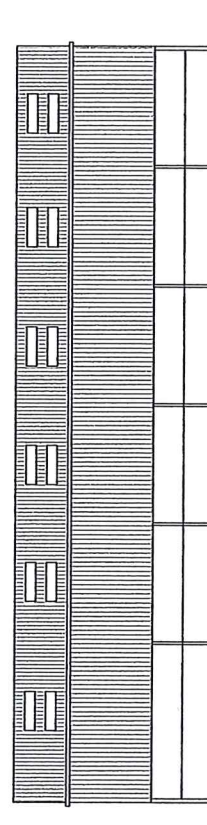
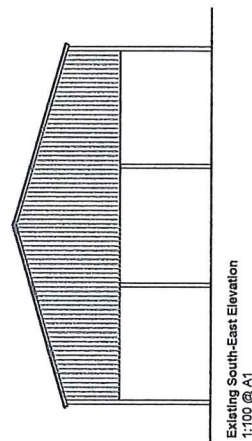
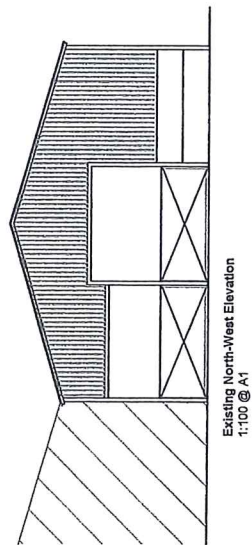
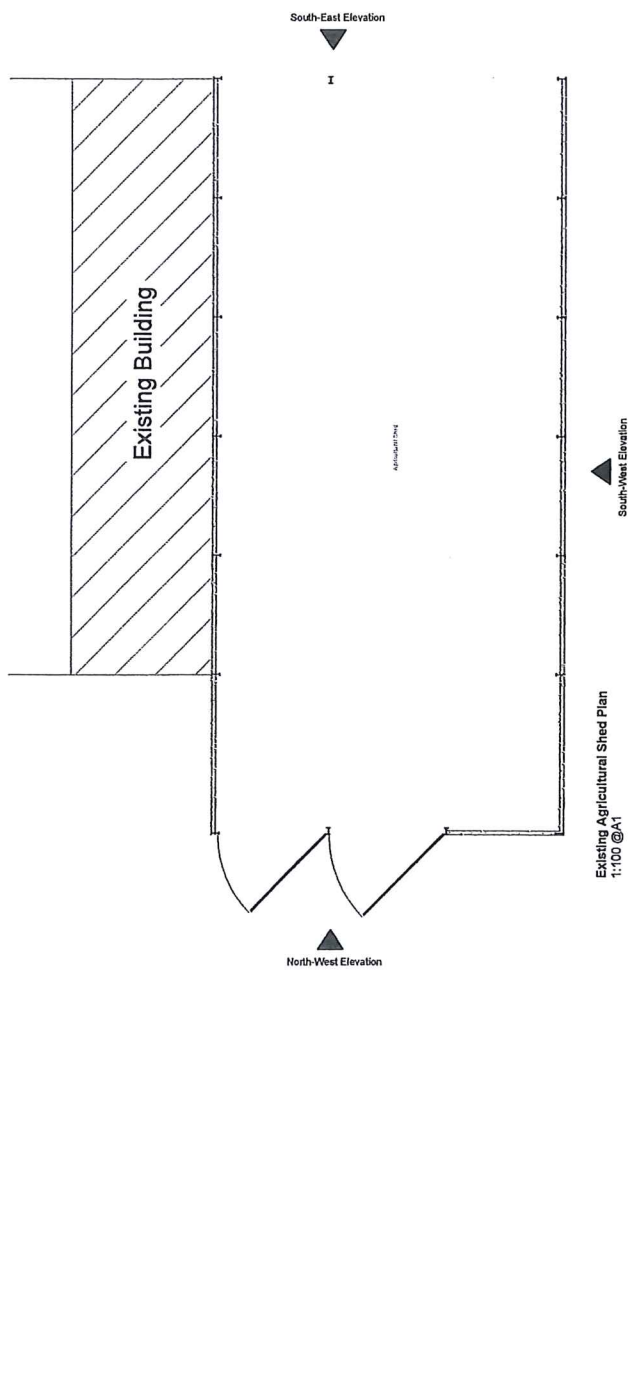
— = Site Boundary.

