

**Supplement to the agenda for**

# **Planning and Regulatory Committee**

**Wednesday 17 January 2024**

**10.00 am**

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

**Schedule of updates**

**Public speakers**

**Pages**

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# **PLANNING COMMITTEE**

**Date: 17 JANUARY 2024**

## **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

**163932 - OUTLINE PLANNING APPLICATION FOR A SUSTAINABLE URBAN EXTENSION COMPRISING: UP-TO 250 DWELLINGS; OPEN SPACE, ALLOTMENTS AND LANDSCAPING; SCHOOL EXPANSION LAND; AREAS OF CHILDREN'S PLAY; SUSTAINABLE URBAN DRAINAGE INFRASTRUCTURE; INTERNAL ROADS; AND ASSOCIATED INFRASTRUCTURE. DETAILED APPROVAL IS SOUGHT FOR PRINCIPAL MEANS OF ACCESS AND LAYOUT WITH ALL OTHER MATTERS RESERVED AT LAND AT HARDWICK BANK, BROMYARD, HEREFORDSHIRE**

**For: Vistry Homes Limited and Mosaic Estates per Russell Smith, McLoughlin Planning, 119 Promenade, Cheltenham, GL50 1NW**

### AGENT'S RESPONSE TO THE LOCAL HIGHWAY AUTHORITY (LHA) COMMENTS

The applicant's agent has provided a response to the LHA comments which was also circulated to Members of the Planning Committee on 11 January 2023. The response has also been published to the relevant application page on the Herefordshire Council website.

### ADDITIONAL CONSULTATION RESPONSES

Herefordshire and Worcestershire Clinical Commission Group – updated comment- 16/1/24 – see Appendix 1.

An updated draft Heads of Terms is provided in **Figure 1** to reflect the changes sought by the CCG.

### OFFICER COMMENTS

**With respect to the response provide by the agent's response to the LHA comments 11 January 2023, the following comments and updates can be provided on the following matters; -**

Additional transport contributions for footway improvements along the A44;

Paragraph 7.35 of the Committee Report advises that additional contributions would be sought to provide the footway improvements between Upper Hardwick Lane and Winslow Road that have been omitted from the scheme. This is in response to the comments provided by the LHA.

It should be noted that Planning Practice Guidance advises that planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.*

As per the LHA comments, the view is taken that notwithstanding the conclusions of the Stage 1 Road Safety Audit (RSA), improvements along the southern section of Upper Hardwick Lane should be provided, together with the widening of the footway along the northern side of the A44 between Upper Hardwick Lane and Winslow Road. It is considered that the additional contributions sought (as set out in **Figure 1**) would be required to make the development acceptable in planning terms. It is clearly directly related to the development insofar it would provide acceptable pedestrian connections from the development to services and facilities within Bromyard, namely the Queen Elizabeth High School. On the basis that it is anticipated that pedestrians would use Upper Hardwick Lane to access the aforementioned, it is in turn considered that the additional contributions are fairly and reasonably related in scale and kind to the development.

#### Offering of 3-metre strip between Upper Hardwick Lane and site access with A44

Condition 36 is removed. Following further consideration is considered that the condition does not meet the six tests as set out at Paragraph 56 of the NPPF. The requirement for the developer to make a strip of land available to enable adoption / aspirations of wider connectivity is not necessary to make this development acceptable when having regard to the requirements of Policy BY2 of the Core Strategy. It is also therefore not considered reasonable in all other respects.

