

A G E N D A

Planning Committee

Date: **Friday, 9th June, 2006**

Time: **10.00 a.m.**

Place: **The Council Chamber,
Brockington, 35 Hafod Road,
Hereford**

Notes: Please note the **time, date** and **venue** of the meeting.

For any further information please contact:

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**County of Herefordshire
District Council**

AGENDA

for the Meeting of the Planning Committee

To: Councillor T.W. Hunt (Chairman)
Councillor J.B. Williams (Vice-Chairman)

Councillors B.F. Ashton, M.R. Cunningham, P.J. Dauncey, Mrs. C.J. Davis,
D.J. Fleet, P.E. Harling, J.W. Hope MBE, B. Hunt, Mrs. J.A. Hyde,
Brig. P. Jones CBE, R.M. Manning, R.I. Matthews, Mrs. J.E. Pemberton,
R. Preece, Mrs. S.J. Robertson, D.C. Taylor, P.G. Turpin and W.J. Walling

	Pages
1. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE CHAIRMAN	
To note that at the recent Annual Council the Chairman was re-elected and the Vice-Chairman was re-appointed.	
2. APOLOGIES FOR ABSENCE	
To receive apologies for absence.	
3. NAMED SUBSTITUTES (IF ANY)	
To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.	
4. DECLARATIONS OF INTEREST	
To receive any declarations of interest by Members in respect of items on the Agenda.	
5. MINUTES	1 - 10
To approve and sign the Minutes of the meeting held on 21st April, 2006.	
6. CHAIRMAN'S ANNOUNCEMENTS	
To receive any announcements from the Chairman.	
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To receive the attached report of the Northern Area Planning Sub-Committee meeting held on 19th April and 17th May, 2006.	
8. CENTRAL AREA PLANNING SUB-COMMITTEE	13 - 14
To receive the attached report of the Central Area Planning Sub-Committee meeting held on 3rd and 31st May, 2006.	
9. SOUTHERN AREA PLANNING SUB-COMMITTEE	15 - 16
To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 12th April and 10th May, 2006.	
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| 20. | <p>DCCE2006/1097/F - INSTALLATION OF STONE BENCHING WITH GLAZED SCREEN DCCE2006/1101/L - ADAPTATIONS TO FRONT FORECOURT AND ENTRANCE PORTICO TO PROVIDE DISABLED ACCESS AND STONE BENCH WITH GLAZED SCREEN AT SHIRE HALL, HEREFORD, HR1 2HY</p> <p>For: Herefordshire Council per Property Services Manager, Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB</p> <p>Ward: Central</p> | 207 - 212 |
| 21. | <p>DCCW2006/1247/RM - CONSTRUCTION OF COMMUNITY FACILITY AND REPLACEMENT PRIMARY SCHOOL AT LAND OPPOSITE SUTTON COUNTY PRIMARY SCHOOL, SUTTON ST. NICHOLAS, HEREFORD, HR1 3AZ</p> <p>For: Children's Services per Property Services Manager, Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB</p> <p>Ward: Sutton Walls</p> | 213 - 220 |
| 22. | <p>DCSE2006/1146/F - CREATION OF A GREEN SPACE FOR RECREATIONAL USE BY WHOLE COMMUNITY. LANDSCAPING TO CREATE TWO FLAT AREAS TO PROVIDE PLAYGROUND AND GENERAL USE AREA FOR CHILDREN AND ADULTS AT LAND BEHIND GOODRICH SCHOOL, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HY</p> <p>For: Mrs H Amos, Clerk to Goodrich and Welsh Bicknor Parish Council, Great Trewen Farm, Llangrove, Ross on Wye, Herefordshire HR9 6ES</p> <p>Ward: Kerne Bridge</p> | 221 - 226 |

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Friday, 21st April, 2006 at 10.00 a.m.

Present: Councillor T.W. Hunt (Chairman)
Councillor J.B. Williams (Vice Chairman)

Councillors: B.F. Ashton, W.L.S. Bowen, Mrs. C.J. Davis, D.J. Fleet, J.W. Hope MBE, Mrs. J.A. Hyde, T.M. James, R. Mills, Mrs. J.E. Pemberton, Ms. G.A. Powell, R. Preece, Mrs. S.J. Robertson and D.C. Taylor

33. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors PJ Dauncey, PE Harling, RI Matthews and WJ Walling.

34. NAMED SUBSTITUTES (IF ANY)

The following named substitutes were appointed;-

Councillor WLS Bowen for Councillor WJ Walling;
Councillor TM James for Councillor PJ Dauncey;
Councillor R Mills for Councillor PE Harling; and
Councillor Ms GA Powell for RI Matthews.

35. DECLARATIONS OF INTEREST

Councillor	Item	Interest
DJ Fleet	17 (Minute No 49) DCCW 2006/0725/F 6m high arched sculpture outside All Saints Church, High Street Hereford	Personal and remained in the meeting for the duration of this item
BF Ashton	18 (Minute 50) DCNE2006/0517 – removal of condition 3 on planning permission – 2 Brighton Villa Walwyn Road Colwall.	Prejudicial and left the meeting for the duration of this item.

36. MINUTES

RESOLVED: That the Minutes of the meeting held on 3rd March, 2006 be approved as a correct record and signed by the Chairman.

37. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that Mr Andrew Ashcroft would be commencing with the Council as the new Head of Planning Services on 3rd July 2006. He welcomed Mr Alan McLoughlin the new Head of Legal and Democratic Services to the meeting and also Councillor PG Turpin who had recently been elected Chairman of the Southern Area Planning Sub-Committee. The Chairman expressed his deep sorrow that Mrs RF Lincoln had been obliged to retire as a Councillor due to ill health, and paid tribute to her many years sterling service to the local community with Herefordshire Council and the former South Herefordshire District Council.

The development Control Manager said that Planning Services had dealt with the following matters:-

Pre Application enquiries.

The Team dealt with over 2,000 pre application enquiries in 2005/06. Some of these were relatively trivial, but some took nearly as long as a planning application itself to deal with. The key "Qualification" for being recorded on the computer is that there is a formal exchange of correspondence and a permanent record made of the advice which was given.

Planning Applications.

Following a burst of activity in the final quarter I am pleased to report that all three BV109 targets were met in 2005/06. The final out-turn figures were:

Major applications: target 60% - out-turn 61%

Minor applications: target 65% - out-turn 73%

Other applications: target 80% - out-turn 85%

Notwithstanding this performance the ODPM will continue to categorise Herefordshire Council as a "Standards Authority" for the next year due to the failure to meet targets in the twelve months to June 2005. It is important that progress is maintained to continue to achieve BV 109 targets.

Delegation

The rate of delegations is now close to the former BVPI target of 90% - in 2005/06 the out-turn figure was 88%.

Appeals.

The appeals success rate continues to be satisfactory. BV 204 only measures appeals against refusals of permission. By that standard 27% of appeals were upheld in 2005/06 (which compares favourably with the latest published national average for 2004/05 of 33%). What is also significant is that the appeals workload has gone up compared with the previous year - in 2004/05 Herefordshire had 25 appeals upheld out of 82 - a rate of 30%, whereas in 2005/06 the figure was 28 out of 104 (a rate of 27% as noted above). Consequently it can be seen that despite a 20% increase in workload the success rate for the Council went up too.

Enforcement

In 2005/06 the appeal success rate for enforcement appeals was even more impressive - of the 9 enforcement appeals which were determined only 1 was upheld - a rate of 11%. By comparison the most recent national figures (for 2004/05) record that nationally 24% of enforcement appeals are upheld. Once again Herefordshire Council's performance is well above the national average.

Of course enforcement is about more than just appeals - in 2005/06 the enforcement officers served a total of 29 Enforcement Notices, 93 Planning Contravention Notices and 20 Beach of Condition Notices. Overall the enforcement officers received over

1000 enforcement enquiries between them. Some of these turned out to be trivial or otherwise not expedient to take action, however, they all needed to be investigated and the outcomes recorded. In the course of 2006/07 a set of new enforcement indicators are being tested out with a view to incorporating them into the service plan for the following year.

38. NORTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 22nd March, 2006 be received and noted.

39. CENTRAL AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 8th March and 5th April, 2006 be received and noted.

40. SOUTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 15th March, 2006 be received and noted.

41. PROGRAMME FOR THE REVIEW OF CONSERVATION AREAS

The Conservation manager presented a report about proposals for a revised two-year programme for the review of Conservation Areas to include the preparation of Character Appraisals and Management Proposals. He said that in 2004 the Committee had commended an initial programme to carry out 4 reviews in each of the years 2005 and 2006 but due to a shortage of staff resources coupled with the need to support the development control function, this had not proved to be possible. He outlined the list of Conservation Areas to the Committee and suggested that the targets for character appraisals and Management Proposals be adopted.

RESOLVED: That the Cabinet Member for the Environment is recommended to adopt the programme for the Preparation of Conservation Area Character Appraisals and Management Proposals set out in Appendix 2 of the report of the Head of Planning Services.

42. STATEMENT OF COMMUNITY INVOLVEMENT

The Team Leader (Local Planning) presented the report of the Forward Planning Manager about progress on the preparation of the Council's Statement of Community Involvement (SCI) which was required as part of the new planning system and set out how the Council would consult on planning matters. He outlined the purpose of the (SCI) and the timetable for its production. He referred to the consultation that had already taken place and the comments and response that had been received and which had helped to prepare the final draft, which was to be published for further consultation as required by the Regulations. He said that the next phase of consultation was proposed to take place between 12th June and 21st July, 2006 for a six week period. This final consultation differed from the previous two exercises which involved gathering information to improve the document. The final consultation related to gaining support or otherwise to a document that was being submitted to the Secretary of State for consideration. If there were any objections into the soundness of the document that could not be met by the Council, then these would be dealt with by an independent Inspector. The Committee agreed with the proposals put forward in the report of the Forward Planning Manager.

RESOLVED THAT

it be recommended to the Cabinet Member (Environment) that the Final Draft Statement of Community Involvement setting out how the Council will consult on planning matters is submitted to the Secretary of State and published for consultation purposes in line with the Town and Country Planning (Local Development)(England) Regulations 2004.

43. DCNW2006/0298/F - RESIDENTIAL DEVELOPMENT FOR 54 DWELLING, WITH CAR PARKING SPACES, NEW ACCESS ROAD, LANDSCAPING, AT MAESYDARI SITE, KINGTON, HEREFORDSHIRE, HR5 3FA

The Development Control Manager said that the Northern Area Planning Sub-Committee was mindful to refuse the application and that it had been referred to the Planning Committee because this view was contrary to a number of the Council's Planning policies and Officer advice.

In accordance with the criteria for public speaking, Mrs. Bradbury of Kington Town Council and Mr. Lewis, an objector, spoke against the application, and Mr. Orr the agent acting on behalf of the applicant spoke in support of the application.

Councillor T.M. James, the Local Ward Member, commented that this application was virtually the same as that previously refused (DCNW2005/3082/F) and although there were four less dwellings there would still be a density of 50 dwellings per hectare. He noted that this density was at the upper end of that suggested in PPG3 – Housing and that the suitability or otherwise of the site was critical issue. He commented that there was 'universal opposition' in the local community. He pointed out that Kington was a small market town, a low income area, had a high percentage of rentable accommodation and had problems with traffic congestion and lack of public transport infrastructure. He added that the proposed contribution towards education facilities at Kington Primary School would not deal with the problem of capacity on this site and, given that it already had less than the statutory level of play and recreation space available, there was no room for further expansion. In terms of the proposed contribution of £25,000 towards the public open space, Crooked Well Meadow, Councillor James noted that this would not even be enough to re-route power cables which hindered the further development of that area. He felt that the application was out of all scale with the local community and should be refused.

Councillor BF Ashton pointed out that although he was a strong supporter of the council's Planning policies, in this case he felt that the policies on the Unitary Development Plan were wrong. His view was that a minimum of 50 dwellings per hectare for a small market town was inappropriate and that a range of 30 – 50 dwellings, with 50 being the maximum would be more in keeping. He was concerned at a number of issues about the application and in particular those of ecology where Officers advice appeared to have been ignored and the Applicant had started clearing vegetation from the site without first obtaining the necessary consent. He felt that provision for car-parking and play areas was inadequate and that there were a number of traffic issues in that the development would put considerable pressure on the existing narrow roads leading to the site. A contribution to open space elsewhere in the town was not appropriate and instead the Applicant should make proper provision within the site. Councillor Mrs PA Andrews had concerns about the proposed development which included housing designs which were basic and unappealing in an area adjoining the Kington Conservation Area. A number of Members felt that the density model was out of keeping with the character of the historic towns and was unsustainable. Comments were also made about the

level of contributions proposed and the need for adequate play space near to the site.

The Development Control Manager responded to the concerns and questions raised by Members. He advised that Policy H15 of the UDP included a guideline density of at least 50 dwellings per hectare for town centre and adjacent sites. He commented that, in terms of density and housing land supply, the planning authority was not meeting housing needs; it was noted that the alternative was build on greenfield sites which could be even more challenging. Given these policy considerations, he felt that refusal on the grounds of density could be difficult to defend. He acknowledged Members' comments about contributions to educational facilities but emphasised that the level and type of contributions proposed had been guided by the advice of Children's Services. On the issue of play space, he noted that the Parks and Countryside department was working with the playground committee to identify funding in order to realise the development of the public open space for the benefit of the whole community. On highway safety, he advised that the production of the Traffic Assessment meant that this element could also be difficult to defend. Regarding the character of the area, he advised that the general design approach although not terribly good, was considered to be acceptable for this location. He also emphasised the difficulty in meeting affordable housing demand in the County.

In response to a question from Councillor W.L.S. Bowen, the Development Control Manager advised that the potential for introducing energy saving measures into the scheme had been explored but it was difficult to deliver on tight margins. He added that it would be difficult to insist on such initiatives unless they were included in Building Regulations.

Councillor James commented that Kington had a similar population level to Colwall and it was unlikely that a development of this density would be promoted there. He also commented on the specific highway problems in the town and notwithstanding the Transportation Managers advice, felt that the scheme would have an adverse impact upon the narrow road network in and around the site and the adjoining Conservation Area. Having considered all the facts in respect of the application, the Committee decided that it could not be supported.

RESOLVED:

That the application be refused on the following grounds and any further reasons for refusal felt to be necessary by the Development Control Manager.

- 1. The density of the proposed development is considered to represent an overdevelopment of the site that would be out of character with the general density of the surrounding area. As such the proposal conflicts with policies A1, A23 and A24 of the Leominster District Local Plan and Policy H13 of the Herefordshire Unitary Plan (deposit draft).**
- 2. The proposed development, by virtue of the density of development would put unnecessary strain on the existing highway network to the detriment of highway safety for highway users and pedestrians in conflict with Policy A70 of the Leominster District Local Plan.**
- 3. The proposed development does not include public open space to the standard required by Policy H19 of the Unitary Development Plan (Revised deposit Draft) and Policies A64 and A65 of the Leominster District Local Plan. The proposed off site provision is**

not considered satisfactory to meet this need.

- 4. The design of the buildings was not appropriate or in keeping with other developments.**

44. DCNW2006/0071/F - NEW/REPLACEMENT FARM HOUSE AT THE VALLETS, RICHARDS CASTLE, LUDLOW, SHROPSHIRE, SY8 4ET

The Development Control Manager advised that a wildlife survey of the premises was scheduled for June, 2006.

In accordance with the criteria for public speaking, Mr. Salwey spoke in support of the application.

Councillor Mrs. L.O. Barnett, the Local Ward Member, questioned the use of the term 'relatively grandiose replacement' in the officers' appraisal and sought the views of officers regarding the design. The Development Control Manager commented that design was subjective but the size of the proposed dwelling was significantly larger than the building to be replaced. Councillor Mrs. Barnett commented that four double bedrooms was not grandiose for many families, she felt that the design of the building was acceptable even given the prominent position of the site, and noted that the existing building was not listed. It was difficult for the applicant to extend the existing property without creating a visual intrusion and she proposed that the application should be approved, subject to a condition to mitigate any ecological impact, particularly in relation to bats.

Councillor W.L.S. Bowen felt that the scale and design was acceptable and that any compromises would have a detrimental impact on the proportions of the building. He felt that it would be an improvement on the existing building and noted that it would not have a direct impact on any nearby dwellings.