Collins
Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, CONYNGHAM, WYRE, LANCASHIRE, L25 2JG
TEL: 01981 240626 FAX: 01981 242326

TITLE		Proposed Site Plan	
© COPYRIGHT THIS DRAWING MAY NOT BE REPRODUCED OR COPIED		JOB No. 5292	
CUSTOMER Steve Heath		DRN BAB	
SITE ADDRESS Parkfield Farm, Ludstock, Leobury		DATE May 2021	
		DRG No. P-110	
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		A1	

2040



Scale 1:100
0m 1 2 3 4 5m

Collins Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS, HEREFORD, HR2 0EL
TEL: 01981 246842 FAX: 01981 242326

TITLE

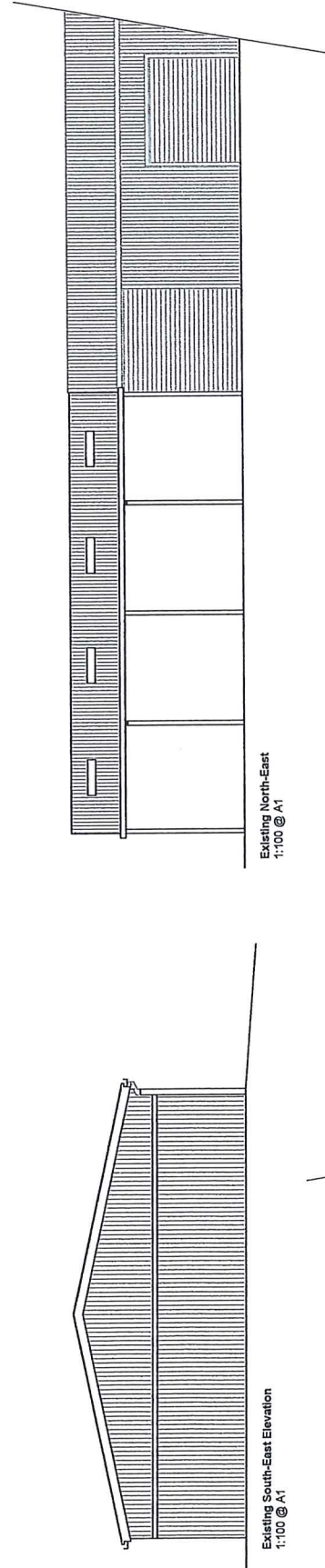
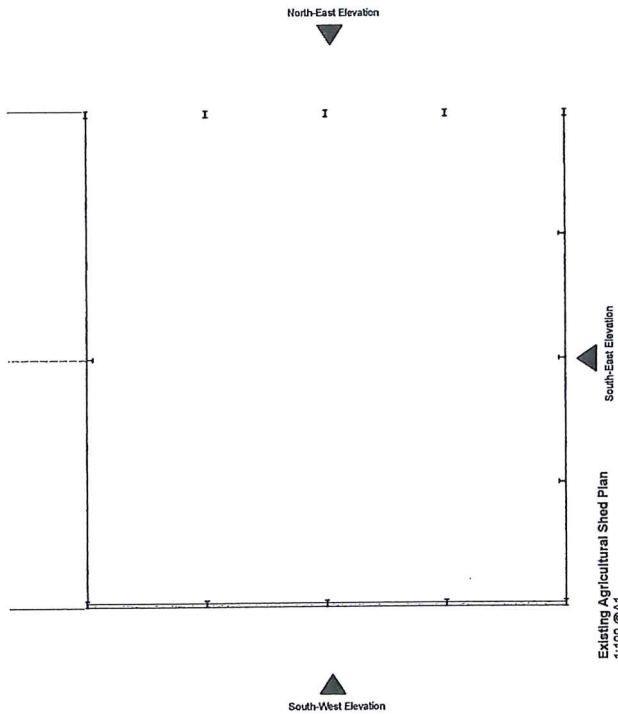
Existing Agricultural Storage Plan and Elevations

