

PLANNING COMMITTEE

Date: 3 JUNE 2026

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

242558 - THE FIRST PHASE OF AN URBAN EXTENSION (KNOWN AS THE SOUTHERN URBAN EXPANSION IN THE HEREFORDSHIRE LOCAL PLAN CORE STRATEGY) COMPRISING UP TO 540 HOMES (USE CLASS C3); EMPLOYMENT LAND (USE CLASS B AND E), LOCAL CENTRE AND A COUNTRY PARK TOGETHER WITH SUPPORTING PUBLIC OPEN SPACE, AND ALL OTHER ASSOCIATED WORKS (E.G. DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS, DRAINAGE, LANDSCAPING AND GROUND MODELLING). ALL MATTERS ARE RESERVED FOR FUTURE CONSIDERATION SAVE FOR 'ACCESS'. ONLY THE MEANS OF ACCESS INTO THE SITE IS SOUGHT AS PART OF THIS OUTLINE APPLICATION, NOT THE INTERNAL SITE ACCESS ARRANGEMENTS AT LAND TO THE SOUTH OF LOWER BULLINGHAM, WEST OF THE ROTHERWAS INDUSTRIAL ESTATE, NORTH OF THE ROTHERWAS, HEREFORD, HR2 6JW

For: Bloor Homes Western per Ms Tara Maizonnier, 3rd Floor, Regent House, 65 Rodney Road, Cheltenham, GL50 1HX

Three additional documents are attached for consideration as follows:

Appendix 1: Draft S106 Agreement and this has been published to the website

Appendix 2: All members of the planning committee and case officer were sent the attached Briefing Note by the applicant Bloor Homes (Nick Rawlings) by email on the 28 May 2026 17:05

Appendix 3: EIA Statement of Conformity

These documents are attached and have been published to the website.

We would also provide the following updates and points of clarification:

Points of Clarification

Whilst contained within their initial consultation response, this element of 'The Education Contribution' was subsequently removed by the Council's Education Team in their revised response— as confirmed by the Draft S106.

Also, at Paragraph 9.269 in the 'Planning Balance and Conclusion' to clarify this application was submitted 3rd October 2024 and declared valid on 24th October 2024 and as such BNG is mandatory as detailed in paragraph 9.110 – 9.111 of the committee report.

Draft Section 106 Agreement (Appendix 2)

The report details the requirements for the Section 106 agreement. A draft copy of the Section 106 agreement is now appended that conforms the heads of terms outlined in the report

EIA Statement of Conformity (Appendix 3)

Please find attached an Environmental Impact Assessment Statement of Conformity.

The application was supported by an ES which was produced in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and assessed whether there would be any likely significant effects as a result of the Proposed Development.

This Statement of Conformity has been submitted in response to queries regarding the absence of the approved Southern Link Road ('SLR') scheme (now termed the Hereford Bypass Phase 1) within the list of potential cumulative schemes considered in the ES, as well as a query regarding the time lapse between ES baseline studies and the submission of the ES and the Lower Bullingham Phase 1 planning application.

The Statement confirms that the operational and construction effects arising from the SLR proposal are non-material in the context of the ES and do not alter the results or conclusions previously reached. It also confirms that the time elapsed since the ES baseline studies does not result in any changes to the results and conclusions reached in the ES. In particular this covers Ecology and Landscape.

Officers have reviewed the statement and would confirm their agreement with the conclusions of this statement that states:

It is concluded that the SLR scheme will have no material bearing upon the results and conclusions of the Transport ES Chapter, with the inclusion of the SLR only improving conditions on the local network from an operational perspective. Therefore, the EIA remains valid in this respect.

Furthermore, it is considered that the environmental information reported within the ES remains sufficiently current and robust to inform determination of the application and that no material changes have occurred which would alter the conclusions of the ES.

NO CHANGE TO RECOMMENDATION