Councillor B.F. Ashton drew attention to the significant increase in the footprint of the new/replacement dwelling; the comparison of floor area, when measured externally, was 191.78 square metres for the existing farmhouse and 480 square metres for the proposed dwelling. He felt that the policy objections outlined in the refusal reasons for planning application NW2005/3024/F remained and that the design was not sympathetic to the landscape.

Having considered all the facts in respect of the application, the Committee felt that the proposed replacement dwelling was acceptable as a working family farmhouse, with the appropriate conditions imposed.

RESOLVED:

That the application be approved subject to the following conditions and any further conditions felt to be necessary by the Development Control Manager.

- 1. On receipt of a satisfactory ecological survey including full mitigation measures in relation to bats and nesting birds.**
- 2. Then Planning Permission be granted subject to conditions seen necessary by officers including the removal of Permitted Development Rights.**

45. DCNW2005/0890/F - NEW SPORTS HALL, CHANGING ROOMS, CAFETERIA AND LIBRARY AT WEOBLEY HIGH SCHOOL, WEOBLEY, HEREFORD, HEREFORDSHIRE, HR4 8ST

The Development Control Manager said that Sport England had objected to the development on the tennis court site but had failed to appreciate that new courts had already been constructed on a site formerly occupied by temporary classrooms. Negotiations would continue with Sport England and if their objection could be withdrawn, the scheme could proceed without the need to gain the prior approval of the Secretary of State.

RESOLVED THAT

the Secretary of State for the Office of the Deputy Prime Minister be notified that the Local Planning Authority is minded to grant planning permission subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

4 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

5 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

6 - F15 (Scheme of noise insulation)

Reason: To safeguard the amenity of the area.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

46. DCSW2006/0440/F - SAFETY FENCE AND ADDITIONAL PARKING AT DORSTONE PLAYING FIELDS, DORSTONE, HEREFORD

The Development Control Manager said that the application had been withdrawn by the applicants.

47. DCSW2004/3397/F - CONVERSION OF REDUNDANT FARM BUILDINGS TO FARM SHOP, PLANT CENTRE AND LANDSCAPE DESIGN CENTRE, INCLUDING ERECTION OF POLYTUNNELS, DISPLAY GARDENS AND ASSOCIATED CAR PARKING, LAND AT JUNCTION OF A465 AND B4348, WINNAL COURT, ALLENSMORE, HEREFORDSHIRE, HR2 9AR

The Development Control Manager said that the Southern Area Planning Sub-Committee was minded to approve the application subject to the site remaining as a Plant Centre, highways safety being satisfied regarding the access and a hedge re-planting scheme being undertaken. This was contrary to Officer recommendation and the council's Planning policies and had therefore been referred to the Planning Committee.

In accordance with the criteria for public speaking Mr Primmet, the Agent acting on behalf of the Applicant, spoke in favour of the application.

Councillor PG Turpin, the local Ward Member noted that the Highways Agency had not objected to the application despite the site being off a busy crossroads where a number of accidents had occurred and which may be made worse by granting the application. He also thought that it would be difficult to enforce plant sales in view of the wide range of commodities proposed for retail on the site. A number of Members shared those concerns and it was decided that the recommendation for refusal should be approved.

RESOLVED THAT

planning permission be refused for the following reason:

The local planning authority consider that in effect the proposal constitutes the provision of a garden centre. Having regard to South Herefordshire District Local Plan Policies GD.1, C.1, RT.8 and T.1A and Herefordshire Unitary Development Plan Policies S.1 and TCR.16 the proposal is considered to be unacceptable. The establishment of a garden centre in the countryside and divorced from any established settlement is considered to be inappropriate and would not be sustainable.

48. DCCE2006/0275/F - CHANGE OF USE TO EDUCATION/TRAINING FACILITY (TEMPORARY USE UNTIL 2008) AT UNITS 2, 3, 14 & DCCE2006/0279/F - CHANGE OF USE TO EDUCATION/TRAINING FACILITY (TEMPORARY USE UNTIL 2008) AT UNITS 12/13 BARRS COURT TRADING ESTATE, HEREFORD, HR1 1BB

The Development Control Manager said that a travel plan had been received from the Applicants regarding the parking and vehicle/pedestrian movement proposals. Councillors Mrs PA Andrews and DJ Fleet whilst supporting the principles of the application had concerns about the likely difficulties arising from car parking on the site which would cause problems for the users and proprietors of the other industrial units on the site. The Committee discussed the details of the application and a proposal was put forward that the application should be refused. On voting this proposal was lost.

RESOLVED THAT

the applications be approved subject to the following conditions and any further conditions considered necessary by the Officers:

- 1 E20 (Temporary permission).**

Reason: To enable the local planning authority to give further consideration of the acceptability of the proposed use after the temporary period has expired.

2 E10 (Use restricted to that specified in application)

Reason: To suspend the provisions of the Town and Country Planning (Use Classes) Order currently in force, in order to safeguard the future use of this site.

3 E27 (Personal condition).

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

4 E26 (Cessation of personal/time limited permission).

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

5 Prior to the commencement of development, a litter management plan shall be submitted to and approved in writing by the local planning authority. The management plan should include the provision of litterbins on the premises and information relating to regular litter patrols. The approved details shall be implemented prior to the first use of the premises which shall thereafter be operated in accordance with the management plan.

Reason: In the interests of the amenity of the area.

INFORMATIVES:

- 1 N03 - Adjoining property rights**
- 2 N15 - Reason(s) for the Grant of PP/LBC/CAC**

49. DCCW2006/0725/F - 6M HIGH ARCHED STEEL SCULPTURE TO BE SITED ON EXISTING STONE PLINTH OUTSIDE ALL SAINTS CHURCH, HIGH STREET, HEREFORD, HR4 9AA

In accordance with the criteria for public speaking Mr Draper, the Agent acting on behalf of the Applicants spoke in favour of the application.

RESOLVED THAT

planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement (full permission)).

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. A06 (Development in accordance with approved plans).

Reason: To ensure adherence to the approved plans in the interests of a

satisfactory form of development.

Informative:

1. N15 - Reason(s) for the Grant of Planning Permission.

50. DCNE2006/0517/F - REMOVAL OF CONDITION NO 3 ON PP MH2181/90. OCCUPANCY COMPLIANCE 2, BRIGHTON VILLA, WALWYN ROAD, COLWALL, MALVERN, WORCESTERSHIRE, WR13 6QG

The Development control Manager said that the Applicants had agreed to enter into a Section 106 obligation under the Town and Country Planning Regulations to keep the main house and the annexe in the same ownership instead of creating two dwellings in two separate ownerships. On the basis of this and the removal of Permitted Development Rights he said that the recommendation could be changed to approval subject to the appropriate conditions

RESOLVED THAT

The Head of Legal and Democratic Services be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to (set out heads of agreement) and any additional matters and terms as he considers appropriate including the removal of Permitted Development Rights.

51. DATE OF NEXT MEETING

Friday 9th June, 2006

The meeting ended at 11.45 a.m.

CHAIRMAN

PLANNING COMMITTEE

9TH JUNE, 2006

REPORT OF THE NORTHERN AREA PLANNING SUB-COMMITTEE

Meetings held on 19th April and 17th May, 2006

Membership:

Councillors: Councillor J.W. Hope M.B.E (Chairman)
Councillor K.G. Grumbley (Vice-Chairman)
Councillors B.F. Ashton, Mrs. L.O. Barnett, W.L.S. Bowen, R.B.A. Burke,
P.J. Dauncey, Mrs. J.P. French, J.H.R. Goodwin, P.E. Harling, B. Hunt,
T.W. Hunt, T.M. James, Brig. P. Jones C.B.E., R.M. Manning, R. Mills,
R.J. Phillips, D.W. Rule M.B.E., R.V. Stockton, J.P. Thomas and
J.B. Williams (Ex-officio).

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 7
 - (b) applications minded to approve contrary to recommendation – 1 (not referred to Planning Committee)
 - (c) applications deferred – 1
 - (d) site inspections - 2
 - (e) number of public speakers – 7 (parish council - 2, supporters - 3, objectors - 2)

PLANNING APPEALS

2. The Sub-Committee received an information report about 4 appeals received and 11 determined (9 dismissed, 1 upheld and 1 withdrawn).

J.W. HOPE M.B.E
CHAIRMAN
NORTHERN AREA PLANNING SUB-COMMITTEE

- **BACKGROUND PAPERS – Agenda for meeting held on 19th April and 17th May, 2006**

**REPORT OF THE CENTRAL AREA PLANNING
SUB-COMMITTEE**

Meetings held 3rd May and 31st May, 2006

Membership:

Councillors: Councillor D.J. Fleet (Chairman)

Councillor R. Preece (Vice-Chairman)

Councillors Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, T.W. Hunt (Ex-officio), Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, J.W. Newman, Mrs. J.E. Pemberton, Ms G.A. Powell, Mrs. S.J. Robertson, Miss F. Short, Mrs. E.A. Taylor, W.J.S. Thomas, Ms A.M. Toon, W.J. Walling, D.B. Wilcox, A.L. Williams, J.B. Williams (Ex-officio) and R.M. Wilson.

PLANNING APPLICATIONS

1. The Sub-Committee has met on two occasions and has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 16
 - (b) applications minded to refuse (not referred to Planning Committee) – 3
 - (c) applications minded to approve (referred to Planning Committee) - 2
 - (d) applications deferred for site inspection - 3
 - (e) number of public speakers – 20 (parish -2, objectors - 9, supporters - 9)

PLANNING APPEALS

2. The Sub-Committee received information reports about 6 appeals that had been received and 2 appeals that had been determined (1 allowed and 1 withdrawn).

**D.J. FLEET
CHAIRMAN
CENTRAL AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings held on 3rd May and 31st May, 2006**

PLANNING COMMITTEE

9TH JUNE, 2006

**REPORT OF THE SOUTHERN AREA PLANNING
SUB-COMMITTEE**

Meetings held on 12th April, 2006 and 10th May, 2006

Membership:

**Councillors: Councillor P.G. Turpin (Chairman)
Councillors H. Bramer (Vice-Chairman)**

**M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W.
Edwards, Mrs. A.E. Gray, T.W. Hunt (Ex-officio),
Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams**

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 10
 - (b) applications refused as recommended – 2
 - (c) applications deferred pending further information – 1
 - (d) Site Visits – 1
 - (e) number of public speakers – 5 (3 Supporters, 2 Objectors)

PLANNING APPEALS

2. The Sub-Committee received information reports about 3 appeals received and 7 determined (5 dismissed, 2 allowed).

**P.G. Turpin
CHAIRMAN
SOUTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings held on 12th April, 2006 and 10th may, 2006.**

DEVELOPMENT CONTROL: ANNUAL REPORT

Report By: Director of Environment

Wards Affected

County-wide

Purpose

1. To inform members about Development Control performance in 2005/06.

Financial Implications

2. None.

Background

3. The purpose of this report is to set out a summary of the Development Control Team's achievements in 2005/06. This report is intended for use as a reference document which will, in due course feed into the preparation work for the next round of Service Planning and Budget Planning which will start in September 2006.

This annual report is quite different from the Annual Monitoring Report which is prepared by the Forward Planning Team as a statutory requirement under the new regulations for the Local Development Framework.

Principal Outputs

These are grouped under four headings:

- A. Pre-application Enquiries
- B. Planning Decisions made
- C. Appeals
- D. Enforcement

A. Pre-application Enquiries

4. The Team dealt with over 2,000 pre-application enquiries in 2005/06. Some of these were relatively trivial, but some took nearly as long as a planning application itself to deal with. The key criterion for being recorded on the MVM database is that there is a formal exchange of correspondence and a permanent record made of the advice which was given.

B. Planning Decisions Made

5. The most important Development Control outputs are the BVPI indicators. These feed directly into the departmental and directorate Service Plans and count towards the

Council’s CPA rating. The most important of all is BV 109, the speed of processing planning applications.

6. The (as yet unaudited) out-turn figures for 2005/06 are as follows:

BV 109 figures for 2005/06	Target	Result
Major applications %age determined in 13 weeks	60%	61%
Minor applications %age determined in 8 weeks	65%	74%
Other applications %age determined in 8 weeks	80%	82%

7. All three targets have therefore been achieved.
8. This significance of this achievement cannot be understated. It has come about through a lot of hard work, allied to implementation of the DC Action plan including the filling of key vacancies (although there is still one significant vacancy, the Mineral and Waste Team Leader). It is vital that the turnaround in performance (by comparison with 2004/05) is maintained. This requires maintenance of current good practice and further monitoring of the DC Action Plan.

Quality Monitoring

9. There were no specific quality measures collected systematically in 2005/06. There are, however, further areas of work where such measures may be beneficial. In the current Development Control Manual there is a “Quality added” checklist which has fallen out of use in 2005/06 given the emphasis on securing performance against BV 109. This should be revisited and brought up to date, and used on a sample basis as a quality check.

Delegation

10. In 2005/06 88% of planning applications were determined under delegated powers. The former indicator (and target of 90%) have now been dropped in favour of BV 109 which was reported above. However, that still leaves 12% to be dealt with by the Area Planning Sub-Committees or the main Planning Committee as appropriate. Planning applications which are reported to Committee are typically determined outside the BV 109 target due to the length of time between the meetings for each area. Three changes in 2005/06 have been made to make Members more aware of this issue and to speed up the completion of Section 106 agreements:
- 1) Officers’ presentations include presentation of the plans and site slides before members decide whether deferral for a site visit is necessary
 - 2) BV 109 target dates for all applications are included in reports (hitherto only the 8 week date was included – now the 13 week date for major applications is also explicitly stated)
 - 3) Section 106 Heads of Terms are included in reports.

Recommendations

11. Planning Committees do not always follow recommendations, indeed, it can be a sign that they are not performing their proper scrutiny role otherwise. In work with other local planning authorities the Audit Commission has used two thresholds of concern; both measuring the number of applications determined contrary to Officer’s

Further information about this report is available from Peter Yates, Development Control Manager on 1782

recommendation as a percentage of decisions on all applications (delegated and committee):

Upper threshold 2%

Lower threshold 0.5%

Performance outside these two thresholds would be a matter of concern.

In 2005/06 the percentage of overturned recommendations for all committees together was 1.2%, i.e. more-or-less midway between the two concern thresholds. There is therefore no cause for concern in this regard – although this could be monitored on, for example, a six-monthly basis.

C. Appeals

12. The Authority’s success rate with planning appeals is now a national Best Value Performance Indicator although the target level is set locally and the national BVPI is concerned only with appeals against refusals of planning permission. There are a variety of other appeal types as seen below.

BV 204 - %age appeals allowed against refusals of permission – 2005/06		
Appeals against refusals determined	Appeals against refusals allowed	%age allowed
104	28	27%

13. It is worth putting this into context with two other sets of similar data – the last set of published national data for this BVPI, thus:

Herefordshire: BV 204 result in 2004/05 = 30% (25 appeals upheld out of 82)

Herefordshire: BV 204 result in 2005/06 = 27% (28 appeals upheld out of 104)

National Average of appeals upheld in 2004/05 = 33%

14. Consequently it can be seen from this quality measure that, compared with the previous year, the amount of work has gone up significantly (by around 20%) and the success rate has also gone up at the same time. Furthermore, that success rate is safely above the national average. This represents a major achievement from a Team that has been under significant pressure in 2005/06.
15. In accordance with BV 204 the above data concerns only appeals against refusals of planning permission. There are various other types of appeal decisions which are also key Outputs for the Team. One of the most significant is Enforcement Appeals – this too is a very important quality outcome.

Enforcement Appeals Determined 2005/06	
Location	Decision/Date
Wheatsheaf Inn, Fromes Hill	Appeal Dismissed - June 2005
Dingle Top, Staunton-on-Arrow	Appeal Dismissed - July 2005
Horners Mill, Whitbourne	Appeal Upheld - July 2005
Brierley Court (three notices)*	Appeals Dismissed - Dec 2005
Upper Common, Lower Mascoed	Appeal Dismissed - January 2006
Cothars Farm, Gorsley	Appeal Dismissed - March 2006
Newton Farm, Welsh Newton	Appeal Dismissed - March 2006

Further information about this report is available from Peter Yates, Development Control Manager on 1782

* note – the appeal decisions at Brierley Court have been the subject of a successful legal challenge and have been referred back to the Secretary of State for re-determination.