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CUSTOMER Steve Heath DRN BAB JOB No. 5292

SITE ADDRESS Parkfield Farm, Luddestock, Leobury DATE May 2021 DRG No. P-201

SCALE 1:100 A1

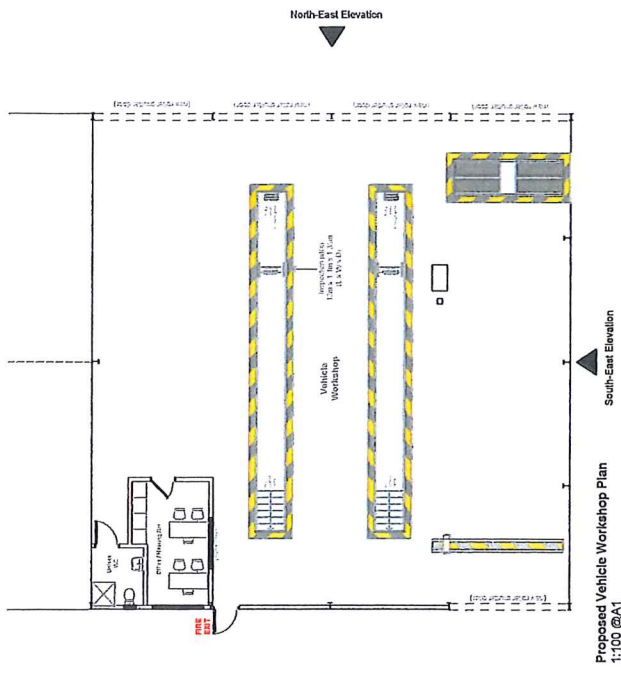


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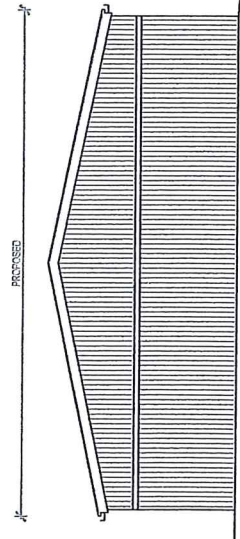
UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS, HEREFORD, HR2 0EL
TEL 01891 240862 FAX 01891 242265

TITLE		Existing Agricultural Shed Plan and Elevations	
© COPYRIGHT THIS DRAWING MAY NOT BE REPRODUCED OR COPIED		DRN	BAB
CUSTOMER		Steve Heath	
DATE		May 2021	DRG No.
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SCALE		1:100	5292
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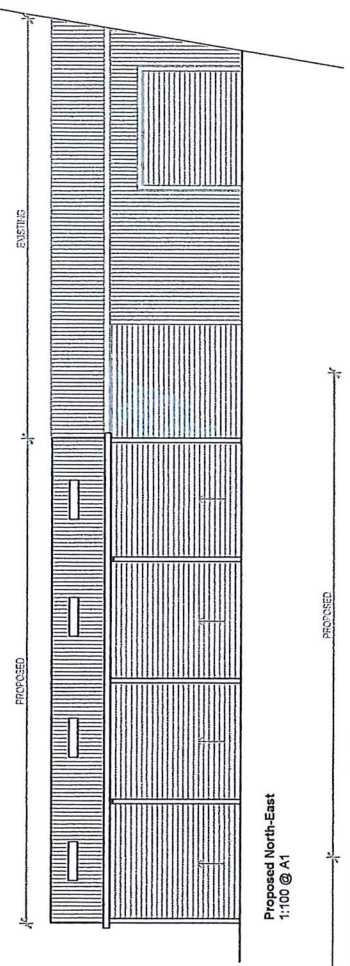
2842