#### Visibility splays

**In addition to the above, the following update / corrections to the published Committee Report should be noted.**

#### Updated list of relevant policies

##### Herefordshire Local Plan – Core Strategy

SS1	Presumption in favour of sustainable development
SS2	Delivering new homes
SS3	Releasing land for residential development
SS4	Movement and transportation
SS6	Environmental quality and local distinctiveness
BY1	Development in Bromyard
BY2	Land at Hardwick Bank
RA1	Rural housing distribution
RA2	Housing in settlements outside Hereford and the market towns
H1	Affordable housing – thresholds and targets
H3	Ensuring an appropriate range and mix of housing
OS1	Requirement for open space, sports and recreation facilities
OS2	Meeting open space, sports and recreation needs
MT1	Traffic management, highway safety and promoting active travel
LD1	Landscape and townscape
LD2	Biodiversity and Geodiversity
LD3	Green infrastructure
SD1	Sustainable design and energy efficiency
SD3	Sustainable water management and water resources
SD4	Water treatment and river water quality
ID1	Infrastructure delivery

#### Correction to Paragraph 7.26

Corrected to read as follows; -

As set out within the latest comments from the LHA, there are a number of persisting issues relating to the design of the spine road. These relate to incorrectly drawn and demonstrated Visibility splays. These broadly **not** would appear to compromise the delivery of the layout of the development as currently under consideration and therefore officers are satisfied that details could be supplied at a later stage, through planning conditions. Such details would be required for the road to be adopted through Section 38 of the Highways Act, but are otherwise required to be set out in the interests of highway safety in accordance with Policy MT1 of the Core Strategy.

Update / clarification to Paragraph 7.53

The Section 106 agreement would secure a minimum of 0.23 ha (2300sqm) of POS (@ 0.4ha per 1000 population) and 0.46ha of children’s play. However, it should be noted that the development incorporates 3.76ha of open-space (excluding the drainage infrastructure - - i.e attenuation features) which includes opportunities for equipped play and trim trial equipment, allotments and orchards which accords with Core Strategy Policy OS1 and OS2.

Update / clarification to Paragraph 7.99

The wording of Condition 3 (approved plans) and Condition 30 (housing mix) is such which allows for a change to the housing mix to be approved by the Local Planning Authority

**UPDATE TO SECTION 106 DRAFT HEADS OF TERMS**

As per the above updates, the following revised Section 106 Draft Heads of Terms table is provided. This also accounts for contributions towards library provision. Updates are shown in **red**.

<b>Infrastructure</b>	<b>Quantum of contribution</b>
Affordable Housing	<b>40%</b> of the residential units will be affordable dwellings intended for occupation as First Homes, Affordable Rented and Shared Ownership tenure with local priority to Bromyard.
Healthcare contribution	A financial contribution of <b>£652.80 (index linked)</b> per dwelling to provide infrastructure for the provision of primary and community healthcare services in Bromyard.
Education contribution	A financial contribution of; <ul style="list-style-type: none"> <li>• <b>£4,566.00 (index linked)</b> per 2 bedroom open market dwelling</li> <li>• <b>£4,566.00 (index linked)</b> per 3 bedroom open market dwelling</li> <li>• <b>£8,798.00 (index linked)</b> per 4 bedroom open market dwelling</li> </ul> to provide the education facilities at Bromyard Early

	<p>Years, St Peters Primary School, Queen Elizabeth Humanities College, Bromyard Youth and Special Education Needs.</p> <p>In addition the developer is required to transfer land for an extension to St Peters Primary School at nil consideration with all rights of access.</p> <p>If the transfer does not proceed having used all reasonable endeavours to do so then the payment of a financial contribution towards St Peters will be paid in lieu of the land as follows;</p> <ul style="list-style-type: none"> <li>• <b>£3,063.00 (index linked)</b> per 2 bedroom open market dwelling</li> <li>• <b>£3,063.00 (index linked)</b> per 3 bedroom open market dwelling</li> <li>• <b>£5,018.00 (index linked)</b> per 4 bedroom open market dwelling</li> </ul>
Recycling and waste contribution	A financial contribution of <b>£80.00 (index linked)</b> per dwelling to provide 1 x black bin and 1 x green bin
Sports contribution	A financial contribution of <b>£1,398.00 (index linked)</b> per open market dwelling to provide sports facilities for football, cricket, rugby, tennis, shooting, archery and skate park in Bromyard
Transport contribution ( <i>Sustainable Active Travel Measures</i> )	<p>A financial contribution of;</p> <ul style="list-style-type: none"> <li>• <b>£2,458.00 (index linked)</b> per 2 bedroom open market dwelling</li> <li>• <b>£3,690.00 (index linked)</b> per 3 bedroom open market dwelling</li> <li>• <b>£4,917.00 (index linked)</b> per 4 bedroom open market dwelling</li> </ul> <p>The monies shall be used by Herefordshire Council towards the costs of public realm improvements and</p>