16. If the three decisions at Brierley Court are excluded the overall performance is thus only one appeal against an enforcement notice upheld out of a total of six – i.e. 17%. If the three Brierley Court decisions are included the figure drops to 1 upheld out of 9, i.e. 11%. By comparison the most recent published national figures are:

Enforcement Appeals – National Success Rates	
Year	%age appeals upheld
2002/03	24%
2003/04	25%
2004/05	24%

In this context the Enforcement Appeals performance can be seen to be exemplary. Furthermore, the one enforcement appeal which was upheld was accompanied by a planning application which was refused and the planning appeal dismissed as part of the same proceedings. The notice has now been re-served and the case is still in progress.

17. Eight other appeals were determined in 2005/06 as follows

Other appeal types determined 2005/06		
Type	Number	Upheld/Dismissed
Appeal against conditions	1	1 dismissed
Telecoms Prior Approvals	2	2 upheld
Advertisement appeals	4	2 upheld/2 dismissed
Appeal against non-determination	1	1 dismissed

Trying to discern trends amongst such small numbers is not necessarily of much worth. For example, prior approval appeals for telecommunication masts nationally attract an appeal success rate (for the applicants) of around 75%; consequently with only two such decisions it is not surprising that both were upheld.

18. If all appeal types are considered together the overall success rate is 32 appeals upheld out of 121 in total, i.e. a creditable 26%.
19. One further aspect of appeals is to consider whether appeal success rates are significantly different in cases where planning applications were refused contrary to officer recommendation. Of 25 appeals where officers had recommended approval 14 were upheld (56%) and 11 were dismissed (46%).
20. There were no awards of costs made either in favour or against the council in respect of planning appeals in 2005/06.

D. Enforcement

21. Enforcement Appeals have been covered in the appeals section above. Enforcement activity is, however, concerned with much more than just appeals. In 2005/06 the Enforcement Officers dealt with over 1,000 enquiries. A proportion of these turned out to be not breaches of planning control or of sufficiently minor nature that it was not

expedient to take formal action. However, many notices did need to be served as the table below shows.

Enforcement Notices Served in 2005/06	
Planning Contravention Notices	93
Breach of Condition Notices	20
Enforcement Notices	29

22. There were no enforcement indicators in use at the start of 2005/06. From 1st April 2006 the following indicators (in addition to the number of notices being served) are being monitored on a month-by-month basis:
- Number of enquiries received.
 - Outcomes of action.
 - Number of planning applications received (and resultant fee income) as a result of enforcement action.

RECOMMENDATION

THAT;

The report be noted, subject to any comments Members may wish to make to the Cabinet Member, Environment.

CONSERVATION AREA APPRAISALS FOR ALMELEY, WEOBLEY AND AND HAMPTON PARK

Report By: Head of Planning Services

Wards Affected:

Backbury, Castle and Golden Cross with Weobley

Purpose

1. To recommend views are sought on the issues raised through the Conservation Area appraisals for Almeley, Weobley and Hampton Park.

Financial Implications

2. Minor costs for printing and publicity to be met from existing budgets.

Background

3. Planning Committee, 21st April 2006, recommended a programme for the preparation of appraisals and management proposals for 16 conservation areas. The first three appraisals were to be for Hampton Park, Almeley and Weobley to be prepared by the end of June.
4. Analysis work for all three conservation areas is complete. However at the time of publishing this report drafting of the appraisals documents had only been completed for Hampton Park and Almeley. That for Weobley should be finished for the end of the month.
5. The major part of the documents comprise factual appraisals of the particular character and appearance of the conservation areas, together in some instances with areas beyond where consideration might be given to extending boundaries.
6. The form and content of the appraisals will follow, to a large extent, guidance prepared by English Heritage.
7. The Cabinet Member for the Environment will be asked to confirm the final content of the appraisal documents and, more particularly, the issues raised through the appraisals. It is then intended that consultations upon the issues raised at this stage should be undertaken. These may subsequently influence the management proposals that will form part of the next stage of work in relation to the particular conservation areas.
8. The issues identified for these three conservation areas at this stage fall into three categories:
 - Changes to boundaries to include further or exclude areas or to enable better definition of boundaries on the ground.

- Identification of those non-Listed Buildings that may be of local interest, and those important buildings that appear to be 'at risk' through decay/obsolescence/being unoccupied.
- Other generally visible problems that may need to be addressed at some stage if the character and appearance of the particular area is to be conserved or enhanced.

These are summarised for each conservation area below.

9. Hampton Park Conservation Area:

- **Boundary Issues –**

Large-scale housing developments have taken place since the designation in 1969 and are not in keeping with the original large Victorian villas that were the core of the area. These do not contribute to the special character and appearance of the area. It is suggested therefore that they be removed so that the conservation area retains the special coherent architectural character that formed the basis for its designation.

However, it is considered that a number of Villas on the east side of Vineyard Road, but outside the Conservation Area, have an interesting character that has affinity to it. It is suggested that they be included within the Conservation Area.

- **Buildings Issues –**

It is suggested that the following be identified as Buildings of Local Interest:

- The Salmon Inn A late Georgian house which seems to have been re-fronted. Brick built 3 storey symmetrical with later extensions and coach house.
- Llanwye St Margaret's Rd A substantial Elizabethan style house brick built 2 storey.
- 15 St Margaret's Rd Tall Gothic house 2 storey and attic stone steep tiled roofs.
- Coach house to 4 St Margaret's Rd. 2 storey brick built with banding interesting roof with ornate louvered vent above.
- The Clyst Vineyard Rd Italianate Villa 2 storey with tower.
- 26/28 Hampton Park Rd Possible early core but redeveloped in 1862 in a gothic style with steeply pitched roofs. 2 storey highly detailed features.
- 41 Hampton Park Rd very grand 3 storey Italianate Villa brick and stucco ornate veranda.
- Hampton Grange Hampton Park Rd Half timbered house brick ground floor Edwardian domestic revival style 2 storey designed by Nicholson and Hartree for Mr Hewitt who was the owner of the nearby tile works. There is number of later extensions.
- 59 Hampton Park Rd 1903 Prominent villa 3 storey symmetrical by WW Robinson. Timber framing in apex of bay window gables steeply pitched roofs brick.

- **Other Issues –**

Within the villa area subdivisions of plots and the loss of particular features such as windows, doors, external materials, boundary features are important and may need to be protected.

The future of the limited number of open spaces within the conservation area is unclear. Many of the villa properties on the southern side of Hampton Park Road have long undeveloped gardens that extend down towards the River Wye. Their character is important to the settings of the properties and area as a whole.

There are a number of features within this conservation area, which could be enhanced with some improvement works. Work could be undertaken to improve the boundary walls particularly along Hampton Park Road. This could result in the stabilisation of the brickwork and possibly the restoration of the iron railings. Further works could be undertaken to introduce a more sensitive street lighting scheme and the removal of the current concrete and metal conventional lighting that is currently within the conservation area. Planting of additional hedging could fill in the gaps, which are currently experienced particularly close to a number of areas of new housing. The surface treatments are not in keeping with the historic buildings of the area and in the long term it would be beneficial if these were upgraded particularly between St. Margaret's Road and Halbrook Close. It may also be necessary to plant new specimen trees so that the area can keep these important features in the long term.

10. Almeley Conservation Area:

- **Boundary Issues –**

i) Spearmarsh Common, in the eastern part of the village, is an important open space today. The common was a significant component of the medieval farming system. Encroachment of the common by cottages and gardens probably took place during the 17th and 18th Centuries, and the pattern of encroachment is still evident today in the layout of houses and gardens, and paddocks. A number of 18th or 19th Century cottages occupy original plots. It is suggested that consideration be given to including this part of the village in the conservation area.

ii) In the southern part of the conservation area, the boundary:

- crosses a field to the east of the Eardisley Road
- cuts through Bridge Farm
- crosses a field south of The Whittern Farm.

It is suggested that the boundary here be re-aligned to follow recognisable boundaries without any significant loss to the conservation area.

iii) On the north side of the village a small part of a housing development encroaches onto the conservation area. This development post-dates the designation of the conservation area in 1987. It is suggested that consideration be given to re-aligning the boundary to exclude this small area of modern housing, which is not in character with the conservation area. At this time, consideration should be given to including in the conservation the Victorian coach house of the Old Vicarage.

iv) In the northern part of the conservation area is the hamlet of Almeley Wootton, a shrunken medieval settlement. It is suggested that consideration be given to re-aligning the boundary of the conservation area to include Green Common, and The Green house and water pump.

v) The boundary in the vicinity of the Bell Public House was defined before the houses at Bells Orchard were built. There is some confusion over the actual alignment of the boundary at this point. The opportunity should be taken to clarify the boundary in the vicinity of Bells Orchard, to include the Bells Public House and all its curtilage, and to follow a realistic and rational boundary that is visible on the ground.

- **Buildings Issues–**

It is suggested that the following be identified as Buildings of Local Interest:

- The Whittern Farm House
- Church House
- The Old Shop
- Manor Cottage
- The Bells Inn
- Railway Station (disused), platform and bridge piers
- Batch Cottage, Batch Dingle
- Ross Cottage, Batch Dingle
- Glen Cottage, Almeley Wootton
- Lady Lift Villa, Almeley Wootton
- Methodist Chapel (disused), Almeley Wootton

The following has been identified as a Building at Risk

- Summer House (Grade II), Almeley Wootton

The building appears structurally sound and is in fair condition but shows some signs of a lack of general maintenance (paintwork).

- **Other Issues –**

The primary school and the village hall located on the south side of Spearmarsh Common, both attract large numbers of vehicles as a result of parents picking up their children and people attending functions. Consideration might be given to mitigating the impact through seeking parking facilities that do not detract from the character of the area.

11. Weobley Conservation Area:

- **Boundary Issues –**

i) At several locations the conservation area boundary does not follow marked or recognisable boundaries:

- crosses a field to the north-east of Parkfields where a former field boundary has been removed
- crosses several fields on the west side of the conservation area

It is suggested that at these locations the boundary should be realigned to follow recognisable boundaries, such as field boundaries or public footpaths, without any significant loss to the conservation area.

ii) The development of new estates on the east side of the village post-dates the designation of the conservation area in 1977. It is proposed that these developments do not contribute to the character of the conservation area, and it is suggested that consideration be given to re-aligning the boundary to exclude these areas of modern housing.

- **Buildings Issues –**

It is suggested that the following be identified as Buildings of Local Interest:

- Methodist Chapel, redbrick with stone dressings, built 1861, Hereford Road
- Barn, timber-framed and stone, adjoining Oak View, Hereford Road
- Barn, timber-framed and stone, timber frame exposed on west elevation, at rear of The Hayloft, Gadbridge Road
- Stone wall, re-used masonry that may be derived from the fabric of Weobley castle, aligned north-south along west side of open space on north side of the castle.

- **Other Issues –**

Views into the conservation area from the A4112 offer a sweeping panorama of the historic landscape. When looking south across the Newbridge Brook meadows towards the parish church, the timber-framed buildings on rising ground beyond, and the distant wooded uplands of Garnstone, an insight is gained to the outstanding character of the area.

This view is potentially at risk. Presently, trees and hedges screen to some extent the large abattoir building with a red roof that is located near the north-west corner of the conservation area, and this may improve as the trees mature. Additional planting should be considered if further development is planned on or around the small industrial area.

In addition a number of mature trees in the parkland setting of Garnstone (southern part of the conservation area) may be at risk due to their advanced age. It is suggested that additional planting be promoted.

12. It is proposed that the above issues are raised within the appraisal documents. Appendices 1 and 2 to this report comprise the appraisal scripts for Hampton Park and Almeley Conservation Areas. Examples of the plans that will accompany them will be shown at the Planning Committee.

RECOMMENDATION

THAT the Cabinet Member (Environment) be advised to consult upon the appraisals for Hampton Park, Almeley and Weobley Conservation Areas and particularly the issues raised in association with these.

BACKGROUND PAPERS

- Report to Planning Committee dated 21st april 2006 entitled 'Programme for the Review of Conservation Areas'.
- Guidance on Conservation Area Appraisals – English Heritage et al.

HAMPTON PARK CONSERVATION AREA

APPRAISAL

June 2006

Hampton Park Conservation Area

1. Introduction

- 1.1 Hampton Park lies to the east of Hereford's city centre beyond the Hereford to Cardiff railway line and is centred on Hampton Park road. The River Wye forms its southern edge and the landform rises steadily as you go northwards. Its northern boundary is more loosely defined by the garden boundaries of large properties on the north of Hampton Park Road. Originally its suburban qualities comprised large houses set in their own gardens. As such the density of development was low and many mature trees and vegetation surrounded its buildings.
- 1.2 Hampton Park was designated a Conservation Area in 1969. Its special character and architectural interest was defined at that time as comprising houses from a range of age and styles within a planted environment.
- 1.3 The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful the process requires the preparation of an appraisal to define what is special, thereby warranting the status of a conservation area. This should also form the basis for making decisions about the area's future ensuring its character and appearance is taken properly into account.
- 1.4 An appraisal has now been carried out to review its special qualities; in particular, in the light of changes since the conservation area was originally designated. The scope of the appraisal has included reviewing whether new areas might be added to or some parts removed from the designation. At this stage, however, any proposals for boundary changes are put forward as the basis for further discussion and consultation. Any decision whether to change the boundary of Hampton Park Conservation Area will be taken at a later stage in association with the consideration of any management proposals.

2. Planning Policy Context

- 2.1 There is a considerable amount of policy published by a range of sources about the use of and approach to designating conservation areas. A bibliography of useful publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County including within the Hampton Park area of the City.
- 2.3 The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5) and how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is a definable area of special character and architectural interest. The criteria within that policy are reflected in the analysis that follows in this document.

2.4 Hampton Park is defined as an 'Established Residential Area' within the confines of Hereford City and the UDP's housing policies are relevant (Policy H1). These cover such matters as design and density. However, no sites above 1 hectare are proposed for development within the Conservation Area and consequently there is no requirement to achieve the highest density of housing that might otherwise affect its particular character (Policy H15). Subdivision of properties may, nevertheless, be permitted but there are safeguards to protect the amenity and general character of the area (Policy H17). A large area just within the northern boundary to the west of the Conservation Area is protected from development as an 'Open Area and Green Space' (Policy HBA9). A number of the larger gardens to properties bordering the River Wye are Sites of Interest for Nature Conservation (Policy NC4). An area to the east of the Conservation Area is similarly designated while also being safeguarded as open space (Policy RST4).

3. Summary of Special Interest

3.1 Hampton Park Conservation Area is an elegant and mature suburb with many fine villas within a designed landscape dating from the 19th and early 20th centuries. As such it represents a notable and significant part of Hereford's architectural development and historic heritage.

4. Location and Setting

4.1 The landscape of Hampton Park makes an important contribution for the eastern approach to the city beyond the Hereford to Cardiff railway line and its focal point is the Hampton Park Road. This is the main road between Hereford and Mordiford, which loops around Eign Hill above the flood plane of the River Wye to the south giving the settlement a linear pattern. This situation has given the large mansions a south facing aspect at their various elevated locations on Eign Hill above the river Wye which forms the southern boundary of the conservation area.

5. Historical Development and Archaeology

5.1 The dogleg field boundaries in the 1802 map of the city suggest that the land was common arable farmland during the middle ages before being enclosed. There is one historic feature of note an oval shaped earthwork known as Scots Hole, which is located on the high ground overlooking Old Eign Hill Road. This may have been part of the siege works constructed by the Scots army when they were besieging Hereford for the parliamentarians during the Civil War in 1645. However it could have an earlier date. The importance of this earthwork is unknown but it is located at the end of the Row Ditch earthworks and would have offered good views of the surrounding area.

5.2 In 1802 Hampton Park lay to the east of the City of Hereford and was part of the township of Tupsley. However on a map from this period there are 3 buildings shown Eign, Vineyard (which presumably gave its name to Vineyard Road) and Litley. However the layout of the streets appears to have been influenced from this time. Old Eign Hill Road is the main road and this is probably why it has become sunken hollow way like many of the narrow roads that wind through the Herefordshire countryside. The current Hampton park road would also appear to follow field boundaries for a large part of its length.

