

Supplement to the agenda for

Planning and Regulatory Committee

Wednesday 25 October 2023

10.00 am

**Herefordshire Council Offices, Plough Lane, Hereford, HR4
OLE**

Schedule of updates

Public Speakers

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PLANNING COMMITTEE

Date: 25 OCTOBER 2023

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

190111 - OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 120 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM THE A44. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS. AT LAND AT FLAGGONERS GREEN, SOUTH OF THE A44, WEST OF PANNIERS LANE, EAST OF CHANCTONBURY AND NORTH OF PENCOMBE LANE, BROMYARD, HEREFORDSHIRE,

For: Gladman Developments Ltd per Gladman Developments Ltd, Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire CW12 1LB

ADDITIONAL REPRESENTATIONS

1 additional representation has been received objecting to the application. The comments can be summarised as follows; -

- Grassed strip of land relied up for footway widening purposes on A44 adjacent to the rear of properties on Broxash Close is under control of respective property owner by virtue of adverse possession.
- With the above in mind, the require notice has not been served on the owner of this land (including any other owner 1 – 11 Broxash Close).

A Members Briefing document was sent to Officers via email on 23 October 2023. This is attached at **Appendix 1**. It does not introduce any new matters which have not already been considered and therefore officers do not offer a direct response to this.

OFFICER COMMENTS

Having consulted with the relevant specialists, officers can advise that the Local Highway Authority have visited the site to measure on the ground and it is confirmed as being highway land (also evidenced by the fact a highway sign has been erected adjacent to the steps constructed by residents of Broxash Close). Adverse possession cannot be claimed for highway land so the steps are considered an illegal structure in the highway.

CHANGE TO RECOMMENDATION

Omission of 'either' from the recommendation. The recommendation is therefore update to the following;

That subject to the completion of a Section 106 Town & Country Planning Act 1990 obligation agreement, officers named in the Scheme of Delegation to Officers are authorised to grant outline planning permission, subject to the conditions below and any other further conditions or amendments to conditions considered necessary:

Land off Pencombe Lane, Bromyard

Application Number: P190111/O
Planning Committee Date: 25th October 2023



Land off Pencombe Lane, Bromyard

INTRODUCTION

Since the submission of our application in January 2019, Gladman have worked collaboratively with the case officer and Herefordshire Council officers and consultees to ensure that the development proposals for Pencombe Lane will result in the delivery of a sustainable addition to Bromyard.

As you will know, the site has been included within the emerging Local Plan as a preferred area for housing growth and the proposals have been

assessed to be compliant with the adopted Local Plan. As a result, we are now pleased to confirm that your officers are recommending our application for approval.

This briefing note summarises the development proposals and focusses on the key topics that we understand are of importance to yourselves and the local community.

HIGH QUALITY HOUSING

The proposals are for up to 120 high quality dwellings, of which 40% (up to 48 new homes) will be affordable. This is a substantial benefit, given the significant level of need for affordable housing across Herefordshire.

The site is in a sustainable location and has been sensitively designed to respect its locale and character landscape. This has resulted in a development with areas of usable public open space while being at an appropriate scale and density.

HIGHWAYS, PEDESTRIANS & CYCLE LINKS

We have worked collaboratively with highways officers to ensure that the current proposals address any previous concerns, by providing:

- An amended vehicular access to introduce a three arm traffic signal junction on this site, which will tie into the revised access strategy for the Hardwick Bank site to the north of the A44, to provide a four arm traffic signal junction in this location to suitably serve both developments.
- Access proposals for this site and the Hardwick Bank site which can be built independently of each other without prejudice to either scheme.
- Widening of the A44 using land within the site.
- Introduction of pedestrian island on the east side of the A44 with assisted crossing facilities.
- Introduction of a new footway on north side of the A44 between a new pedestrian crossing and Upper Hardwick Lane, ensuring a 2m footway can be achieved with the addition of a narrow 0.5m grass verge separating the footway from the A4 (2.5 meters wide in total). This provides a key link into the centre of Bromyard.

- Pedestrian and cycle access on Panniers Lane and the introduction of a new footway on the western side to provide an additional route into the town.
- Relocation of the 30mph speed limit to the west of the new traffic signal junction.

These matters have all been formally agreed with your highways officers and have been the subject of an independent Stage 1 Road Safety Audit (RSA), with no issues raised. Thus all highway matters have been addressed and are technically deliverable.

We have also carefully assessed the existing and anticipated pattern of traffic on the highways network with Herefordshire Council. It has been agreed that the traffic can be accommodated with minimal impact on both the local and strategic highway networks.

SURFACE WATER DRAINAGE & FLOOD RISK

A drainage strategy has been submitted to support this application, this includes technical information and the indicative drainage design to demonstrate how the Sustainable Drainage System (SuDS) features included within the scheme, such as an attenuation pond, will minimise the risk of flooding.

The final drainage design, to be agreed at the Reserved Matters application stage, will follow the hierarchy of preference for different types of surface water drainage proposal, as set out by the Council's engineer, and will be a condition of any approval.

As a result of this, the new properties will not be at risk of flooding and the proposed development will not cause an increase in flooding elsewhere.

Any SuDS features incorporated in the development will not only operate technically to reduce flood risk, but could also be used to enhance the onsite biodiversity and will be incorporated into the usable green infrastructure to help create high quality open spaces.

Site specific information has been provided to the Council to demonstrate that the site is at negligible risk of groundwater flooding.

FOUL DRAINAGE

The foul water from the site will be discharged into the public sewer network, owned and operated by Welsh Water (the Sewerage Undertaker) who has outlined that there is currently capacity to receive additional foul water.

It will be collected at a pumping station in the western part of the site then conveyed to the public sewerage network.