	<p>supporting active travel measures <i>which may include;</i></p> <ul style="list-style-type: none"> <li>• <i>Pedestrian/crossing improvements on Tenbury Road close to Winslow Road junction</i></li> <li>• <i>Footpath improvements between the site and the Town Centre</i></li> <li>• <i>Relocation of the bus station to the A44</i></li> <li>• <i>Broad Street and High Street HGV Access Restrictions</i></li> <li>• <i>Broad Street and High Street 20mph limit</i></li> <li>• <i>Pump Street HGV Access Restrictions</i></li> <li>• <i>New Road HGV Access Restrictions</i></li> <li>• <i>Cruxwell Street Parking Charges</i></li> <li>• <i>Rowberry Street Parking Charges</i></li> <li>• <i>Winslow Road HGV Access Restrictions</i></li> <li>• <i>Station Road improvements</i></li> <li>• <i>Hardwick Bank: improvements to the public rights of way</i></li> <li>• <i>A44 pedestrian subway improvements with potential closure and at grade crossing</i></li> </ul>
<p><i>A44 footway improvements (to be delivered in lieu of s278 delivery by the applicant)</i></p>	<p><i>The full costs of the s278 works have been costed by the applicant. The costings will be reviewed and the A44 footway improvements costs will be extracted and secured in the section 106 agreement</i></p>
<p><i>Library contribution</i></p>	<p><i>The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of;</i></p> <p><b><i>£120.00</i></b> <i> (index linked) 1 bedroom open market dwelling</i></p> <p><b><i>£146.00</i></b> <i> (index linked) for a 2 bedroom open market dwelling</i></p> <p><b><i>£198.00</i></b> <i> (index linked) for a 3 bedroom open market dwelling</i></p> <p><b><i>£241.00</i></b> <i> (index linked) for a 4+ bedroom open market dwelling</i></p> <p><i>The contribution will provide for improved library infrastructure at Bromyard library</i></p>
<p><b>On site Public Open Space and Play</b></p>	<p>The developer covenants with Herefordshire Council to provide a <u>minimum</u> of 6,900ha (6900sqm) of on-site green infrastructure comprising;</p> <ul style="list-style-type: none"> <li>• 0.23 ha (2300sqm) of Public Open Space (@ 0.4ha per 1000 population)</li> </ul>



	<ul style="list-style-type: none"> <li>• 0.46ha (2200sq m) of Children's Play (@ 0.8ha per 1000 population) of which 0.14ha (1,400sqm) should be formal children's play. (@ 0.25ha per 1000 population) <b>to the value of £182,000.00</b></li> </ul> <p>The management and maintenance of any on site POS and allotments will be by two management companies which is demonstrably adequately self-funded or will be funded through on going arrangement; or through local arrangements such as the parish council and/or a Trust set up for the new community.</p>
Phosphate credit purchase	<p>Purchase of phosphate credits to ensure that the development is phosphate neutral and will not adversely affect the catchment as a habitat site;</p> <ul style="list-style-type: none"> <li>• <b>35.08kg = £491,120.00</b></li> </ul>

**Figure 1 – Updated Section 106 Draft Heads of Terms**

**CHANGES TO SCHEDULE OF CONDITIONS**

Condition 22 (EV Charging ) – Removed as required by Building Regulations.

Condition 36 (3-metre strip) – Removed.