5.3 The most significant development, which shaped the character of the area was that of expansion in the mid 19th century. During this period the wealthy citizens

of Hereford built grand town houses on the hillside usually above the Hampton Park Road. The earlier part of the scheme was centred around St Margaret's Road and laid out in 1862 by Elmslie, Franey and Haddon. Following this Hampton Park Road was developed initially in an Italianate style. These large houses with their gardens gave the area a semi-rural character with views south over the Wye and open space and a dairy to the north. It is possible that many of the houses were constructed of brick from the nearby Hampton Park Brick and Tile Works, which was located further north on the other side of the Eign Hill.

- 5.4 During the later half of the 20th century large new housing estates were laid out to the north and east of the villas. This resulted in the loss of the Dairy and the adjacent farmland. In addition a number of plots were sub divided and some infill development took place whilst additional infill development took place to the west.
- 5.5 This settlement is linear on an east-west alignment and stretches along Hampton Park Road. The earliest buildings seem to have been located along the Old Eign Hill Road at the top and bottom of the hill. However Litley and Vineyard, which appear to have been early properties with relatively large grounds took advantage of the area in the 18th century.
- 5.6 The settlement pattern developed with the expansion of the city to the east in the 19th century. This new housing filled in the gap between the old road to Mordiford (Old Eign Hill Road) and the new more direct road (Hampton Park Road). The service access to the villas was provided to the rear with the insertion of Clyst Lane highlighting the new developments grand status and the social standing of the residents. The houses were set in extensive grounds and these large plots with generous space between the houses created the green suburban low density feel that characterises the area today. However a number of the large gardens and plots have been subdivided and used for the construction of modern housing increasing the density. New housing estates were constructed to the east and north and these are generally much higher density, more insular and do not look out onto Hampton Park Road.

6. Spatial Analysis

- 6.1 The character of place is still defined by the relatively large gardens of the mansion houses that border the principle roads. This is enhanced by the mature planting, which gives vertical emphasis and provides a barrier between the road user and the house occupier. However this also means that views into and out of the area tend to be limited to the line of the carriageway despite the undulating topography. As such the principal views out of and into the conservation area are channelled along the main through road. Some important views can be found within this area. The most spectacular of which is the view over the medieval city from the corner of St. Margaret's Road and Hampton Park Road which suddenly appears for a brief moment before the road descends into the Victorian suburbs. At this point and for the short elevated section of Hampton Park Road views can be glimpsed across the Wye to the green fields and hills beyond. Surprisingly for a site so close to the river it is never visible or apparent in the conservation area.

7. Character Analysis and Appearance

Definition of Area

- 7.1 This is an area of Victorian and Edwardian suburban housing containing large villas in extensive plots and therefore there is a low density within the area. The villas are imposing and generally very grand. This group is important because it shows the range of styles that went in and out of favour over the period and unlike other sites where only one style was used the full range of villa styles can be found in Hampton Park Conservation Area. The earliest popular style, which can be found is the neoclassic design of Litley Court 1850's and this can also be seen in the Georgian style Salmon Inn although it is not a symmetrical form as a number of extensions have been built. A style that quickly became popular following the construction of the Houses of Parliament in 1840's was the Neo-gothic and 15 St Margaret's Rd and 26-28 Hampton Park Rd are good examples of this style with the steeply pitched roofs and quality detailing. The main Victorian development numbers 27-41 Hampton Park Rd and the Clyst. The housing is of an Italianate style with there shallow concealed roofs, towers particularly on the Clyst and window details. The villas in particularly 27 and 41 appear to be very grand and formally detailed including imposing verandas. The later style of half timbered buildings which are reminiscent of an age before industrialisation are provided by number the Croft and Hampton Park Grange. These buildings though are more a mix of styles and features from differing ages can be found within the design such as Tudor style chimney pots, Jacobean windows and neo gothic barge board details. This is important as it shows the break down of historicism where the architect followed the rules of Neoclassical, Italianate and Neo-gothic into an acceptance to mix and match elements from different periods of history to give a complete composition. This eclectic mix of differing styles allows us to appreciate the important architectural developments of the period within a small area and similarly sized properties.
- 7.2 West of Litley Court the landscape has aspects of formality with brick boundary walls topped with mature planting. This continues to the Salmon Inn where a distinct urban inner city development begins and all boundaries are hard surfaces with limited planting. This means that the conservation area is relatively enclosed with very few views in or out. Hampton Park Road and Vineyard Road are wide and imposing streets, which allows an abundance of natural light to brighten the area. The result is a strong emphasis on public/ private space as the buildings are partially hidden from view and do not impose themselves upon the streets.
- 7.3 The Victorian/ Edwardian design is highlighted with important tree specimens planted throughout the development, which provide landmarks, visual terminations and define vistas throughout the Conservation Area in a manner similar to that employed in the design of country parks.
- 7.4 Old Eign Road is narrower and tunnel like with trees whose canopies close over the carriageway creating a more intimate and rural environment. St. Margaret's Road is a mixture of the two as the carriageway is wide but it is overhung with mature trees creating a more private and sheltered feel. This means that off the main Hampton Park Road the area has a quiet secluded feel.
- 7.5 To the east and north the modern housing estates have a much more dense layout however the buildings are smaller and there is less planting giving a much more open aspect.

Heritage Assets

- 7.6 The area contains 4 Listed Buildings and although it has no Scheduled Ancient Monuments, 2 monuments of local importance are recorded in the Sites and

Monuments Record (See Appendix 1). Nine locally important buildings have been identified (see 7.7 below). Presently there are 6 Tree Preservation Orders each covering substantial numbers of trees within the Conservation Area.

Buildings of Local Interest

7.7. The following unlisted buildings are considered to make a positive contribution to the special architectural and historical interest of the Conservation Area:

- The Salmon Inn - A late Georgian house that seems to have been re-fronted. Brick built 3 storey symmetrical with later extensions and coach house.
- Llanwye, St Margaret's Rd - A substantial Elizabethan style house brick built 2 storey.
- 15 St Margaret's Rd - Tall Gothic house 2 storey and attic stone steep tiled roofs.
- Coach house to 4 St Margaret's Rd - 2 storey brick built with banding interesting roof with ornate louvered vent above.
- The Clyst, Vineyard Rd - Italianate Villa 2 storey with tower.
- 26/28 Hampton Park Rd - Possible early core but redeveloped in 1862 in a gothic style with steeply pitched roofs. 2 storey highly detailed features.
- 41 Hampton Park Rd - very grand 3 storey Italianate Villa brick and stucco ornate veranda.
- Hampton Grange, Hampton Park Rd - Half timbered house brick ground floor Edwardian domestic revival style 2 storey designed by Nicholson and Hartree for Mr Hewitt who was the owner of the nearby tile works. There is number of later extensions.
- 59 Hampton Park Rd - 1903 Prominent villa 3 storey symmetrical by WW Robinson. Timber framing in apex of bay window gables steeply pitched roofs brick.

The Public Realm

7.8 There is little in terms of public realm within the Conservation Area except for the highway, which has no particular unique features. Street furniture throughout the area is standard and there would not appear to be many if any original features surviving. The main features of interest are the cast iron post box, which is in a good condition, and the mile marker.

Boundary Treatments

7.9 The boundary treatments are semi formal with low brick walls, which may have originally been topped with iron railings. A standard pattern of detail seems to have been adopted for the boundaries of the large mansion houses to the north of Hampton Park Road between Vineyard Road and Halbrook Close. This involved the construction of a low wall, which then stepped out about half a bricks width and then extended two courses before being capped by angled bricks. This originally was topped with a decorative iron railing. However the railings have been removed and many of the houses are hidden from the road by large areas of mature planting. There is an exception to this standard form, which can be found at the western edge of the conservation area. Stonewalls surround the properties bordered by Hampton Park Road, Vineyard Road and St. Margaret's Road. This extends west along Hampton Park Road to the boundary of the Salmon Inn and stone walls can also be seen on the north side of St. Margaret's Road and in portions of the western end of Old Eign Hill Road.

Contribution of Green Space and Biodiversity

- 7.10 The quality and quantity of mature trees and hedges are one of the most important aspects of this conservation area and are an important aspect of the definition of the sense of place. In some locations these important specimen trees have been recognised and protected using tree protection orders.
- 7.11 The other important landscape that can be found is that of wild relatively unplanned landscape which is located at Old Eign Hill Road and the bottom of St Margaret's Road. It has resulted in a green barrier, which rises up and over the road creating a quiet secluded countryside like area.
- 7.12 The adjacent River Wye is both a Site of Special Scientific Interest and a Special Area of Conservation. Management of the riverbank in a sensitive manner is important to the integrity of these nature conservation designations.

Neutral and Intrusive Elements

- 7.13 The modern housing developments within the north and eastern portions of the Conservation Area have adopted a different style of layout to that which forms the general character of the Conservation Area.

8. Pressures and Capacity

- 8.1 There are pressures for development within any urban area. Within Hampton Park, the large curtilages offer potential for subdivision and demolition for replacement at a higher density. There has been some evidence of the former in the past, within the larger plots.
- 8.2 Similarly, such pressures affect important landscape features both at the time development is proposed, and subsequently as trees are seen by occupants as a nuisance.

9. Issues

General area

- 9.1 Large scale housing developments have taken place since the designation in 1969 and these are not in keeping with the original large Victorian Villas, which were the core of the area. These are not of a special historical or architectural interest. There removal so that the conservation area retains a coherent special architectural character, should be considered.
- 9.2 It would appear that a number of Villas on the east side of Vineyard Road are of an interesting character and it would be recommended to include these in the Conservation Area.
- 9.3 Despite being protected in the UDP there may be pressure to develop the open space to the north of the villas and the south of the former dairy within the northern boundary of the Conservation Area. The fact that the site falls within Hampton Park Conservation Area will influence whether it could be developed as a consequence of any review, and if so, in what form. Is this an issue that needs to be addressed in the future?

9.4 Infill development and sub-division of plots would be detrimental to that character of the Conservation Area. This is particularly important to properties on the south of Hampton Park Road that back on to the River Wye. Should further guidance be set out on this matter?

9.5 There are features such as windows, doors, external materials, boundary features that are important to the character of the Conservation Area. To what degree should they be protected?

Possible Enhancement Works

9.6 There are a number of features within this conservation area, which could be enhanced with some improvement works.

- Improvements to the boundary walls particularly along Hampton Park Road. This could result in the stabilisation of the brickwork and possibly the restoration of the iron railings.
- Introduction of a more sensitive street lighting scheme and the removal of the current concrete and metal conventional lighting that is currently within the conservation area.
- Planting of additional hedging to fill in the gaps, which are currently experienced particularly close to a number of areas of new housing.
- Surface treatments more in keeping with the historic buildings of the area particularly between St. Margaret's Road and Halbrook Close.
- The age profile of trees is becoming a concern and a phased programme for planting new specimen trees should be promoted so that the area can keep these important features in the longer term.

Sources

Department of National Heritage - Revised List of buildings of special architectural or historical interest City of Hereford 1990.

Duncomb J - Collections towards the History and Antiquities of the County of Hereford 1997.

Herefordshire Council - Herefordshire Unitary Development Plan.

Speak M. - Victorian and Edwardian Buildings in Hereford 1837-1919 2006.

Department of the Environment/Department of National Heritage – Planning Policy Guidance Note 15: Planning and the Historic Environment (1994).

English Heritage/Planning Advisory Service – Guidance on Conservation Area Appraisals (Draft 2006)

Appendix I – List of Heritage Assets

Listed Buildings

Grade I – Buildings of national importance and exceptional interest
(only around two percent of listed buildings)

None

Grade II* - Particularly special and important buildings (around four percent of all listed buildings)

Number 27 Hampton Park Road (Plas Gwyn)

Grade II –

Number 36 Hampton Park Road Number 36 Hampton Park Road Coach House Litley Court

Scheduled Ancient Monuments

None

Archaeological Sites of Local Interest

Regionally or locally importance Sites on the Herefordshire Scheduled Monuments Record:

Scots Hole The Mile Post

Tree Preservation Orders

The following Tree Preservation Orders have been made to protect trees within the Conservation Area. It should be noted that each Tree Preservation Order covers a number of trees, specified either in groups or individually within the particular Order.

- TPO 016 (Hereford City TPO 4) – Hampton Dene Estate.**
- TPO 077 (Hereford City TPO 22) – Litley Orchard, Gorsty Lane.**
- TPO 233 (Hereford City TPO 56) – Eigne Croft, Vineyard Road**
- TPO 237 (Hereford City TPO 53) – Land Adjacent to Litley Court.**
- TPO 242 (Hereford City TPO 55) – Hampton Grange, Hampton Park Road.**
- TPO 326 (Hereford City TPO 92) – Hampton Green, Old Eign Hill.**

ALMELEY CONSERVATION AREA

APPRAISAL

June 2006

ALMELEY CONSERVATION AREA APPRAISAL

1. Introduction

- 1.1 Almeley is a small village lying between the market town of Kington and Hereford City. It lies off of the main road network and is reached by a series of minor roads. Sitting on a plain rising from the River Wye, it has commanding views to the south overlooking that river's floodplain. Topography and other natural features curtail views in other directions. The hamlet of Almeley Wootton lies to the north
- 1.2 Almeley Conservation Area was designated in 1987 by the former Leominster District Council. It contains the south western portion of the village, extending westwards to incorporate the approaches to the village from that direction and northwards to include Almeley Wootton.
- 1.3 The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful the process requires the preparation of an appraisal to define what is special, thereby warranting the status of a conservation area. This should also form the basis for making decisions about the area's future ensuring its character and appearance is taken properly into account.
- 1.4 An appraisal has now been carried out to review its special qualities; in particular, in the light of changes since the conservation area was originally designated. The scope of the appraisal has included reviewing whether new areas might be added to or some parts removed from the designation. At this stage, however, any proposals for boundary changes are put forward as the basis for further discussion and consultation. Any decision whether to change the boundary of Almeley Conservation Area will be taken at a later stage in association with the consideration of any management proposals.

2. Planning Policy Context

- 2.1 There is a considerable amount of policy published by a range of sources about the use of and approach to designating conservation areas. A bibliography of useful publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County including within the village of Almeley.
- 2.3 The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5) and how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is an area of special architectural or historic interest the character and appearance of which

should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

2.4 Almeley is defined in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within a defined settlement boundary (Policy H4). Part of Almeley's settlement boundary also falls within its Conservation Area. However there is no site allocated for development within the village. The release of any windfall sites would need to comply with design and other policies set out in the UDP.

2.5 Almeley Wootton is not defined as a main village or smaller settlement for the purposes of the UDP. Any residential development within it would fall to be determined under Policy H7, which sets out very limited exceptions to the principle that no new development would be permitted.

3. Summary of Special Interest

3.1 Almeley Conservation Area includes the historic core of Almeley Village and the outlying settlement of Almeley Wootton. Almeley dates to at least the 11th Century and includes the medieval church and churchyard cross, and the earthworks of the motte and bailey Almeley Castle. A second motte and bailey castle, Oldcastle Twt, is located in The Batch. Traces of both the medieval village layout and the open field system are discernible. Standing buildings and present-day boundaries indicate expansion and changing patterns of land ownership through the post-medieval period in Almeley Village, Almeley Wootton and The Batch. Industrialisation during the 19th Century, in the form brick and tile manufacture and railway infrastructure is also evident. The history of the two settlements remains visible through their settlement patterns, buildings and other artefacts together with the surrounding landscape, especially that to the north and west. These historic and architectural features are of special interest and warrant safeguarding through being designated a Conservation Area.

4. Location and Setting

4.1 The conservation area is located approximately 12 miles (19km) north-west of Hereford City. It includes part of the village of Almeley, part of the hamlet of Almeley Wootton, and a narrow ribbon of land known as The Batch that links the two settlements.

4.2 The village of Almeley lies on the east side of the Wootton Brook on a gentle south facing slope, 125m above Ordnance Datum (OD). From this location there are extensive views of Hay Bluff and the Brecon Beacons to the west. The plan form is that of a linear village associated with an ancient monument, Almeley Castle. Almeley Wootton, a dispersed hamlet, is located half a mile (0.75km) to the north on level ground at a slightly higher elevation (140m OD). The Batch is a narrow, steep-sided valley with a fast-flowing stream. A number of cottages with gardens are located in this small valley in a ribbon-like development. The conservation area is located in an area of mixed farming. The Batch, however, is wooded with abundant undergrowth.