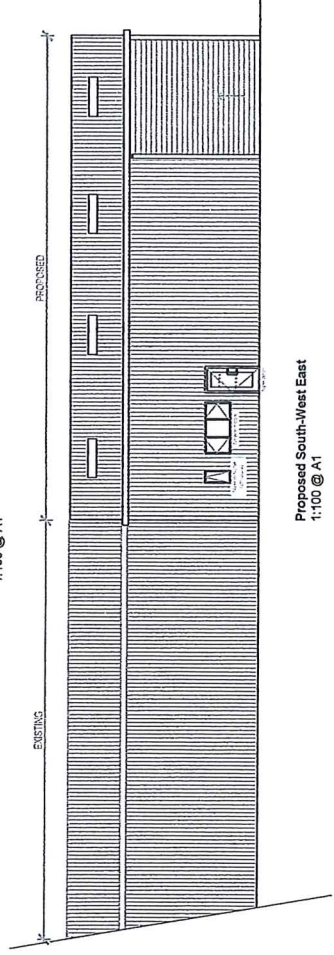
Proposed Vehicle Workshop Plan
1:100 @ A1



Proposed South-East Elevation
1:100 @ A1



Proposed North-East
1:100 @ A1



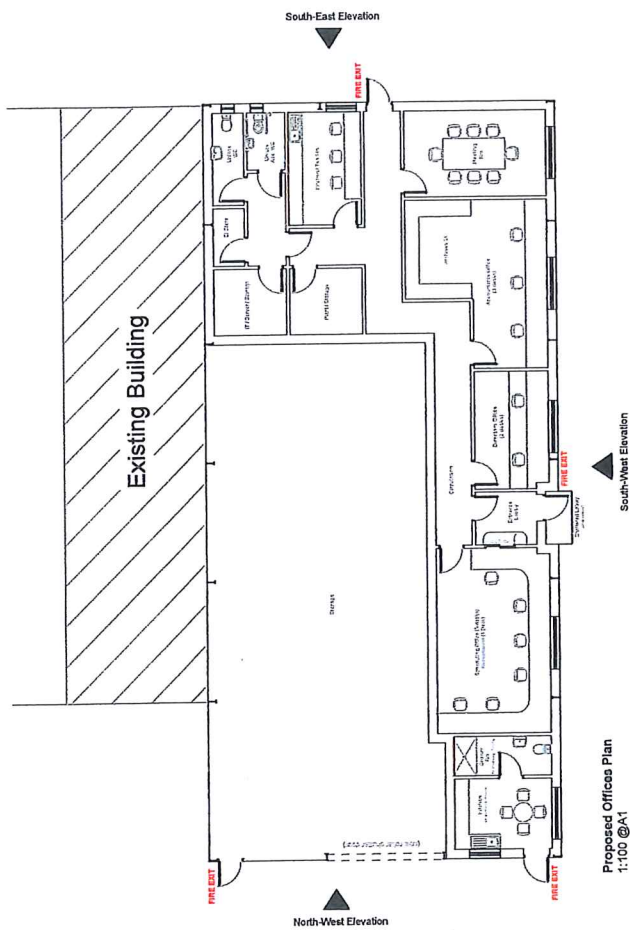
Proposed South-West East
1:100 @ A1

Scale 1:100
0m 1 2 3 4 5m

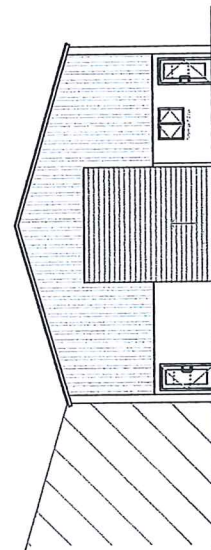


UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTFRAS, HEREFORD, HR2 0EL
TEL: 01981 240022 FAX: 01981 242226