**NO CHANGE TO RECOMMENDATION**

**231560 - TO ERECT UP TO 9.5 HECTARES OF FIXED POLYTUNNELS OVER ARABLE (SOFT FRUIT); THE RELOCATION AND UPGRADING OF A FARM ACCESS/EGRESS ON THE C1124; THE ERECTION OF A 648 M2 PROFILED-STEEL-CLAD PORTAL FRAME GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING; THE ERECTION OF 6 NO. 14.7 METRE DIAMETER 600 M3 CAPACITY WATER STORAGE TANKS, LAYING OUT AT DRAKELEY FARM, MARDEN, HEREFORD, HR1 3ES**

**For: Mr Kerr per Mr Antony Aspbury, Unit 20, Park Lane Business Centre, Park Lane, Basford, Nottingham, NG6 0DW**

**ADDITIONAL REPRESENTATIONS**

Addition representation received by local resident reported below:

Further to my message left on your answer phone yesterday, as time is very limited until this application goes to committee on Wednesday 18th, just 7 days from an email informing of this, I feel the only way I can communicate with you is this way, I hope you will have the courtesy and find time to read this.

Firstly, I do feel the way that this and the previous application, P221524 have been presented to the public, is very confusing, misleading, unfair, often upsetting. S&A Produce have very often been shy with the whole full story, trying to steal away from putting the actual picture to the parishioners. The supporting letters from advisors and influencers, do not in any way, show the full impact that this application, if granted, will have on this small parish, narrow country lanes and surrounding areas and villages, who do already suffer with the numerous large vehicles and arctic Lorrie's travelling to and from S&A Produce, seven days a week. I do question if all the supporting letters were written by company's and private individuals who visited the area? Are they at all familiar with the road network and the make up of the community.

The above paragraph leads me on to: when this application was publicised on 9th June, 2023 yellow notices posted in various places, comments were to be registered by 7th July, 2023. I am surly justified in saying this is a ridiculous short amount of time for objection letters to be submitted, it was in many cases, some days before parishioners were even aware of the new application being submitted. The amount of supporting documents for this application were literally hundreds of pages long, which to write a meaningful letter of objection had to be studied and digested, time consuming. Do you not wonder why only 22 letters were registered? Also many very interested locals, I spoke to, were unaware that this was a new application with new application number, therefore requiring them to write in for the third time with their views, there was no time to spread the word. The previous two applications were under the same application number therefore all letters written in for the May 2022 notification should and I hope did still stand for the revised application in January 2023. I revisited the application on line when I read the email from council on 10th to refresh my memory and study documents. I was very shocked to read comments by 14th December 2023. Can you please explain this revised date and why it was not brought to our attention, not even to the attention of the parish council, I understand, this is shocking. The same concerns regarding the previous application (P221524) are as strong as for this present application and should still stand, and be recorded and counted as such.

We are extremely disappointed and shocked to have been given only 6 days for the parish, also Parish Council, to prepare for their 3 minute final speak on this very important moment for the future of our Parish. We have been fighting this application for two years, obviously the 'three minutes' needs to be very carefully planned, discussed with all those concerned and put forward by the right speaker, those who would have taken on this important roll have work commitments and are unable to step in at such short notice. I would ask for your understanding and to consider postponing this meeting, reschedule for a later date when more time can be given to the very important preparation needed in putting forward our final case.

## **OFFICER COMMENTS**

### Response to additional representation

To provide clarification on the date of publicising and consultation on applications there is a statutory period of 21 days from the date on any notification letter, or press or site notice, to allow for comments to be submitted. This date is always taken from the latest action date, giving people the maximum possible time to respond. Anyone can comment on a planning application and all representation received on an application will be considered up until its determination.

Although this application was a resubmission of application P221524, it is considered a separate proposal. As with all planning applications there is a requirement for separate consultations and publicising to be carried out on the proposal put forward. Representations and comments made on previous applications cannot be considered as the proposal needs to be judged and assessed individually on its own merits.