4.3 The underlying bedrock of the area consists of the Raglan Mudstone Formation of the Lower Old Red Sandstone. This material has long been used in the construction of a wide range of buildings and boundary walls throughout the area. The bedrock is overlain by deep, well-drained, coarse loamy soils (typical argillic brown earths) that support cereals and short-term pasture, and some fruit, potatoes and hops. In The Batch, superficial geological deposits include sand and clay suitable for brick and tile making.

5. Historic Development and Archaeology

- 5.1 The place name, Almeley, is of Old English origin. The suffix, *ley*, originally referred to a clearing in, or on the edge of, woodland, and later came to mean pasture or meadow. The prefix is believed to mean elm, and may refer to the earlier woodlands of the locality.
- 5.2 The Domesday Book of 1086 records that the manor of Almeley (*Elmelei*) was held by Roger de Lacy. The manor comprised 120 to 160 hectares (300 to 400 acres) of arable land. No woodland was recorded, and no details of the local population were given. This may imply that the land had been cleared for settlement only recently, or had recently been re-occupied after having been laid waste as a result of border disturbances.
- 5.3 The church and castle at Almeley are likely to date from the early years of the 12th Century. The plan form of the site, a motte and bailey castle with the church adjacent to the bailey, is typical in this area of the Marches. It is likely that a settlement quickly developed near the site. The principle axis of the medieval settlement appears to be north-south, based on the evidence of extant property boundaries (also recorded on the Almeley Parish Tithe Map of 1840). Occupation would have extended outwards from the centre in a series of planned burgage plots. The long, narrow plots would have faced onto the road, and may have extended north as far as West View and south as far as Bridge Farm. Castle Frome farmhouse, located on the west side of the Kinnersley road between the castle and Bridge Farm, incorporates a medieval cruck framed structure that may have originally been a 14th Century hall.
- 5.4 The presence of a medieval stone cross in the churchyard implies that a market was held in the village. The market may have been located on the section of road immediately east of the churchyard since the roadway becomes narrower to the north and south of this location.
- 5.5 Contemporary field boundaries within, and to the east of, the conservation area, are indicative of the enclosure of the medieval open field system, mainly during the 18th Century. Spearmarsh Common, an open space just outside the conservation area, was formerly an important component of medieval agricultural organisation.
- 5.6 As the medieval period progressed, the strategic and economic significance of the castle declined, while the role of Almeley Manor increased. This timber-framed house dates to the early 16th Century and is evidence of the expansion of the settlement to the west.

- 5.7 Expansion of the village to the east was probably underway by the late 17th Century as a result of encroachment of common land associated with the parliamentary enclosure of open fields. The pattern of encroachment, in the form of cottages and gardens, and paddocks is still evident in the layout of plots around the edges of Spearmarsh Common. Further 17th Century development probably included the construction of a water mill (demolished) on the Wootton Brook to the south of the castle, and of a stone and timber-framed barn (Church House Barn) to the east of the church.
- 5.8 Evidence of 18th or early 19th Century development can be seen in the centre of the village. Located on the north side of the church is the brick-built Almeley House, and on the east side, the rendered Church House. The construction of these houses may have followed the sub-division of medieval burgage plots, resulting in the present layout of building plots. The Bell Inn, a two –storey stone building, also dates to this period. Further, a number of brick-built 18th or 19th Century cottages occupy earlier plots on the edge of Spearmarsh Common.
- 5.9 During the 19th Century, a new vicarage, now known as The Old Vicarage, was built north of Almeley House to replace an earlier vicarage. In 1874, a railway line was opened between Kington and Eardisley, replacing an earlier horse-drawn tramway used to transport coal, slate and building stone. The line passed Almeley to the west of the Wootton Brook. A small stone station and platform were constructed at this location, and a bridge with stone piers carried the line over the road that approaches Almeley from the west. The railway line was closed in 1962, and the track dismantled. The station and bridge piers, however, are still standing. Residential expansion in Almeley during the 20th Century occurred on the north and east sides of the village, mainly outside the conservation area.
- 5.10 A second motte and bailey site, Oldcastle (or Batch) Twt , is located 500m north of the village at The Batch (Old English *baece*: ‘stream-valley’). A former settlement may have been located in a bailey (enclosure) immediately north of the motte. The relationship between Almeley Castle and Oldcastle Twt, and whether they were occupied simultaneously, is not well understood.
- 5.11 A timber-framed house located near the southern end of The Batch may represent the occupation of this area in the 17th Century. A number of small cottages are located in The Batch to the north of Oldcastle Twt. The cottages appear to date to the later 17th to 18th Century, and may represent encroachment of the commons following the enclosure of open fields.
- 5.12 Industrial activity in the form of brick and tile making was undertaken in The Batch during the 19th Century. A brickkiln was located south of the Oldcastle Twt taking advantage of local sand and clay deposits. The railway and nearby station were used to transport the finished products.
- 5.13 In the hamlet of Almeley Wootton (wootton, Old English *wudu-tun*: settlement near a wood), the oldest building is Summer House, a timber-framed farmhouse dating to 16th Century with evidence of an earlier, medieval, hall. The appearance of the building was altered considerably

during the 19th Century with the addition of brick infill and a porch. Adjacent to the farmhouse is a barn of weatherboarded timber frame construction, dated to the late 17th or early 18th Century.

- 5.14 Earthworks in fields immediately north and east of the conservation area, in the form of building platforms or tofts, indicate that the settlement was previously more extensive and probably of medieval date. A house and garden occupies the site of a former toft. Contemporary field boundaries in the surrounding area indicate the enclosure of earlier common arable fields, and the nearby Green Common was a component of the medieval open field system.
- 5.15 The Friends' Meeting House, a 17th Century timber-framed building, is indicative of a local population large enough to support a non-conformist congregation at this time. The land on which the meeting house stands was part of the Summer House farm estate.
- 5.16 The Malthouse, an 18th Century building of sandstone and brick with a timber frame, stands on a large plot on the east side of Wootton Lane. The building is evidence of former commercial activities (brewing) in Amley Wootton. During the 19th Century, this plot was sub-divided. At this time, a Methodist Chapel was constructed in brick. Some years later, a Victorian villa-style residence was built, also of brick.
- 5.17 During the 20th Century, further development took place with the construction of agricultural buildings at Summer House farm.

6. Spatial Analysis AWAITS COMPLETION

Character and Interrelationship of Spaces

- 6.1 The relationship between the historic core of Almeley, the hamlet of Almeley Wootton and the landscape to the north and west of the main village reflects a pattern of historic development that is likely to have comprised small hamlets surrounding the main village. The Batch contributes a unique feature within this pattern linking the two settlements and emphasising their rural character.
- 6.2 The historic core of Almeley has developed around a staggered crossroad. The gradual increase in building density as you approach from the west avoids creating a hard edge to the village from this direction, enabling countryside and settlement to merge rather than jolt from one to the other. From the south there is a similar relationship that also emphasises the village's links with its agricultural hinterland as you pass by two working farms just outside the settlement boundary. The density of development within Almeley's historic core is low overall yet variable, generally increasing from west to east. To the west of the road passing north south through this historic core the properties tend to be larger sitting in their own gardens and with large gaps in the frontage. To the east of this road density is higher: the irregular juxtaposition of the older properties also gives way to more modern development both within and outside the Conservation Area boundary.
- 6.3 Almeley Wootton has its own particular character, being that of a working hamlet with a mix of buildings of different uses in close proximity. Narrow

roads and mature hedges contribute to a sense of enclosure and intimacy.

6.4 Settlement in The Batch followed a ribbon-like development of small cottages and gardens spread along the narrow valley bottom. The steep valley sides enclose the plots and thick vegetation promotes a sense of privacy and remoteness.

Key Views and Vistas

6.4 The following are important views

- The approach to Almeley Village from the south passes The Whitten Farm and the old Eardisley road (disused) on the west side, and Bridge Farm barn on the east, and continues as a sunken road (holloway) enclosed by mature hedges, opening out quite suddenly at the centre of the village where St Mary's Church provides a focal point surrounded by a broad churchyard.
- The approach to Almeley Village from the east focuses the view on Almeley churchyard enclosed by stone walls and mature hedges.
- The approach to Almeley village from the west focuses the view towards the small deeply cut channel of the Wootton Brook framed between the massive stone piers of the dismantled railway bridge, now covered with climbing plants and overhanging bushes.
- From St Mary's churchyard there is an impressive vista to the south-west of wooded hills and distant mountains.

7. Character Analysis

Character Areas

7.1 In this appraisal, Almeley Conservation Area will be discussed in terms of three character areas. Each character area reflects a particular aspect of the area's development, and all combine to create the total architectural and historic significance of the conservation area. The character areas are identified as:

- Almeley Village
- The Batch
- Almeley Wootton

Almeley Village

7.2 Almeley Village is the southern-most part of the conservation area, and the largest of the three character areas. This area is predominantly rural; it includes several large fields given over to pasture, and also includes the oldest part of the village. Within the area there are seven listed buildings and one scheduled ancient monument.

7.3 Almeley Castle (Scheduled Ancient Monument) survives as an earthwork monument only. The earliest standing building is the parish church of St Mary (Grade I Listed). The stone building dates to the 13th and 14th Century.

- 7.4 The earliest secular building, the Castle Frome barn, dates possibly to the 14th Century. This timber-framed building of cruck construction may have been built as a hall. The barn is now part of Castle Frome house (Grade II Listed), which was altered and extended during the 17th Century. Other timber-framed houses, dating to the 16th or 17th Century, include Almeley Manor (Grade II* Listed), The Old Shop and Manor Cottage. Agricultural buildings (barns) dating to the 17th and 18th Century were built of sandstone rubble with weatherboarded timber frame and pitched roof. These include Church House Barn and Bridge Farm Barn (both Grade II Listed).
- 7.5 Changes in design and materials are observed in houses dating to the 18th or early 19th Century. Almeley House (Grade II Listed) is dated to the late 18th early 19th Century. This imposing three-storey house is brick built. It is symmetrical in design with a central gable and outer hipped roofs. Church House appears to be of 18th or early 19th Century construction. This Georgian two-storey house is symmetrical in design with rendered front elevation where the central bay breaks forward, and with a shallow hipped roof.
- 7.6 Three notable 19th Century buildings include The Old Vicarage, The Whittern Farmhouse and the railway station. They are built of stone and slate. The availability and popularity of these materials is due to the construction of the railway (and the earlier tramway).
- 7.7 The earthworks marking the site of Almeley Castle lie at the centre of character area. The earthworks take the form of an impressive motte (earthen mound) surrounded by a wide ditch. On the north side of the motte lies the bailey, an open area formerly surrounded by a ditch and bank. On the east side of the castle is the site of two medieval fishponds originally fed by the Wootton Brook. The parish church and churchyard lie immediately to the north, on higher ground. The church and tower are built of sandstone rubble with sandstone dressings and stone slate roofs. The sandstone base and shaft of a cross (Grade II Listed, possibly of 14th Century date), surmounted by a short oak shaft (17th Century), is located in the churchyard.
- 7.8 The church and tower provide a focal point for the area. At this location, a sense of space is emphasised by sweeping views to the south-east, over the tops of trees lining the Wootton Brook, to distant hills. To the south, the view is punctuated by the wooded motte. To the east and north, however, there is a sense of enclosure.
- 7.9 Three buildings crowd onto the Kinnersley road to the east of the churchyard; all are now residential premises. The northern-most building is the 17th Century Church House Barn. The southern-most, Motte House, is a former public house built of brick and stone with a steep pitched roof. It is of at least 19th Century date, but has been altered. Between the two is Church House (18th to early 19th Century).
- 7.10 To the north of the churchyard is Almeley House. The house stands immediately behind a high brick wall with wrought iron gates and overgrown by abundant foliage.

- 7.11 North of Church House Barn, houses on the Kinnersley road are more widely spaced. The most prominent is The Old Shop, located on the east side of the road. This house is of 17th Century date or earlier. Exposed timbers on the north gable indicate that the building has been enlarged several times. A flight of steps leads to a doorway on the west (street) side. Further north, on the edge of the character area, is The Old Vicarage, a large stone-built residence constructed c. 1837. The vicarage stands in extensive grounds and is effectively shielded from public view by mature trees and shrubs.
- 7.12 South of Motte House, the area has a very rural character. The Kinnersley road in this area is a deeply cut hollow way with pasture on either side (including the castle earthworks) bordered by mature hedges. On the west side of the road stands Castle Frome farmhouse. Outside the house is a cast-iron pump, probably of 19th Century date.
- 7.13 Two working farms are located at the southern end of the character area. On the east side of the Kinnersley road is Bridge Farm with its Grade II Listed barn. On the west side of the road is The Whittern Farm on the old Eardisley road (disused). The farmhouse is a symmetrical two-storey stone building with a fairly steep hipped roof, probably of late 19th Century date.
- 7.14 One of the most prominent buildings in the conservation area is Almeley Manor, located several hundred metres west of Almeley House. This two-storey house is timber-framed with brick infill, and with a two-storey porch at the central bay of the south facing elevation. The building is probably of 16th Century date, with later additions. The house and grounds are surrounded by agricultural land. To the south, an area of sheep pasture falls quite steeply to the Wootton Brook. A lynchet (terrace) following the contour of the slope indicates that at least part of this area was previously arable.
- 7.15 The course of the dismantled railway line extends along the western edge of the character area. The small stone railway station and platform are located alongside, and the stone piers of the dismantled railway bridge are located a short distance to the north. The station building is presently unoccupied and the area is predominantly agricultural (pasture).
- 7.16 Two types of boundary treatment are characteristic of the area. In the vicinity of the parish church and Almeley Manor, sandstone rubble walls are prevalent. Elsewhere, mature hedges are used, particularly as field boundaries. Some exceptions can be seen, including the high brick wall in front of Almeley House, iron railings between the castle field (used as pasture) and the extended graveyard, and wooden railings at The Whittern Farm.
- 7.17 A number of unlisted buildings and structures make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as buildings of local interest:
- The Old Shop: 17th Century or earlier, single storey with attic, sandstone rubble and timber-framed with brick infill, roof raised and enlarged several times;

- Manor Cottage: 17th Century or earlier, single storey, timber-framed with brick infill, modern extension, replacement windows;
- Church House; 18th or early 19th Century, two-storey house, symmetrical front elevation where the central bay breaks forward, rendered, shallow hipped roof;
- The Bells Inn: 18th or early 19th Century, two-storey, stone built, pitched roof with slate tiles, extended;
- Motte House: 19th Century or earlier, former inn, two-storey, brick and stone construction, steep pitched roof, altered and extended;
- Railway Station, platform and bridge piers: 19th Century, stone built, station is single storey, brick stack, pitched roof, slate tiles, outshut building partially demolished.

7.18 Several other features, including street furniture, add to the rural character of the area and promote a sense of continuity. These include:

- A war memorial: a statue of a soldier set on a plinth in a small garden with iron railings, located near the parish church;
- A wooden bench with iron frame, and a cast iron pump and trough, on the grass verge near Almeley House;
- Two cast iron direction signs attached to Motte House;
- A 1930s Automobile Association enamelled sign attached to Church House Barn;
- A red cast iron telephone box, near The Old Rectory.

The Batch

7.19 This narrow, steep-sided valley with abundant tree and plant growth is, today, a Special Wildlife Site. Its nature conservation value stems from it being a wooded dingle with rocky outcrops, and a stream with adjoining wet areas. Notable species present include yew, opposite-leaved golden saxifrage and several species of fern. There is one Scheduled Ancient Monument within the character area but no Listed Buildings. A public footpath with several small bridges follows the valley floor beside a fast-flowing stream. A driveway gives access to Batch Cottage from the south end of The Batch. A trackway gives access to other cottages in the valley from the north end.

7.20 The landscape of The Batch has the appearance of 'Wild Nature', and a sense of intimacy and enclosure is pervasive. The Oldcastle Twt (Scheduled Monument) survives as a small steep-sided hill thickly covered in trees and shrubs with streams flowing around two sides. Very little obvious evidence remains of the industrial activities of the 19th Century.