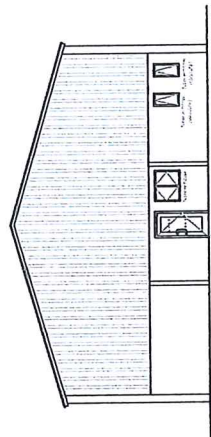
TITLE				Proposed Vehicle Workshop Plan and Elevations			
CUSTOMER				Sieve Heath			
DATE				May 2021			
SITE ADDRESS				Parkfield Farm, Ludstock, Ludbury			
JOB No.				5292			
DRG No.				P-210			
SCALE				1:100			
A1							



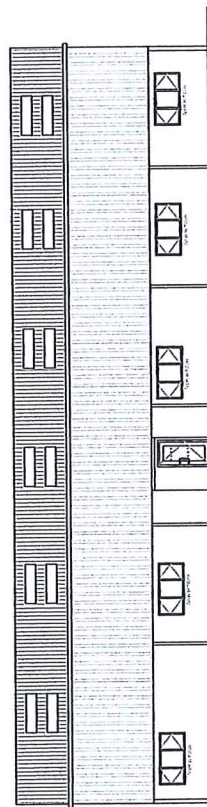
Proposed Office Plan
1:100 @ A1



Proposed North-West Elevation
1:100 @ A1



Proposed South-East Elevation
1:100 @ A1



Proposed South-West Elevation
1:100 @ A1

Scale 1:100
0m 1 2 3 4 5m

Collins Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, POTTER LANE, WRECFORD, HR2 0EL
TEL 01951 240552 FAX 01951 240555

TITLE
Proposed Office and Storage Building Plan and Elevations

CUSTOMER
Steve Heath

DATE
May 2021

SITE ADDRESS
Parkfield Farm, Ludstock, Lebury

SCALE
1:100

5292

P-211

A1

- 6.12 **Application No. 212243 – Variation of conditions 4, 15, 19 and 24 of planning permission 192482 (Outline planning permission with all matters reserved (save access) for the erection of up to 140 residential dwellings (use Class C3) with associated parking, access roads, public open space, landscaping urban drainage an associated works – to include revised plans and reports reflecting revised location of roundabout – Land South of Leadon Way, Ledbury, Herefordshire**

Attached:

- Representations

MEMORANDUM

To : Consultee

From : Mr C Brace, Planning Services, Blueschool House - H31

Tel : 01432 261947 **My Ref** : 212243

Date : 18 June 2021

APPLICATION NO & SITE ADDRESS:	Planning Re-consultation - 212243 - Land South of Leadon Way, Ledbury, Herefordshire,
DESCRIPTION:	Variation of conditions 4, 15, 19 and 24 of planning permission 192482 (Outline planning permission with all matters reserved (save access) for the erection of up to 140 residential dwellings (use class C3) with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works) - to include revised plans and reports reflecting revised location of roundabout.
APPLICANT(S):	Vistry Homes Limited
GRID REF:	OS 370989, 236567
APPLICATION TYPE:	Outline
WEBSITE LINK:	http://www.herefordshire.gov.uk/searchplanningapplications

Amended ☐ Additional ☒ Amended and Additional ☐ New 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 28/06/2021.

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:

The amended version of the layout appears to be an improvement on the original one submitted with Outline 192482.

The Illustrative layout shows the impacts on T38 – a Veteran English Oak, which is also protected by a Tree Preservation Order – are removed. The previous version proposing dwellings and footpaths within the rooting area and buffer zones.