If during an application process amended drawings or additional supporting documents are received, Officers will arrange for the amended consultations to be carried out. This occurred during this application on the 6 October 2023 due to the submission of a Flood Risk Assessment and Nutrient Neutrality Assessment. Further site notices were posted and the website re-opened to allow for further comments.

Further minor amendments were received in relation to the drainage strategy following concerns raised by the drainage officer relating to the proposed Basin 1. On receipt of the amendments the Drainage Officer was re-consulted and documents published on the website. At the same time, due to some concerns raised within representations received, Officers requested that the Councils Archaeologist was consulted. The website was reopened to allow for comments. Due to the minor scale of the amendments received Officers did not feel it was necessary to post site notices in the local area.

All required statutory procedures and timescales have been adhered to by Officers and there is not considered to be any reason to delay the determination of the application.

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#### Correction to paragraph 1.9 of report

For clarification it should read that the reservoir is located outside of the application site.

#### Clarification on site levels

Following the committee site visit, condition 7 has been amended to include details of finished site levels to be agreed. See change to recommendation below.

#### Clarification on seasonal worker accommodation

*Correction to paragraph 1.3:-*

It is stated that S & A currently employ 425 seasonal workers. This should quote 395. In a letter dated the 5th October 2023 addressing the Parish Council comments the applicants confirm at point 26 that seasonal workers will increase from 395 to 425, with 5 additional permanent staff.

For clarification application 184613/F granted permission for accommodation of up to 850 workers at Brook Farm (162 static caravans, 44 demountable buildings and 110 persons within accommodation block).

#### Concerns relating to local pond and water system

Commentary is provided at paragraph 4.6 by the Councils Planning Ecologist. The Councils completed HRA identified a net reduction in agricultural pathway for nutrients into the Lugg SAC catchment by reducing rainfall and water movements through existing top soil and reducing the pathway for 'legacy' P to enter the hydrological catchment. Clean surface water created by the proposed tunnels is to be utilised to provide required crop irrigation with any excess being diverted in to the local pond systems to maintain their biodiversity potential. All irrigation water is managed on a demand and supply basis and any outfall from the table top cultivation systems is directly recycled so any residual nutrients remain within the closed system.

## CHANGE TO RECOMMENDATION

### Amendment to condition 7 to capture finished ground levels.

7. No development approved by this permission including site clearance shall be commenced until a hard and soft landscape scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:
- a) Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.
  - b) Trees and hedgerow to be removed.
  - c) Full details of all proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation and irrigation details.
  - d) Confirmation of finished levels across the site to include cross sections in a north to south direction through fields Skymes 2, Skymes 3 and Drakely 1, and is a west to east direction through Skymes 1.

The scheme as approved shall be completed in full not later than the end of the first planting season following the commencement of the development on site hereby permitted.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy, Policies M7 and M10 of the Marden Neighbourhood Development Plan and the National Planning Policy Framework.

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Yvonne Coleman  
Development Manager  
Planning Services  
Herefordshire Council  
PO Box 4  
Hereford  
HR4 0XH

Planning Ref: 16 3932

16 January 2024

Dear Sir / Madam

**Hardwick Bank, Bromyard, Herefordshire**

**Planning Application 163932**

**1.0 Introduction**

- 1.1 Thank you for consulting NHS Herefordshire and Worcestershire on the above planning application.
- 1.2 I refer to the above planning application and advise that, further to a review of the applicant's submission, and concurrent with a refresh of the ICS Estates Strategy and a more strategic view of developments, the following comments are with regard to the primary healthcare provision on behalf of Herefordshire & Worcestershire Integrated Care Board (ICB).

**2.0 Existing Healthcare Position Proximate to the Planning Application Site**

- 2.1 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. Herefordshire and Worcestershire ICB would therefore expect these impacts to be fully assessed and mitigated.