7.21 Cottages and gardens dotted along the valley add to the charm of the character area. They also promote a feeling of remoteness that may bring to mind the hardship of rural life in previous centuries, particularly at the time of the enclosure of common open fields.)

7.22 Several unlisted cottages make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as buildings of local interest:

- Batch Cottage: 17th Century, single-storey with dormer windows, timber-framed, steep pitched roof, may have originally been thatched, altered and extended;
- Ross Cottage: 17th or 18th Century, two-storey, sandstone rubble and light timber frame, stone chimney at north gable, steep pitched roof, may have originally been thatched.

Almeley Wootton

7.23 Almeley Wootton is the northern-most part of the conservation area, and the smallest of the three character areas. It consists of a cluster of buildings—residential, agricultural and ecclesiastical—set in an agricultural landscape that extends beyond the conservation area. The character area contains five listed buildings or features.

7.24 The character of the area is essentially rural. There are, moreover, no broad vistas or focal point. The narrow country roads lined by mature hedges generate a sense of intimacy and enclosure. Generally, the buildings are effectively screened by trees and hedges, and can only be seen from the immediate vicinity.

7.25 The most prominent building is Summer House (Grade II Listed). From the east, its gables can be seen just above the hedgerows. This large, two-storey farmhouse is of timber-framed construction with brick infill, and with a brick wall at the main entrance to the site. The cobbled yard in front of the farmhouse contributes significantly to the historic setting of the buildings. The Friends Meeting House (Grade II* Listed) stands nearby. This timber-framed house continues to play an important role in the historic landscape Almeley Wootton.

7.26 The Malthouse (Grade II Listed) stands opposite the Summer House farm site. This single-storey building, with 19th Century cast iron pump and mature hedges and plantings, is fairly unobtrusive. The sandstone rubble boundary wall has an attractive texture that, together with its overhanging plants, enhances the rustic appeal of area.

7.27 On the north-east side of the area is an unexpected Victorian influence. The red-brick Methodist Chapel and Ladylift Villa, both with polychrome dressings and brick boundary walls, add to a sense of historical continuity.

7.28 The characteristic boundary treatments of this area are mature hedges and sandstone rubble walls. Brick walls can also be seen at Summer House, the Methodist Chapel and Ladylift Villa. At several locations, flowers have been planted along boundaries, and shrubs overhang walls. All contribute to the rustic charm of the character area.

7.29 Two unlisted buildings or structures make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as buildings of local interest:

- Methodist Church: 19th Century, brick with sandstone and polychrome brick dressings, steep pitched roof, brick boundary wall at front entrance;
- Telephone Box: 1930s, cast iron, painted red, K6 design by George Gilbert Scott

7.30 Several items of street furniture add to the rural character of the area and promote a sense of continuity. These include:

- The red cast iron 1930s telephone box, near The Malthouse;
- A red cast iron Victorian post box, set in the boundary wall of Summer House.

Prevalent Building Materials and Local Details

7.31 The buildings of Almeley are constructed of two vernacular styles and materials. In Almeley village there is a concentration of stone buildings that would appear to date from the 18th and 19th centuries although the church is much earlier. The other style which is predominant throughout the area is that of timber framed buildings which follow the English vernacular developments from the 15th century onwards although there is possibly some Welsh influence due to its proximity to the Welsh border. The occasional brick building with typical 19th century detailing can be found in both Almeley and Almeley Wootton.

8. Pressures and Capacity

8.1 Only a small proportion of Almeley Conservation Area comprises buildings and their curtilages, and an even smaller proportion sits within Almeley's settlement boundary. No particularly unusual pressures for development appear to exist as a consequence. Nevertheless the density of development within the Conservation Area is lower than that within the village development outside. The character of this part of the conservation area is formed significantly by its present density and there is no capacity to accommodate other than minor extensions to properties where these can satisfy the test of maintaining the character and appearance of the area, or such other requirements, for example in relation to Listed buildings.

9. Issues

Boundaries

- Spearmarsh Common, in the eastern part of the village, is an important open space today. The common was a significant component of the medieval farming system. Encroachment of the common by cottages and gardens probably took place during the 17th and 18th Centuries, and the pattern of encroachment is still evident today in the layout of houses and gardens, and paddocks. A number of 18th or 19th Century cottages occupy original plots. It is suggested that consideration be given to including this part of the village in the conservation area.

- In the southern part of the conservation area, the boundary:
 - (i) crosses a field to the east of the Eardisley Road
 - (ii) cuts through Bridge Farm
 - (iii) crosses a field south of The Whittern Farm.

It is suggested that the boundary here be re-aligned to follow recognisable boundaries without any significant loss to the conservation area.

- On the north side of the village a small part of a housing development encroaches the conservation area. This development post-dates the designation of the conservation area in 1987. It is suggested that consideration be given to re-aligning the boundary to exclude this small area of modern housing, which is not in character with the conservation area. At this time, consideration should be given to including in the conservation area the Victorian coach house of the Old Vicarage.
- In the northern part of the conservation area is the hamlet of Almeley Wootton, a shrunken medieval settlement. It is suggested that consideration be given to re-aligning the boundary of the conservation area to include Green Common, and The Green house and water pump.
- The boundary in the vicinity of the Bell Public House was defined before the houses at Bells Orchard were built. There is some confusion over the actual alignment of the boundary at this point. The opportunity should be taken to clarify the boundary in the vicinity of Bells Orchard, to include the Bells Public House and all its curtilage, and to follow a realistic and rational boundary that is visible on the ground.

Buildings at Risk

- Summer House (Grade II Listed), Almeley Wootton: This building appears structurally sound as in fair condition but shows some signs of a lack of general maintenance, including paintwork, some slipped tiles, the stack on the north-east side tilts slightly, some re-pointing required. The building may be unoccupied. How might the future of this building be assured?

Parking

Two public buildings are located on the south side of Spearmarsh Common, Almeley Primary School and the village hall. Both are likely to attract large numbers of vehicles as a result of parents picking up their children and people attending functions. It is suggested that consideration be given to providing additional or alternative parking facilities that do not detract from the character of the area.

Sources

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Herefordshire Council – Herefordshire Unitary Development Plan
Department of the Environment/Department of National Heritage – Planning Policy Guidance Note 15: Planning and the Historic Environment (1994).
English Heritage/Planning Advisory Service – Guidance on Conservation Area Appraisals (Draft 2006)

Maps

British Geological Survey (2004) Hay-on-Wye, England and Wales Sheet 197, Bedrock and Superficial Deposits. 1:50 000. - *British Geological Survey*.

Ordnance Survey (1999) Explorer 201, Knighton and Presteigne, Kington and Hay-on-Wye. - *Ordnance Survey*.

Ordnance Survey (18) 1st Edition, Sheet. - *Ordnance Survey*.

Soil Survey of England and Wales (1987) Soils of England and Wales. Sheet 3, Midland and Western England. - *Ordnance Survey*.

Almeley Parish Tithe Map, 1840.

Appendix 1: List of Heritage Assets

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (approximately two percent of all listed buildings).

- Church of St Mary, Almeley

Grade II*: Particularly important buildings of more than special interest (approximately four percent of all listed buildings).

- Almeley Manor, Almeley
- Friends' Meeting House, Almeley Wootton

Grade II: Buildings of Special Interest

- Churchyard Cross, Almeley
- Almeley House, Almeley
- Pump 20 yards east-south-east of Almeley House
- Barn attached to north side of Bridge Farmhouse, Almeley
- Castle Frome, Almeley
- Pump 3 yards north of Castle Frome
- Church House Barn, Almeley
- The Malthouse, Almeley Wootton
- Summer Wootton, Almeley Wootton
- Barn 10 yards west of Summer House

Scheduled Monuments

- Oldcastle Twt
- Almeley Castle

Herefordshire Sites and Monuments Record

- Churchyard Cross, Almeley
- Manor House, Almeley
- Almeley Castle
- Oldcastle Twt, The Batch
- Vaynor House, Almeley
- Castle Frome, Almeley
- Summer House, Almeley Wootton
- Fishponds, Almeley Castle
- St Mary's Church, Almeley
- Neolithic Axe (find), Almeley
- Romano-British Pottery (find), Almeley
- Post-medieval House, Almeley
- Shrunken Village, Almeley
- Mill (site), Almeley

- Church House, Almeley
- Almeley Station, Almeley
- The Vicarage, Almeley
- Primitive Methodist Chapel, Almeley Wootton
- Friends' Meeting House, Almeley Wootton
- Brick Kilns, The Batch
- Mill Leat, Almeley
- The Malthouse, Almeley Wootton

DEVELOPMENT BRIEF FOR WHITECROSS HIGH SCHOOL, HEREFORD

Report By: Forward Planning Manager

1. Wards Affected

Three Elms

2. Purpose

- 2.1 To consider and agree the development brief for the Whitecross High School site in Hereford, as amended, for adoption as a Supplementary Planning Document. The brief has been amended following an extensive consultation exercise, including two public meetings. Whitecross High School is proposed for redevelopment in Policy H2 of the Revised Deposit Draft Unitary Development Plan (UDP).

3. Background

- 3.1 Planning Committee will be aware that Whitecross School is being relocated to a new site at Three Elms Road, Hereford – to be completed in June 2006. Members will also recall a report to them on the 30th September 2005 regarding the current school site, requesting the brief be agreed for public consultation purposes.
- 3.2 The six-week consultation period took place between 27 October and 8 December 2005 when all relevant statutory bodies and local residents were invited to make comment. A total of 19 responses were received.
- 3.3 In addition, a public meeting was held at the existing school on the 21 November 2005, at which the proposals for the site were highlighted. Approximately 50 people attended that meeting. Many concerns were raised regarding the proposals and these as well as the responses to the written consultation, are summarised in Appendix 1. From this summary it can be seen that whilst there was some support for new housing and an educational establishment at the site, there was also considerable concern at the traffic implications of the proposals on the local environment of Baggallay Street.
- 3.4 Prior to the meeting, the traffic aspects of the proposals had already been addressed by your officers with the commissioning of a Scoping Transport Assessment. Consultants were asked to consider the traffic implications of five different options at the site. These options were: -
- 60 dwellings (of which 21 affordable housing)
 - 60 dwellings plus 420 pupil primary school
 - 60 dwellings plus 630 pupil primary school
 - 60 dwellings plus 50 place special school

- 60 dwellings plus a children's centre
- 3.5 The Scoping Transport Assessment concluded that, in principle, all five options could be accommodated at the site using Baggallay Street as the sole access into the site. This was based on an assessment of the different levels of trip generation of the five options and any impact of additional traffic on waiting times at the Baggallay St/Whitecross Rd junction. However, the assessment revealed that the 60 dwellings plus 630-pupil primary school option would result in significantly greater trip generation at the site than the existing situation. It is considered that this greater level of traffic generation would result in an unacceptable increase in noise and disturbance to the residents of Baggallay St and adversely detracts from the character of the area. For these reasons and because of the restricted area that a new educational facility could occupy at the site without encroaching further on existing open space, it is considered appropriate to limit the scale of development proposed in the brief to 60 dwellings plus a **maximum** of a 420-pupil primary school. The Scoping Transport Assessment is available as a Background Paper.
- 3.6 Unfortunately, the results of the Scoping Transport Assessment were not available at the time of the November public meeting. It was therefore agreed that officers would hold a further meeting, in January, to feedback the results of the Transport Assessment.
- 3.7 This second meeting was held at the school on the 26 January 2006. Approximately 18 members of the public attended. The results of the initial public consultation exercise were fed back. Suggested amendments to the brief following the first consultation and the results of the Scoping Transport Assessment were also explained. Comments from this meeting were noted and added to the preceding comments received. All the comments received as a result of the public consultation exercise, as well as your Officer's responses to them and recommendations for changes to the brief are summarised in Appendix 2.
- 4.0 **Main changes**
- 4.1 No major changes to the main thrust of the brief are recommended as a result of the public consultation exercises. There are, however, limited-wording changes suggested for clarification as well as expanding on extra information required of any developer. In summary, these include references to:
- Scoping Transport Assessment carried out and clarification that, in principle, a maximum of a 420 pupil school could be accommodated at the site in addition to the proposed housing;
 - Consideration of any possible alternative or additional vehicular access to the site;
 - Shared pedestrian/cycle spaces and requirement to improve Yazor Brook path;
 - Safer Routes to School, drop-off and pick-up areas, traffic calming;
 - Access for all;
 - Need for changing facilities (integral with any new educational provision) for public use of playing fields;
 - Temporary access via Harrow Rd for construction/demolition traffic;
 - Requirement for Draft Heads of Terms for S106 agreements to be submitted with any application; and

- Requirement for Statement of Community Involvement to be submitted with any application.
- 4.2 In addition, the Sustainability Appraisal (Appendix 2 of the brief) has been redrafted to incorporate the Revised Deposit UDP Sustainability Criteria.
- 4.3 It is considered that the brief, as amended, fully describes Herefordshire Council's vision for a sustainable redevelopment of the current Whitecross School site for housing, new educational provision and open space and will help prospective developers achieve a high quality development and maximise the site's contribution to the local area.

5. Process

- 5.1 All the comments received as a result of the extensive consultation on this development brief have been taken into account in the preparation of the final document, which is reproduced in Appendix 3 (proposed alterations are shown as underlined and marked in the margin).
- 5.2 In accordance with the Town and Country Planning (Local Development)(England) Regulations 2004, the original Statement of Consultation has been updated to include a summary of the representations received as a result of the consultation exercise and how these issues have been addressed in the SPD (Appendix 4). In addition an Adoption Statement has been drafted (Appendix 5) which will be sent out to all those interested parties who have requested notification of adoption. Both the Consultation Statement and the Adoption Statement will be posted on the Council's web site when the brief has been formally agreed.
- 5.3 When agreed by Committee and Cabinet Member, the brief will form the basis of a Supplementary Planning Document (SPD) for the Whitecross School site and will be a weighted, material consideration in the determination of planning applications for its redevelopment.

RECOMMENDATION

THAT the Cabinet Member (Environment) be recommended to approve the development brief for Whitecross High School, as amended, for adoption as a Supplementary Planning Document (SPD).

Background Paper

Revised Deposit Draft Herefordshire Unitary Development Plan (UDP).
Scoping Transport Assessment, Whitecross School, Hereford

Appendix 1

Summary of Comments Received from the Written Consultation and Public Meeting on the Draft Whitecross School Development Brief held on 21 November 2005

- Concern that vehicular access to the proposed site is only from Baggallay St and what implications this has for traffic volumes, noise, pollution, congestion and highway safety – a second vehicular access to the site should be introduced e.g. Harrow Road, Ingestre St, or across Yazor Brook linking to Yazor Rd.
- Percentage of affordable housing should be higher
- Should be no more than 60 houses
- Will there be public toilets at the children's play area including disabled access?
- Concern about access for emergency vehicles
- Need information from Traffic Impact Assessment to comment and this should include possibility of school on site as well as houses
- Tennis courts should be retained in situ for recreational use and not built on
- Plan smacks of opportunity to make money through the UDP
- Unclear how development will facilitate community health
- Should not build on existing orchard
- Site should be used for school or housing, but not both
- Not practical idea to have Lord Scudamore pupils walking to this site to use playing fields
- Lord Scudamore should be relocated at Whitecross with some housing to NW and Scudamore site redeveloped
- New development should not result in further parking in existing streets, ensure sufficient parking provision for new dwellings e.g. 2 spaces per dwelling
- Too much housing proposed
- Existing brick walls to rear of Baggallay St and abutting site should be retained
- Should be residential only parking in Meyrick, Baggallay, Ingestre and Gruneisen Streets.
- One-way system should be introduced to relieve traffic flows
- Yazor Brook is currently a dried up ditch – it should be returned to former flows
- How will Council protect amenities of residential properties?
- Should be new housing for elderly people
- Bike sheds should be removed as are a nuisance
- Could temporary access through Harrow Rd be used for construction traffic?
- Improvements to cycle/pedestrian facilities are needed
- Sewerage system is already overloaded
- Retain NW corner of site as garden land.