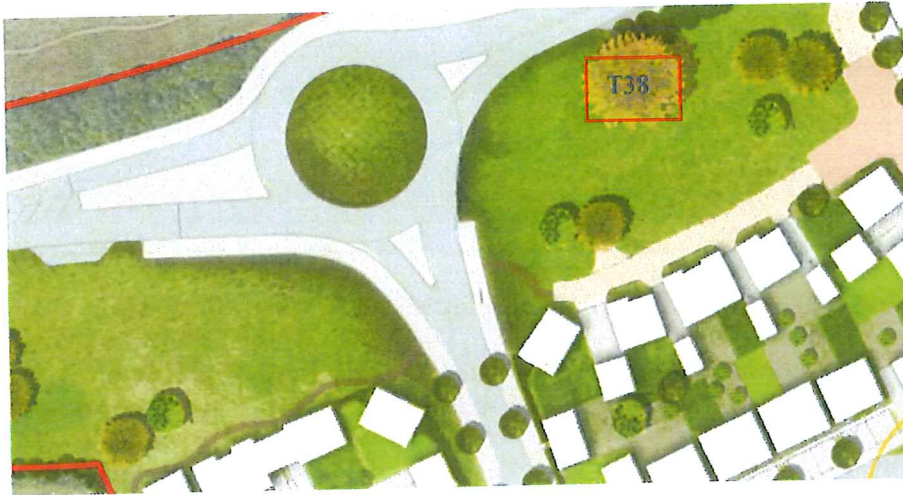
The new siting of the roundabout retains the line of semi mature broadleaf trees along the bypass, these were originally going to be removed. They will now act as a screen separating dwellings from the road.

The amended Arboricultural Impact Assessment provides a necessary buffer zones to give the T38 protection during and after development.

However, any changes to the design of the roundabout would increase pressure on T38 which must be avoided.

If the eastern spur was to replicate the shape of the western one then I can see that the buffer and possibly the root protection area of T38 would be entered.

If this is the case then I would have to object. Can we have confirmation of the layout and dimensions of the roundabout?



Overall it seems that this amended layout is better than its predecessor. However, it is important that the layout and dimensions of roundabout are confirmed to ensure T38 is retained and protected as per NPPF section 15, 175 (C).

Consultation response from: Oliver Kaye – Tree Officer

DATE RETURNED: 28/6/21.....

MEMORANDUM

To : Consultee

From : Mr C Brace, Planning Services, Blueschool House - H31

Tel : 01432 261947 My Ref : 212243

Date : 18 June 2021

APPLICATION NO & SITE ADDRESS:	Planning Re-consultation - 212243 - Land South of Leadon Way, Ledbury, Herefordshire,
DESCRIPTION:	Variation of conditions 4, 15, 19 and 24 of planning permission 192482 (Outline planning permission with all matters reserved (save access) for the erection of up to 140 residential dwellings (use class C3) with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works) - to include revised plans and reports reflecting revised location of roundabout.
APPLICANT(S):	Vistry Homes Limited
GRID REF:	OS 370989, 236567
APPLICATION TYPE:	Outline
WEBSITE LINK:	http://www.herefordshire.gov.uk/searchplanningapplications

Amended ☐ Additional ☐ Amended and Additional ☐ New 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 28/06/2021.

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:

I have compared the previous scheme with this new scheme and find the access an improvement. The key benefit is the reduced impact on the existing trees (namely mature oak trees along Leadon Way).

There are still issues with the proximity of the development reducing the width of the green corridor along Leadon Way. Refer to the plan below (reference 3), the zone of green infrastructure is considerable less than the buffer to the north of Leadon Way, and the green corridor to the west.

One of the main concerns in the previous schemes was the proximity of the development to a veteran tree (reference 4). The new scheme does address this to the west and east, however there is potential that the proximity of the roundabout to the tree may cause damage, particularly if excavation/earthworks considerable change the ground conditions around the tree. This may be of no concern, or has been addressed, however the provision of level information would assist in clarifying this potential issue.

In terms of landscaping to enhance the character and biodiversity of the local area, the plan does not appear to consider the continuation of the hedgerow along Leadon Way. It is recommended (as illustrated with reference 1), to extent the hedgerow along Leadon Way and into the development.

Additional tree planting along the open space (indicative representations as show in reference 4), is highly recommended to reinforce the green buffer of along Leadon Way, and enhance the amenity value of the development.