PHOSPHATE MITIGATION







The site lies within the hydrological catchment of the River Lugg, which forms part of the River Wye Special Area of Conservation (SAC) currently failing its conservation status as a result of phosphate levels within the river. Natural England's 'Nutrient Neutrality Budget Calculator 'River Lugg Catchment' has been used to determine that the development would create an annual phosphorus load of 14.82kg TP/year which must be managed against in order to avoid detriment to the River Lugg.

The Council's Built and Natural Environment Manager (Ecology) has quality checked and confirmed these figures as accurate. In order to mitigate against any impact, an allocation of phosphate credits from Herefordshire Council has been received, which will be secured and funded through the S106 Agreement. It is therefore the view of the Council, as the competent authority, that the proposal is compliant with the Conservation of Habitats Regulations.

Framework Plan

Key

Existing

-  Application Boundary (4.73ha)
-  Trees/Woodland
-  Hedgerows
-  Watercourses
-  Wood Pole Overhead Electricity Cables
-  Land at Hardwick Bank Sustainable Urban Extension

Proposed

-  Vehicle Access
-  Residential Development (3.43ha)
Up to 120 dwellings at 35dph
-  Public Open Space and Children's Play (0.33ha)
Including Formal Children's Play (0.07ha) -
Local Equipped Area for Play (LEAP)
with 20m offset to nearest dwelling
-  Green Infrastructure
-  Primary Street
-  Secondary Street (Shared Surface/Mews)
-  New Footpath Connection
-  Attenuation Pond
-  Pumping Station
with 15m offset to nearest dwelling
-  Hedgerow to be removed
-  Hedgerow Planting
-  Tree planting
-  Pedestrian Access
-  Possible New Bus Stop Provision
-  New 30mph speed limit and gateway traffic
calming feature
-  Vista to Open Countryside



- 1 Development to front onto A44, Pencombe Lane and public open space
- 2 New site access via three arm traffic signal junction with signalised crossing points. Site access road with 3m wide footway on east side and 2m wide footway on west side
- 3 Existing hedgerow along A44 removed to allow site access, with new replacement hedgerow planting to back of kerb as mitigation
- 4 New 2m wide footpath on the north side of the A44 connecting to footways at Flaggoners Green
- 5 Lower density development near existing properties with development backing onto existing gardens and planting in rear gardens to provide a landscape buffer
- 6 New footpath on the north side of Pannier's Lane connecting to footways at Flaggoners Green
- 7 Pedestrian access to development from Pannier's Lane
- 8 Existing hedgerow retained and strengthened with hedge tree planting in green corridor through development, providing a visual buffer along the ridge line.
- 9 Public Open Space and children's play provision to the south of the site providing a green setting to the development edge and focusing recreation space away from the A44.
- 10 Formal Children's Play, within public open space, comprising 700 sq m Local Equipped Area for Play (LEAP) with 20m offset to nearest dwelling
- 11 Footpath connection within green infrastructure
- 12 Drainage attenuation pond located at lowest part of the site
- 13 Developable Area reflecting the traditional urban form along the towns historic routes



Development Proposal

BENEFITS OF THE DEVELOPMENT PROPOSALS

The development will result in numerous benefits including:

- A total of 120 market and affordable dwellings which would boost Herefordshire Council's housing land supply.
- 40% of the properties will be affordable housing, resulting in the provision of up to 48 new affordable dwellings.
- Provision of play areas plus recreational footpaths within the site that would be publicly accessible to new and existing residents.
- Improvement to local cycle routes and footpaths, delivering new routes for residents to access the town centre more sustainably.
- An economically active population generating total gross expenditure of approximately £2.98 million annually, benefiting the local economy.
- Support for around 105 Full Time Equivalent construction jobs over the period of build

Gladman remain committed to achieving the highest quality development possible which is reflected in the detail provided in the material and the level of detail submitted in support of this outline application.





PLANNING and REGULATORY COMMITTEE

25 October 2023

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Gladman Developments Ltd per Gladman Developments Ltd	Outline planning application for the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from the A44. All matters reserved except for means of access at AT LAND AT FLAGGONERS GREEN, SOUTH OF THE A44, WEST OF PANNIERS LANE, EAST OF CHANCTONBURY AND NORTH OF PENCOMBE LANE, BROMYARD, HEREFORDSHIRE.	190111	35
		TOWN COUNCIL	MR LLOYD (on behalf of Bromyard and Winslow Town Council)	
		PARISH COUNCIL	MS CHURCHILL (on behalf of Avenbury Parish Council)	
		OBJECTOR	MR WHITEHORN (Local resident)	
		SUPPORTER	MR WHITE (on behalf of the Applicant)	
7	Ms Gallagher per Miss Rachel Clare	Proposed demolition of existing buildings on site and erection of Retirement Living apartments with associated access, car parking, landscaping, ancillary facilities, and associated works at BUILDING AND CURTILAGE OF GREENACRES BUNGALOW, AND LAND TO THE REAR OF THE KNAPP AND WESTMEAD, THE HOMEND, LEDBURY.	223248	93
		TOWN COUNCIL	MR HOWELLS (on behalf of Ledbury Town Council)	
		OBJECTOR	DR LLOYD (Local resident)	
		SUPPORTER	MS CLARE (Applicant's agent)	

8	M Wilson	Proposed erection of one dwelling, garage and associated works at STABLES, BOWLERS LANE, LITTLE BIRCH, HEREFORD, HR2 8BB	232106	151
	per Mr Matt Tompkins			
PARISH COUNCIL OBJECTOR SUPPORTER		MR BARRINGTON (on behalf of Little Birch Parish Council) Mr JONES (Local resident) MR TOMPKINS (Applicant's agent)		