Comments from Public Meeting and Individual Letters - Whitecross School - Appendix 2

<i>Contact Name</i>	<i>Organisation/Address</i>	<i>Response to Consultation</i>	<i>Comments from Public</i>	<i>Officer Comments</i>	<i>Recommendation</i>
Ms Sam Chapman	Highways Agency	No objections		Noted	No change
Mr. D. Price	Hereford Access Group		Concerned re access - could another option be considered. Concerned re access for emergency vehicles, number of affordable houses and total housing number. Should be children's toilets for play area.	Scoping TA results show housing plus smaller educational provision acceptable in traffic impact terms. Alternative access to the site currently not considered acceptable or necessary, but may be a future option subject to other planning considerations. Brief altered to suggest opportunity. Access for emergency vehicles is considered acceptable. Number of affordable homes proposed complies with UDP policy H9. Children's toilets are not considered necessary for play area given its small size.	Text changes to pages 4, 6 and 7
Chris Watson	Open Spaces Society	Letter should have been sent to a different person who covers the Whitecross Area		Comments noted and relevant databases amended accordingly	No change

<i>Contact Name</i>	<i>Organisation/Address</i>	<i>Response to Consultation</i>	<i>Comments from Public</i>	<i>Officer Comments</i>	<i>Recommendation</i>
Mark Davies - Planning Liaison	Environment Agency - Upper Severn Area	Parts of the site have flooded historically and may be at risk of future flooding - a flood risk assessment is therefore required. A dry pedestrian access from the properties to land outside of the 1% floodplain is required. A drainage strategy, which details a sustainable drainage approach to surface water management is required. Flood studies on the Widemarsh and Yazor Brook are due out in March 2006. There should be no new buildings within the 1% floodplain or within 7 metres of the Yazor Brook. To prevent pollution, all surface water drainage shall be passed through an oil interceptor.		These issues are considered to be adequately covered in the existing brief.	No change
The Property Manager	National Power Plc	Plant and Equipment not affected		Noted	No change
Francesca Griffith	Herefordshire Nature Trust	Trust welcomes incorporation of wildlife areas to protect SWS and SINC's. New educational provision contradicts RST5 and would have wide implications on road traffic. Recommend a ceiling on the number of houses to stay at 60 be enforced. Would be happy to comment at application stage.		Partial loss of open space considered acceptable given quantity and quality of provision at new school site and dual usage of remaining open space at Whitecross as part of development proposals. Brief refers to approx. 60 dwellings, which is considered adequate and will be restricted by requirements for play area and retention of existing open space.	No change
Martin D. Fellows	Hereford City Council	Reservations about appropriateness of proposed 60 houses as concerned at significant increase in anticipated road traffic pressure on already over-crowded Whitecross Rd.		Scoping TA suggests principle of housing and smaller educational use acceptable in traffic impact terms via Baggallay St.	Text change for clarification, page 4.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Tim Ford	Cycle Hereford	Support general promotion of cycling but Brief needs to be more specific about use and size of shared facilities for pedestrians and cyclists. Should be cycle stands, new routes, upgrading of width of existing Yazor Brook path, clarity on Home Zones, improved cycle entry into Baggallay from Whitecross Road City end.		Comments noted and brief amended accordingly	Text changes to pages 6 and 7.
Mrs. May Gillespie	5 Baggallay Street		Need a TA to comment on. Baggallay St on own is insufficient access, need alternative through Plough Lane.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St.	Text change for clarification, page 4.
Mr. & Mrs. Walker	7 Baggallay Street		Traffic survey should have been done earlier. Concerned that more than 60 houses would be built. Access should not just be through Baggallay St and construction traffic should go through Plough Lane.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Brief amended re construction traffic. Site considered to accommodate approx 60 dwellings and brief and TA have been based on that amount. Proposals for higher densities would have to be assessed on their merits but would need to comply with all other aspects of the requirements of the brief.	Text change for clarification, pages 4, 6 and 9.
Paul Richards	9 Baggallay Street		Support housing/recreation provided no extra traffic. School and housing would create unsustainable levels of traffic. Small school may be acceptable if accessed through Harrow Rd. Sewerage system in Baggallay St inadequate to accommodate new development.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Text revised to refer to sewerage capacity.	Text change to pages 4 and 9.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Mrs. Hutcheson	11 Baggallay Street		Access to new development should not just be from Baggallay St, as would result in too much extra traffic. Not sufficient capacity in sewerage system for new development.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Brief text revised to refer to sewerage	Text change to pages 4 and 9.
Mr. R.K Sidgwick	23 Baggallay Street	Had difficulty accessing website, queried access to the site. Would prefer access to site from Plough Lane. Baggallay St is very narrow and already congested. What is future of on-road parking on Baggallay St? Should TA be done first and would traffic calming measures extend to streets adjoining Baggallay St? Junction at Whitecross Rd is already grid locked.	Would like to see TA when done. Should use Harrow Rd for construction traffic. Please inform of meeting in January. Need to cap quantity of housing and scale of educational facility. At meeting of 26/1, expressed concern re width of Baggallay St at only 5.5m - too narrow for level of proposed development. Suggest one-way system introduced with entrance through BaggallaySt and exit through Harrow Rd.	Hard copy of brief sent out, access to site explained to be via Baggallay St. Scoping TA suggests housing and small educational use acceptable in traffic impact terms via Baggallay St. Spare capacity at junction with Whitecross Rd exists. Full TA would still be required to consider all aspects of traffic management.	Suggest text change for clarification, page 4.
Lady Edwards	Ribwood Hall	Propose a "Care Village" on all or part of the site or a mixed-use scheme.		Proposed brief sets out options for developing site in line with UDP proposal. Whilst a care village scheme may be a possible use of the site, insufficient details have been provided to include such a proposal in the brief at this time.	No change
Mrs. Newton	178 Whitecross Rd		Traffic assessment should look at school and housing. Tennis courts should be retained. Proposal is just money making venture. How will development facilitate community health? From 26/1 meeting - need more feasibility studies of other access points to the development. Tennis courts should stay. Will there be more housing at Bulmers site?	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms. Tennis courts not considered viable to retain, new facilities are provided at new school. Dual use of playing fields will have knock on effects for community health. Any possible development of land at Bulmers is not a consideration for this brief.	Text change to page 4.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Martin Chaddle	15 St James Rd		Consider access from Harrow Rd to alleviate traffic implications. Not realistic to expect children from Lord Scudamore to walk to this site for use of playing fields. Parking for new development should not be expected to happen in existing streets.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms and parking requirements for any development of site will be based on current parking standards, which are considered adequate. Use of playing fields by Lord scudamore is a matter for the Children's Services department and the school governing body.	Text change to page 4.
Richard Brinley	13 Whitehorse St		Marvelous opportunity to solve problems of Lord Scudamore by moving school to Whitecross site. Could still be housing but fewer than planned. Should be access form Plough Lane, less dangerous and polluted than along Whitecross Rd.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. A smaller primary school moving to the site at some point in the future is one option the Children's Services department are considering.	Text change to page 4.
Pc Colin Mears	West Mercia Constabulary		Would like to see Traffic Impact Study.	Scoping TA carried out - is available as a separate document. Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St.	Text change to page 4.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Patricia Fenner	6 Baggallay Street		More constant traffic would result from development. No guarantee that only 60 houses would be built. Need to ensure sufficient capacity in existing sewerage system.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Brief text revised regarding sewerage capacity. Site considered to accommodate approx 60 dwellings and brief and TA based on that amount. Proposals for higher densities would be assessed on their merits but would need to comply with all other requirements of the brief.	Text changes to page 4 and 9.
Robert Walker	8 Baggallay Street		Concerned re more constant and increased traffic levels. Survey should have been done. Concerned that more than 60 houses will be built. Need another access road other than Baggallay St. Need to consider parking for residents and how construction traffic will enter site.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Alternative access to the site not currently considered acceptable or necessary but may be a future option subject to other planning considerations, brief altered to suggest opportunity and provision for construction traffic to enter site via Harrow Rd. Parking requirements for any development of site will be based on current parking standards, which are considered adequate.	Text changes to pages 4, 6 and 9.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Ms Laura McCarthy	10 Baggallay Street	Concerned that scale of proposed development will cause detrimental impact on quality of life re noise, safety, pollution and congestion. Suggest alternative vehicular access at least for some of development.		New development at this site will result in changes to traffic usage at Baggallay, but these are not, according to the Scoping TA, likely to result in detriment to the character of the area or the safety of the road/junction. Alternative vehicular access not a current option, but reference in amended brief to future possibility.	Text change for clarification, pages 4 and
Mr. and Mrs. Popp	20 Baggallay Street		Construction and demolition traffic to use Plough Lane. Inadequate sewerage capacity is an issue in the area. TA needs to assess housing and educational facility. From 2 nd meeting, object to more than 60 dwellings, should be no more than 420 pupils at school and reiterate should be temporary access for demolition and construction traffic.	Suggest amendment to brief to include reference to construction traffic using Plough Land entrance. Text revised to refer to sewerage capacity. Scoping TA suggests principle of housing and small (420 pupil) education use acceptable in traffic impact terms.	Text changes to pages 4 and 9.
Mr. Richards	22 Baggallay Street		Additional access road is necessity if school and housing on site. Need traffic assessment information.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St.	Text change to page 4.
Ms E Farr	24 Baggallay Street		Concerned that wall at rear of property will be retained.	Wall is shown to be retained on development option drawing, would be a matter for detailed planning application stage.	No change

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Mrs. H Nicholas	4 Gruneisen Street	Could proposed development provide parking for residents of Gruneisen St or even access to rear of properties as parking is a problem in the street. Also unclear if enough space for development behind Gruneisen St, if insufficient, can this block be moved?		Brief includes indicative proposals only, other proposals, which could include parking/access for Gruneisen St. residents, would be considered on their merits, but it is not considered necessary to change the brief in this respect. New housing to the rear of Gruneisen would need to be sited so as to prevent any overlooking or loss of privacy for the residents in that street - a matter for detailed planning stage.	No change
Miss P Pitotti	8 Gruneisen Street		Should retain tennis courts for recreational purposes.	Not considered viable to retain - new facilities to be provided at new school	No change
Mr. Houston	12 Gruneisen Street	Development should be for new housing or school, not both. Residential roads around site are narrow and extra traffic would be unacceptable. Development option diagram shows development encroaching into ancient orchard and tennis court resulting in loss of existing sports facilities - courts should be retained for local community. Orchard needs to be protected and properly maintained. Environment of Yazor Brook needs improving. Site could be accessed from Yazor road to north or Plough Lane.	Concerned re traffic implications for streets around and including Baggallay St. Retain tennis court, limit dwellings to 60. Should have school or housing not both.	Scoping TA results show housing plus smaller educational provision acceptable in traffic impact terms via Baggallay St. Orchard is shown to be retained. Tennis courts are not considered a viable option to retain in that location, new ones are provided at new school. Development proposal will result in new wildlife area. Alternative access to the site not currently considered acceptable or necessary, but may be a future option subject to other planning considerations, brief altered to suggest opportunity.	Text change to pages 4 and 6.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Mr. Reed	11 Ingestre Street	Concerned that number of dwellings on site could double when application comes in. Lord Scudamore or Barrs Court special school possibilities should have been mentioned in the Brief. Council should be doing studies for drainage/sewerage and a Traffic Impact Assessment: Baggallay is too narrow, access could be from Harrow Road, car parking in Baggallay St. etc will increase as a result of the development and no car parking is provided for users of the playing fields. Traffic calming should be introduced in all adjoining streets.		Scoping TA suggests housing and smaller educational provision would be acceptable in traffic impact terms via Baggallay St. Considered Brief, as amended, adequately covers issues of density, education provision, sewerage and traffic calming. Separate parking is not considered necessary for the playing fields as this will be provided in conjunction with and on a dual use basis with the educational use.	Text changes to page 4 for clarification.
Angus Smart	14 Ingestre Street		Roads around Baggallay are already congested with on street parking and traffic to the school. Should be no more than 60 houses with 2 parking spaces each.	Scoping TA suggests principle of housing and small primary educational use acceptable in traffic impact terms via Baggallay St. Alternative access to the site is not currently considered necessary or acceptable, but may be a future option subject to other planning considerations, brief altered to suggest opportunity. Parking requirements for any development of site will be based on current parking standards, which are considered adequate.	Text changes to page 4.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Michael Esthop	29 Ingestre Street	Would like to secure ownership of small parcel of orchard land to north western corner of site that is already used as garden. In additional comments of 23/11, it is proposed to extend the area of additional garden to encompass the orchard to the west of the tennis courts on the site in order to protect this area of special wildlife value. Also the tennis courts should not be built on as they are an established recreational facility which should be retained for the community e.g. Whitecross Tennis Club.		Transfer of land ownership is not a matter that can be dealt with as part of preparing this planning brief. However, orchard referred to is shown to be retained as wildlife area for the purposes of the brief. Owner of no. 29 will need to liaise with Property Services - some transfer of land may be possible providing that development option proposals and public wildlife area are not jeopardized. It is not considered viable to retain the tennis courts in this location, new courts are being provided at the new school.	Text change for clarification of building area on page 4.
Mrs. Vivian Scott	1a Meyrick Street		Should be sufficient parking for new development so as not to cause further congestion for existing streets, footpaths should be improved, area lacks play areas and green areas for walking, there are no seats either. The site at Whitecross is ideal for a Junior school. A new access via Whitecross Rd and Plough Lane should be possible.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Alternative access to the site is currently unnecessary but may be a future option subject to other planning considerations, brief altered to suggest opportunity. Parking requirements for any development of site will be based on current parking standards, which are considered adequate. Provision of suitable wildlife area and play area are requirements of the brief.	Text changes to page 4.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Ms J Griffiths	2 Meyrick Street		Should consider additional feeder roads, residential parking, one way systems. What are plans for protecting amenities of nearby residents? Brook should be restored to its former glory.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Alternative access to the site is currently unnecessary but may be a future option subject to other planning considerations, brief altered to suggest opportunity. Impact on amenity is considered in the brief and will be a further consideration at detailed planning application stage. A wildlife area is proposed along the Brook.	Text change to page 4.
Mr. Fincham	3 Meyrick Street		Concerned at density of housing proposed and lack of car parking - will have severe traffic implications for area generally.	Scoping TA suggests principle of housing and small educational use acceptable in traffic impact terms via Baggallay St. Alternative access to the site currently unnecessary but may be a future option subject to other planning considerations, brief altered to suggest opportunity. Parking requirements for any development of site will be based on current parking standards, which are considered adequate.	Text change to page 4.
Revd Brian Chave	The Vicarage	Support broad aims, but share concerns re number of houses and educational provision with resulting increase in traffic. Any new footpath next to the Church should take into account that it is also a vehicular access to the nursery.		Scoping TA suggests principle of housing plus smaller educational establishment acceptable via Baggallay St. Pedestrian/cycle access to site adjoining church is proposed in the brief, details of this will be a matter for full planning application stage.	Text changes to pages 4, 6 and 7.

Contact Name	Organisation/Address	Response to Consultation	Comments from Public	Officer Comments	Recommendation
Mr. Bayley	By e-mail	Has the Council considered using all the land at Whitecross for a replacement Lord Scudamore school, or even Lord Scudamore merged with Trinity Primary rather than changing land use?		Site is earmarked for Housing in the Revised Deposit UDP. Use of part of the site for educational use is proposed in the Brief. A new smaller primary school is one option for this use.	Amend Brief to refer to results of Scoping Transport Assessment and refer to possible educational options (page 4).
Mr. Jim Green	18 Cotterell Street	Could be a suitable site for a new Lord Scudamore School, with new homes on existing Scudamore site.		Site is earmarked for Housing in the Revised Deposit UDP. Use of part of the site for educational use is proposed in the Brief. A new smaller primary school is one option for this use.	Amend Brief to refer to results of Scoping Transport Assessment and refer to possible educational options (page 4).
Mr & Mrs Hitchin	13 Baggallay St		Cycle network around site needs improving. How will Bulmers land be accessed? Sewerage already constrained. Primary school would result in increased parking in Baggallay St. and noise disturbance. Need second access to site. Need Assurance that no more than 60 Dwellings. Tennis courts should stay.	Contributions for improvements to the cycle network form part of brief. Sewerage issue covered in amendments. Scoping TA suggests principle of housing and small primary acceptable in traffic impact terms. Alternative access not currently considered necessary or acceptable, but future potential covered in amendments. It is not considered viable to retain the tennis courts in this location new courts are being provided at the new school. Proposals for higher densities would be assessed on their merits but would need to comply with all other requirements of the brief.	Text changes to pages 4 and 6,7 and 9.