**3.0 Review of Planning Application**

- 3.1 A Healthcare Impact Assessment (HIA) has been prepared by Herefordshire and Worcestershire ICB to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

**4.0 Assessment of Development Impact on Existing Healthcare Provision**

- 4.1 The development could generate approximately 600 residents and subsequently increase demand upon existing services.

4.2 The development would have an impact on primary healthcare provision in the area and the proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

## 5.0 Healthcare Needs Arising From the Proposed Development

5.1 The intention of Herefordshire and Worcestershire ICB is to promote Primary Healthcare Hubs with coordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View and the Fuller Stocktake Report: Next Steps for Integrating Primary Care.

5.2 The development would give rise to a need for improvements to capacity, in line with emerging ICB estates strategy, by way of new and additional premises or infrastructure, extension to existing premises, or improved digital infrastructure and telehealth facilities.

5.3 This housing development falls within the boundary of a practice which is a member of the East Herefordshire Primary Care Network (PCN) and, as such, a number of services for these patients may be provided elsewhere within the PCN. The ICB would therefore wish to secure the funding for the East Herefordshire PCN for the patients within this vicinity.

5.4 The table below provides the Capital Cost Calculation of additional primary healthcare services relating to the development proposal.

Primary Care Network	Additional Population Growth (250 dwellings) <sup>1</sup>	Floorspace required to meet growth (m <sup>2</sup> ) <sup>2</sup>	Capital required to create additional floor space (£) <sup>3</sup>
East Herefordshire PCN	600	40.8	163,200

### Notes:

1. Calculated using an average household size of 2.4 taken from the 2021 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number)
2. Based on 120m<sup>2</sup> per 1750 patients (this is an average list size for a single GP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
3. Based on a locally agreed m<sup>2</sup> cost multiplier for primary healthcare construction prices, adjusted for professional fees, fit out and contingencies (£4,000/m<sup>2</sup>).

5.5 A developer contribution will be required to mitigate the impacts of this proposal. Herefordshire and Worcestershire ICB calculates the level of contribution required in this instance directly relating to the number of dwellings to be **£163,200**. Payment should be made before the development commences.

5.6 Herefordshire and Worcestershire ICB therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

## 6.0 Conclusions

6.1 In its capacity as the primary healthcare commissioner, Herefordshire and Worcestershire ICB has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

- 6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 Assuming the above is considered in conjunction with the current application process, Herefordshire and Worcestershire ICB would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 6.4 The terms set out above are those that Herefordshire and Worcestershire ICB deem appropriate having regard to the formulated needs arising from the development.
- 6.5 Herefordshire and Worcestershire ICB is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the National Planning Policy Framework (NPPF).
- 6.6 Herefordshire and Worcestershire ICB looks forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response.

Yours faithfully



Jo Hall  
Primary Care Commissioning Manager





**231560 - TO ERECT UP TO 9.5 HECTARES OF FIXED POLYTUNNELS OVER ARABLE (SOFT FRUIT); THE RELOCATION AND UPGRADING OF A FARM ACCESS/EGRESS ON THE C1124; THE ERECTION OF A 648 M2 PROFILED-STEEL-CLAD PORTAL FRAME GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING; THE ERECTION OF 6 NO. 14.7 METRE DIAMETER 600 M3 CAPACITY WATER STORAGE TANKS, LAYING OUT AT DRAKELEY FARM, MARDEN, HEREFORD, HR1 3ES**

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#### *Correction to paragraph 1.3:-*

It is stated that S & A currently employ 425 seasonal workers. This should quote 395. In a letter dated the 5th October 2023 addressing the Parish Council comments the applicants confirm at point 26 that seasonal workers will increase from 395 to 425, with 5 additional permanent staff.

For clarification application 184613/F granted permission for accommodation of up to 850 workers at Brook Farm (162 static caravans, 44 demountable buildings and 110 persons within accommodation block).

