

PLANNING COMMITTEE

Date: 5 August 2020

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

200755 - PROPOSED ATTENUATION POND AS PART OF THE PROPOSED SURFACE WATER MANAGEMENT STRATEGY FOR EXTENT PLANNING PERMISSION REF 163707 FOR 15 HOUSES ON ADJOINING LAND. AT LAND OPPOSITE MILL HOUSE FARM, FOWNHOPE, HEREFORDSHIRE.

For: S C Hardwick & Sons per James Spreckley MRICS, Brinsop House, Brinsop, Hereford, Herefordshire HR4 7AS

ADDITIONAL REPRESENTATIONS

Welsh Water have provided a further consultation response, which confirms the previous amended comments included in the Report at paragraph 4.2.1. The latest comments are as follows:

We have reviewed the information submitted as part of this application and note that the public watermain has been annotated on the drawing along with its associated easement. To our knowledge to the applicant has not commissioned an asset location through ourselves and so the exact position might not be accurate. We also note that the non-operational watermain is not shown and this will also require a protection zone. Secondly, we note that a surface water pipe is proposed to cross over the watermain and we encourage the developer to exercise caution around such assets and to contact us for further assistance. Notwithstanding the above we are content to support the re-consultation 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@dwcymru.com. Please quote our reference number in all communications and correspondence.

Two further letters of objection have been received. In summary the additional points raised are:

- Existing land drain has been damaged and has not been examined – a camera is needed to do so. Who will this be arranged by?
- Maintain position that the pipe is not fit for purpose
- Request a meeting to discuss how the attenuation pond would work
- Outfall from drain at Mill House Farm would create a large pond at the bottom of the field, not flow to the river as suggested
- Concern that surface water from access to housing site would flow down the drive to Mill House Farm, as there are no surface drains on this part of the road
- Sure it is possible for other options to resolve the drainage problems without any impact on neighbours/objectors

A further comments has been received from a member of Fownhope Parish Council (Frank Hemming). This states as follows:

Fownhope Parish Council approved the application. Implicit to the approval was that the proposed development, of which the attenuation pond is a part, conformed to the Fownhope Neighbourhood Plan.

As a member of Fownhope Parish Council, I would like to make explicit that the proposed new development of 15 houses needs to conform to the Fownhope Neighbourhood Plan Policy FW16. "Development proposals should contain a co-ordinated package of design measures which, in addition to regulatory requirements, include:

b) "Utilising physical sustainability measures associated with buildings that include.....the provision of energy and water conservation measures....." This implies provision of water storage to each building, such as water butts to each rainwater downpipe. (my emphasis)

I would be very grateful if this information was considered by Herefordshire Council before any granting of approval.

The full content of these representations can be viewed on the website at:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=200755&search-term=200755

OFFICER COMMENTS

Welsh Water's comments do not raise any new issues. This matter is reviewed at paragraph 6.12 of the Officer's Appraisal. The recommended Informative Note (no. 5) addresses this matter.

The concerns raised in the two additional objections are addressed in the *Drainage/flood risk* section (paragraphs 6.6 - 6.13) of the Report. The Land Drainage Consultant has met with the objectors during the consideration of this application and has no objection to the proposal, subject to conditions.

With regards the comments from the Parish Council Member, it is advised that planning permission has already been granted for the residential development (reference 163707/F). That application was made in full and permission granted subject to conditions. It is not within the remit of this application to reconsider the details of the approved housing scheme, however condition 21 of that permission requires submission and approval of the foul and surface water drainage scheme, so will provide an opportunity at the application for approval of details reserved by conditions stage to review options for water conservation measures. In addition condition 24 requires that prior to first occupation written evidence / certification demonstrating that water conservation and efficiency measures to achieve the 'Housing – Optional Technical Standards – Water efficiency standards' (i.e. currently a maximum of 110 litres per person per day) for water consumption as a minimum have been installed.

NO CHANGE TO RECOMMENDATION