Overall, the principle of the new access is accepted as an improvement, however further information is required to ensure the landscape is protected and enhanced.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework



Consultation response from: Nigel Koch, Senior Landscape Officer
DATE RETURNED: 28/06/2021

MEMORANDUM

To : Internal Consultee – Transportation Department
From : Mr C Brace, Planning Services, Plough Lane Offices.
Tel : 01432 261947 **My Ref** : 212243
Date : 9 June 2021 **Your Ref** :

SITE: APPLICATION TYPE: DESCRIPTION:	Land South of Leadon Way, Ledbury, Herefordshire Outline Variation of conditions 4, 15, 19 and 24 of planning permission 192482 (Outline planning permission with all matters reserved (save access) for the erection of up to 140 residential dwellings (use class C3) with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works) - to include revised plans and reports reflecting revised location of roundabout.
APPLICATION NO: GRID REFERENCE: APPLICANT: AGENT:	212243 OS 370989, 236567 Vistry Homes Limited Fiona Lee-McQueen

The relocation of the roundabout is understood from a construction point of view. As a result the LHA is broadly supportive of the proposal, subject to further details being acceptable.

As part of the review the location of the pedestrian crossing is key. This is not expressly set out on the parameter plan and the implications of the proposal on the walking routes requires clarification. There are benefits to bringing the crossing below the roundabout and linking to Shepherds Close which would deliver a much more direct route to key amenities. There may be construction benefits in delivering this route over the existing permitted route.

In summary the LHA is generally supportive of the proposal to relocate the roundabout, and there are opportunities to optimise the pedestrian cycling routes as part of the process. The LHA is able to comment on further drawings as they become available.

Recommendations:

<input type="checkbox"/>	No Highways Objection – No Conditions Required
<input type="checkbox"/>	No Highways Objection – With Conditions (List Conditions Below)
<input checked="" type="checkbox"/>	Additional Information or Amendment Required
<input type="checkbox"/>	Highways Objection (List Reasons Below)

Returning Area Engineer:

<input checked="" type="checkbox"/>	M. Lewis
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Planning Services, PO Box 4, Hereford. HR4 0XH

Herefordshire Council Main Switchboard (01432) 260000 www.herefordshire.gov.uk

<input type="checkbox"/>	J. Tookey-Williams
<input type="checkbox"/>	K. Jones
<input type="checkbox"/>	A. Mukhtar
<input type="checkbox"/>	WSP
09/06/2021	Date Returned

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

334231 / t

Land South of Leadon Way, Ledbury, Herefordshire
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

Air Quality	Minerals and Waste
Contaminated Land	Petroleum/Explosives
Landfill	Gypsies and Travellers
Noise	Lighting
Other nuisances	Anti Social Behaviour
Licensing Issues	Water Supply
Industrial Pollution	Foul Drainage
Refuse	

Please can you respond by ..

Comments

My comments are from a noise and nuisance perspective. Our department is in receipt of a request for a variation of a condition as it relates to the noise implications of a revised plan for the location of the roundabout 160m to the west of outline application 192482 at this development.

A noise impact assessment has been supplied for application 192482 by Stantec acousticians and that this has been updated and revised to reassess the impact of resiting the roundabout.

The assessment examines the impact of changes in the road layout including the breaking up of the continuous bund acting as a shield to existing dwellings to the north and a reduction in speed along Leadon Way. The assessment finds that the predicted increase in road traffic noise levels at the road facing facades for the existing dwellings that would be immediately facing the resited roundabout are below 1dB LA10, 18h. This equates to a negligible impact in accordance with the 'Classification of Magnitude of Noise Impacts in the Short Term' outlined in the methodology set out in the Design Manual for Roads and Bridges for assessing the reporting of road noise as it relates to traffic flow.

From a noise and nuisance perspective therefore our department has no objections to this proposal.