### Concerns relating to local pond and water system

Commentary is provided at paragraph 4.6 by the Councils Planning Ecologist. The Councils completed HRA identified a nett reduction in agricultural pathway for nutrients into the Lugg SAC catchment by reducing rainfall and water movements through existing top soil and reducing the pathway for 'legacy' P to enter the hydrological catchment. Clean surface water created by the proposed tunnels is to be utilised to provide required crop irrigation with any excess being diverted in to the local pond systems to maintain their biodiversity potential. All irrigation water is managed on a demand and supply basis and any outfall from the table top cultivation systems is directly recycled so any residual nutrients remain within the closed system.

## **CHANGE TO RECOMMENDATION**

### Amendment to condition 7 to capture finished ground levels.

7. No development approved by this permission including site clearance shall be commenced until a hard and soft landscape scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:
  - a) Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.
  - b) Trees and hedgerow to be removed.
  - c) Full details of all proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation and irrigation details.
  - d) Confirmation of finished levels across the site to include cross sections in a north to south direction through fields Skymes 2, Skymes 3 and Drakely 1, and in a west to east direction through Skymes 1.

The scheme as approved shall be completed in full not later than the end of the first planting season following the commencement of the development on site hereby permitted.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy, Policies M7 and M10 of the Marden Neighbourhood Development Plan and the National Planning Policy Framework.



# PLANNING and REGULATORY COMMITTEE

17 January 2024

## PUBLIC SPEAKERS

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Vistry Homes Limited and Mosaic Estates  per  Russell Smith	Outline planning application for a sustainable urban extension comprising: up-to 250 dwellings; open space, allotments and landscaping; school expansion land; areas of children's play; sustainable urban drainage infrastructure; internal roads; and associated infrastructure. Detailed approval is sought for principal means of access and layout with all other matters reserved at <b>LAND AT HARDWICK BANK, BROMYARD, HEREFORDSHIRE.</b>	163932	35
<b>PARISH COUNCIL</b>		<b>MR PAGE (on behalf of Bromyard and Winslow Town Council)</b>		
<b>OBJECTOR</b>		<b>MR WHITEHORN (Local resident)</b>		
<b>SUPPORTER</b>		<b>MR SMITH (Applicant's agent)</b>		
7	Mrs Rogan  per  Mrs Julie Joseph	To erect up to 9.5 hectares of fixed polytunnels over arable (soft fruit); the relocation and upgrading of a farm access/egress on the c1124; the erection of a 648 m2 profiled-steel-clad portal frame general purpose agricultural storage building; the erection of 6 no. 14.7 metre diameter 600 m3 capacity water storage tanks. Laying out and surfacing (in loose granular material) of internal farm tracks at <b>DRAKELEY FARM, MARDEN, HEREFORD, HR1 3ES.</b>	231560	181
<b>PARISH COUNCIL</b>		<b>MR LEES (on behalf of Marden Parish Council)</b>		
<b>OBJECTOR</b>		<b>MS SUART (Local resident)</b>		
<b>SUPPORTER</b>		<b>MR WHITE (on behalf of the Applicant)</b>		

8	Mr Priestman  per  Mr Matt Tompkins	Proposed restoration of the farmhouse, the conversion of the granary attached to the farmhouse to an annex; the conversion of a stone and timber framed barn to form two dwellings; the erection of two new build dwellings in lieu of an extant permission for the conversion of the modern portal framed agricultural building to two dwellings at <b>BARLEY KNAPP FARM, LONG LANE, PETERCHURCH, HEREFORD, HR2 0TE.</b>	223199/223432	<b>221</b>
<b>PARISH COUNCIL OBJECTOR</b>		<b>MS SALTER (on behalf of Peterchurch Parish Council) MR EACOCK (Local resident)</b>		

9	Mr and Mrs Lewis  per  Mr and Mrs Lewis	Proposed demolition of existing side and rear extension, erection of replacement side and rear extensions and new front porch at <b>WESTERINGS, KINGTON, HEREFORDSHIRE, HR5 3HE.</b>	233080	<b>261</b>
<b>No registered speakers</b>				