Signed: Susannah Burrage

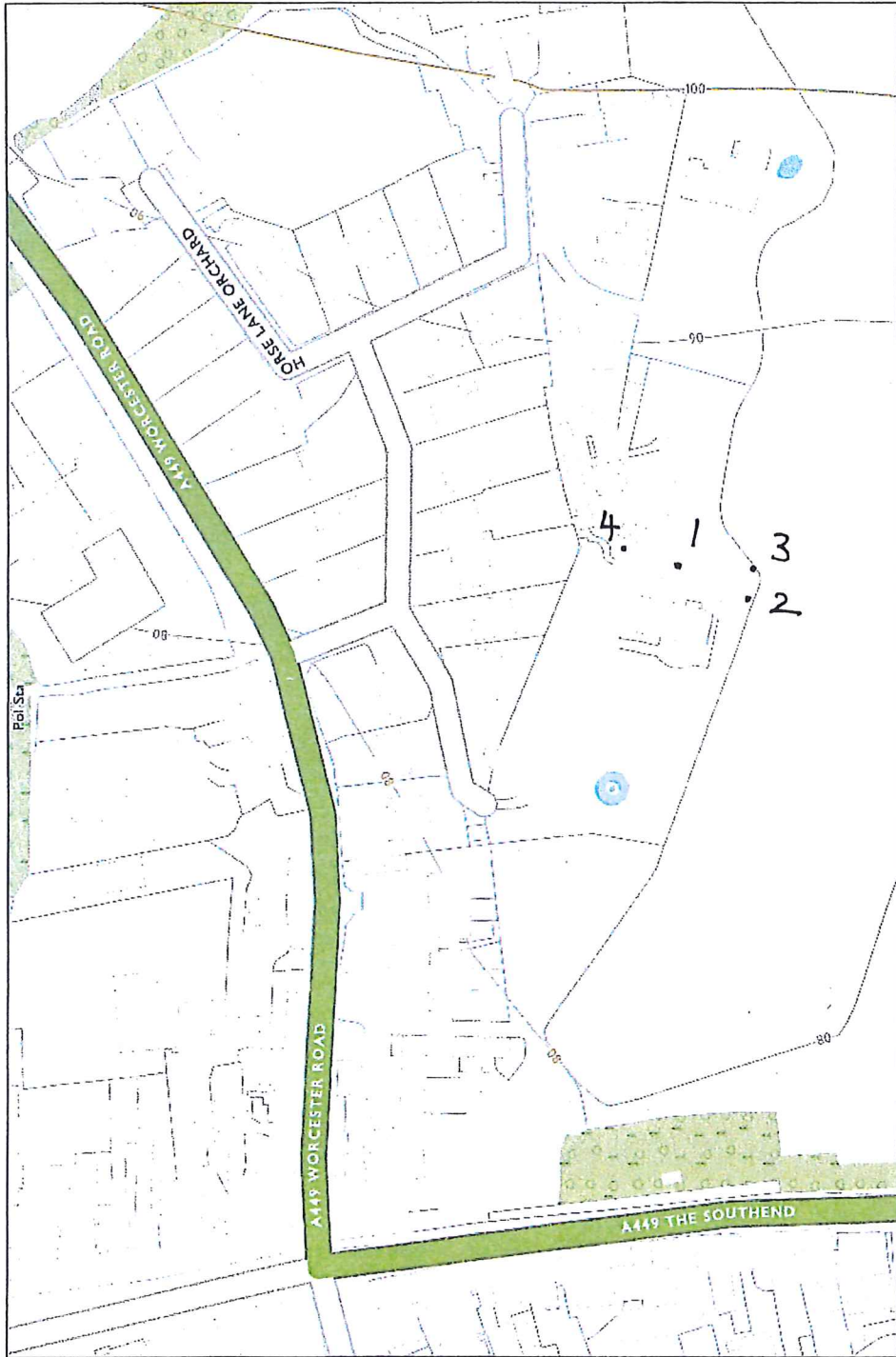
Date: 22 June 2021

6.13

Application No. 212487 – Purple Maple (1) – Fell Eucalyptus (2) – Fell Multi-stemmed Ash (3) – Fell Ash (4) – Fell Reason – Trees have outgrown their situations. Note – All works applied for are to trees under 30 years of age and therefore exempt from the TPO at the property – The Cedars, Horse Lane Orchard, Ledbury, Herefordshire, HR8 1PL

Attached:

- Location Map of Trees



ADRIAN HOPE
TREE SERVICES

Ref: 16054 (June 2021)

For identification purposes only,
not to scale.