Appendix 3

DEVELOPMENT BRIEF LAND AT WHITECROSS SCHOOL, HEREFORD

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1. Introduction

1.1 Background

This development brief outlines how the existing Whitecross School site at Baggallay Street, Hereford (Figure 1) should be redeveloped for housing, new educational provision and open space. Whitecross School is being relocated to a new site at Three Elms Road, Hereford – to be completed in September 2006. This development brief supports emerging policies in the Revised Deposit Unitary Development Plan (UDP) May 2004. When adopted, the brief will form the basis of a Supplementary Planning Document (SPD) for the Whitecross School site and will be a material consideration in the determination of planning applications for its development. Any enquiries relating to this brief should be directed to:

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1.2 Purpose of the Brief

The brief's main purpose is to describe Herefordshire Council's vision for a sustainable redevelopment of the Whitecross School site and to help prospective developers achieve a high quality development and maximise the site's contribution to the local area. In doing this the brief will:

- Identify development constraints, requirements and obligations - a development framework - before land values are set to ensure certainty and the delivery of a viable scheme;
- Ensure the development is in accordance with local, regional and national planning policies;
- Describe how a high standard of housing design and layout, new educational provision and open space can be achieved through the provision of planning and urban design guidance; and
- Ensure integration with other initiatives and planning applications.

1.3 Site Description and Constraints

The site is located at the northern end of Baggallay Street, within the Whitecross area of Hereford City, 1 km west of the town centre. The site comprises previously developed land (the existing school) plus adjoining playing fields, and is generally of "L" shaped form, with an area of some 4.8 hectares. Vehicular access to the site is from Baggallay Street, which joins Whitecross Road at its southern end. The northwest of the site currently contains flat-roofed educational buildings, which are in a very poor condition and are unlikely to be able to be re-used. Figure 2 details the constraints and opportunities of the site.

The site's northern boundary abuts the Yazor and Widemarsh Brooks, which are identified as sites of special interest in nature conservation terms (SINC) in the UDP. However, the wildlife interest of the Yazor Brook will need assessment since its recent culverting. The northwestern boundary of the site that adjoins the Widemarsh

Brook (SINC) is also part of the Special Wildlife Site beyond and therefore forms an important wildlife corridor.

In addition, there are a number of mature and semi-mature trees growing along the northern boundary of the site adjacent to the Yazor Brook, which contribute to the character of the area as well as biodiversity interests and these should be retained. There is an existing access into the school site from the **shared pedestrian and cyclist's space** along the north side of Yazor Brook and this should form part of any new scheme.

A public sewer runs along Baggallay Street into and across the middle portion of the site. An easement strip of land between 15 and 25m either side of the sewer exists, limiting building works in this area – see Figure 2.

Residential properties adjoin the western boundary of the site; a children's nursery, the statutorily listed Holy Trinity Church and other residential properties bound the southern limit of the site. A public right of way leading from Baggallay Street crosses the site along its southern boundary and links through an alleyway to Plough Lane. The eastern boundary of the site is entirely contained by industrial buildings in adjoining estates. The character of the immediate area around the site is of generally low-height mixed uses, with built and natural conservation interests enhanced by the presence of the adjoining Victorian/Edwardian townscape to the west and the Yazor Brook with open land beyond to the north.

1.4 Sustainability Analysis

The Whitecross area is well served with existing local neighbourhood facilities as well as by public transport including a frequent bus service into the city centre (Route 72). The site adjoins an existing employment area comprising of small and large businesses to the east, off Plough Lane. Figure 3 details the local facilities currently available in the Whitecross area of the City.

Appendix 2 details how the site meets existing requirements regarding accessibility to services and public transport, proximity to employment etc. It also details opportunities for improvements to any redevelopment of the site with sustainability objectives in mind. It reflects the issues raised in Policy S1 (Sustainable Development) of the Herefordshire UDP.

1.5 Planning Policy Context

At national level, the government gives guidance on development through Planning Policy Guidance Notes (PPG) and Statements (PPS). Those relevant to this site are:

- PPS1 – Delivering Sustainable Development
- PPG3 – Housing
- PPG9 – Nature Conservation
- PPG13 – Transport
- PPG15 – Historic Buildings and Conservation areas
- PPG17 – Open Space and Recreation
- PPS23 – Planning and Pollution Control
- PPG24 – Planning and Noise
- PPG25 – Development and Flood Risk

At regional level, Regional Planning Guidance for the West Midlands (RPG) identifies Hereford city as a sub-regional foci in its spatial strategy, where most new development is being encouraged, mainly through urban regeneration projects.

At local level, the current development plan for Hereford comprises the adopted Hereford City Local Plan (November 1996) and the Revised Deposit Unitary Development Plan (UDP) - May 2004. The adopted Plan does not make any specific land-use allocations for this site, but the Revised Deposit UDP does propose a housing, community facilities and open space allocation in Policy H2. The UDP is the main source of reference for planning policies affecting this development site and relevant policies will be referred to throughout this document.

2. Development Requirements

2.1 Land Use

UDP Policy H2 identifies the site as expected to provide a mix and range of housing types with an estimated capacity of 60 dwellings. Of this total a target of 35% (21 dwellings) is to provide for affordable housing to meet local affordable housing needs. The housing element of the scheme should be confined to the area of the existing school buildings and associated hard surfacing in the northwestern part of the site.

Whitecross School is also identified on the Proposals Map, Paragraph 10.5.17 of the Revised Deposit UDP and Policy RST5 to provide for new recreational, amenity and open space uses/facilities as well as under Policy CF5, to provide for new community facilities. The community facility element of the proposal could comprise a new, smaller educational establishment to be located immediately east of the area of the proposed housing – see Figure 4, Development Option. A Scoping Transport Assessment (TA), carried out for the purposes of assessing the principle of the suggested development options in this brief, determined that a proposal for 60 dwellings at this site on its own, would have less of an impact in traffic terms during the morning peak times than the existing 898 - pupil secondary school at the site. The Scoping Transport Assessment also concluded that a maximum of a 420 pupil educational establishment could be satisfactorily accommodated at this site in addition to the proposed 60 houses referred to above, with no adverse impact on the character of the area in terms of excessive traffic generation or waiting times at the junction of Baggallay St and Whitecross Rd. The TA is available as a separate document.

Whilst a new educational facility would involve the loss of some existing open space, this will be compensated for by new publicly-available facilities at the new Whitecross School site at Three Elms Road, the creation of an equipped children's play area on site, and increased public-usage of the remainder of open space facilities to be provided at the site through dual-use management agreements.

It is envisaged that the new educational provision would act as an "extended school". An extended school is one that provides a range of activities and services, often beyond the school day, to help meet the needs of its pupils, their families and the wider community. These can include adult education, study support, ICT facilities and community sports programmes. A contribution from the development of the site will be sought towards this benefit.

2.2 Affordable Housing

UDP Policy H9 sets a target for affordable housing of 35% of total housing provision to be sought through negotiations with developers. Such housing should be provided

as a mix of affordable house types, having regard to local needs, and contribute to a mixed and balanced scheme overall in terms of dwelling size, type, location and affordability. Whilst the provision of affordable housing is outlined within separate supplementary planning guidance (“Provision of Affordable Housing” March 2001 (updated November 2004)), developers will need to discuss this requirement with the Council’s Strategic Housing Services to help ensure that local needs are best met and provided for. Any provision of affordable housing is likely to involve a partnership with a Council preferred Registered Social Landlord (RSL), the selection of the RSL partner should be discussed and agreed at an early stage in accordance with the SPG above.

Early indications for the affordable housing required suggest that, in addition to a mix of house types to help meet a range of general needs, there is a need for 1 or 2 specially adapted homes for households with physical disabilities.

Worsening affordability ratios of house prices against median earnings in Herefordshire in the last 3 years mean that homes provided at a discount from open market values are unlikely to be affordable to the vast majority of local people unless the discount is upwards of 50%. Instead, rented and shared ownership homes will be sought, with a likely balance between them of around 80% and 20% respectively. However, this is dependent upon the proposed entry prices of the shared ownership homes, where, if the entry price is higher than 30% of the current gross median earnings for Herefordshire, as per the SPG above, then only homes for rent will be sought. No grant funding will be available for the provision of affordable housing as per the SPG.

The sustainability of the affordable homes will, in part, be shown by the EcoHomes rating they achieve when meeting the Housing Corporation’s Scheme Development Standards, for which they will require a minimum rating of “Good”.

2.3 Building Layout and Form

A comprehensive design approach will ensure the full integration of all components of the scheme in a cohesive manner in order to create a sense of place or identity. Policy DR1 of the UDP covers the issue of design generally and more detailed design guidance is provided in the Council’s Design and Development Requirements SPG (July 2004). The following requirements relate to the form and layout of any new development, while general design principles are addressed in Part 3 of this document.

The demolition of the school buildings will create a large open space. In this respect, there are opportunities to structure the internal street layout for the benefit of local residents, cyclists and pedestrians. The new development will also improve the permeability of the local area by creating new pedestrian routes.

It is important that the new structure of the housing and educational establishment layout follows the principle of urban blocks, which is a characteristic feature of this part of Hereford. This requires that all streets should meet with one another where possible (avoiding the creation of cul-de-sacs which deter connections between areas) and that development should provide a continuous built edge to those streets. Dwellings should back on to each other with rear gardens safely enclosed within the urban block. This improves security for properties but also ensures that new development provides overlooking and passive surveillance on to the street. Block design should also seek to minimise the overlooking of existing properties. The new educational building should front onto new housing with access to rear parking along the eastern boundary of the site.

It is essential that new development should harmonise with existing housing adjoining the site. The choice of building material should also complement the locality and build on local distinctiveness to be found in the Victorian/Edwardian properties to the west. Buildings should create a sense of architectural quality and urbanity along the frontages by parallel alignment, respect of building lines, massing and rhythm.

The design of buildings should therefore display a modern, high quality architectural style in order to create a contemporary environment, but one that draws elements from and harmonises with its surroundings. Landmark buildings should be located in prominent locations, at the junctions of roads or to terminate vistas. Strong built edges should be provided. A range of two storey developments is expected although a limited number of three storey dwellings would be permissible particularly along prominent frontages or at the termination of a vista.

Roofs are also an important visual element, which should be pitched and incorporate features to create visual interest. The Development Option plan in Figure 4 is one possible way that an appropriate layout could be achieved. Design options that build upon and improve this layout, or offer appropriate alternatives are encouraged.

2.4 Access/Movement

Vehicular access to the site will be directly off Baggallay Street, to the standards and requirements of the Council as highways authority. Alternative access possibilities to the housing and playing field areas, which include a road to the site from the north and/or via Harrow Road/Plough Lane to the east, have not been considered as part of this brief because of lack of certainty and likelihood in the case of the northern option and current heavy traffic in respect of Plough Lane and its junction with Whitecross Road in respect of the eastern option. This may need to be reviewed in the light of the proposals which may be made for adjacent land following the UDP Inquiry Inspector's recommendation that land to the north should be allocated for housing purposes in a development plan document.

A shared pedestrian and cyclist's crossing point will be required to link to the existing shared pedestrian and cyclist's space on the northern side of the Yazor Brook from the site. This may utilize the existing bridge if possible, but enhancements to the visual appearance of the bridge would be required. Given the potential for increased use generated by the development, applicants will need to consider what improvements are needed in terms of width and overall environment for the upgrading of the existing shared pedestrian and cyclist's space north of the Yazor Brook adjoining the site.

The existing right of way around the edge of the site linking from Baggallay St to Plough Lane should be retained with new shared pedestrian and cyclist's space established through the site to the open space north of Yazor Brook and Baggallay Street. That part of the existing right of way linking the site to Plough Lane should be improved as part of the development. There may be scope for a shared pedestrian and cyclist's access to the site from the lane adjoining Holy Trinity Church which links to Whitecross Road and from Harrow road linking to Plough Lane.

Whilst a Scoping Transport Assessment has been carried out which supports the principle of the development options in this brief, applicants may need to submit a full Transport Assessment to establish the likely impact of their proposals on the local highway network and this must include as a minimum the effect of any change in traffic flows on the following junction:

- Baggallay St/Whitecross Road

Improvements to this junction may be required if significant effects are indicated. Given the mixed-use nature of the scheme, a Travel Plan considering issues such as Safer Routes to School will also be required in the interests of furthering sustainable transport objectives.

Depending on the impacts demonstrated by the transport assessment, developers may also need to provide an air quality assessment, as the site is located nearby the Hereford City Air Quality Management Area (AQMA). The location of the AQMA can be viewed on the Council's website <http://www.herefordshire.gov.uk/airquality>.

In addition, any design schemes should consider the incorporation of Home Zones concepts in line with Institute of Highway guidelines. A key reference for this is **Home Zones: a planning and design handbook (2001)**, see also www.homezonenews.org.uk. Unrestricted road lengths should not exceed 60m to support the Home Zone concept. Careful alignment of roads with vertical elements, such as buildings and trees, combined with changes in material and road widths will restrict vehicle speeds within the development. Any Transport Assessment will need to consider the issue of traffic calming and cyclist's safety within and around any proposed development as well as the issue of safe drop off and pick up of children to/from any proposed educational facility.

Policy H15 of the UDP requires off-street parking provision for housing at the site to be restricted to a maximum of 1.5 spaces per dwelling, calculated as an average over the scheme as a whole. The parking requirement for any new educational establishment will be based on total gross floor area. In addition, there should be adequate, secure cycle parking provided throughout the site.

People are very different in their needs and in the way they use the built environment. An "inclusive environment" recognises and accommodates those differences in a way that is universal. To ensure that access is considered at the earliest possible stage in the development process and to ensure that the facilities are integrated in an inclusive manner, applicants will be required to produce an Access Statement with their applications for planning permission. The statement should be more than just a statement that Part M of the Building Regulations and British Standard BS8300 has been complied with. It should explain how the needs of disabled people and everyone else are incorporated into the general design and arrangements of the scheme. Any applicant would also be advised to consider the implications of the Disability Discrimination Act 1995 (DDA) when designing the scheme.

2.5 Open Space Provision

Open space/landscaped areas that are well related to the development will be required as part of an integral layout and design. Standard requirements for the planning and design for open space within new housing developments is provided at Appendix 3. The minimum provision requires a properly equipped and fenced children's/infant's play area – Policy H19 of the UDP. The provision of a new educational facility would incorporate improvements to the existing playing fields, which would be made available for greater public usage. Changing facilities will need to be developed as an integral part of any new school development at this site to enable public use of the playing fields.

2.6 Nature Conservation

Parts of the Yazor and Widemarsh Brooks and land between them are designated as Special Wildlife Sites (SWS) and Sites of Interest for Nature Conservation (SINC) because of their importance to the local community and contribution to a wildlife network necessary to ensure the maintenance of the current range and diversity of flora and fauna as well as the survival of important species. Planning Policy Guidance Note 9 (PPG9 – Paragraph 15) and UDP Policies NC4 and NC5 support the designation of SINC's and SWS's. Given the above designations, any development of this site would require a statement of intent to evaluate habitats and species with an assessment of impacts using The Institute of Ecology and Environmental Management (IEEM) guidelines followed by a comprehensive ecological survey of the site, its environs and a rigorous appraisal of development impacts. A 15m wedge of land along the Yazor Brook should be left undeveloped as a wildlife protection area in order to benefit wildlife, preserve the existing biodiversity corridor and retain the mature trees.

2.7 Landscaping and Boundary Treatments

In terms of existing landscaping at the site, there are a number of important mature and semi-mature trees growing along the northern boundary, adjacent to the Yazor Brook, that must be retained and protected during any development of the site. In addition there are a number of mature trees (including some subject to Tree Preservation Orders) growing on neighbours' land that overhang the boundary of the site that must be protected. Part of a small orchard also exists in the northwestern corner of the site, which should be retained through incorporation into the rear gardens of any redevelopment. A full existing tree/hedgerow survey will be required to accompany any application for development of the site.

In terms of proposed landscaping, the design of the site should address the biodiversity requirements of the wildlife protection area as well as the Public Open Space and internal development layout. This may result in some selective removal of vegetation, tree surgery or bank work as well as additional planting and seeding. New tree/hedgerow planting will be required to enhance existing unattractive boundaries and provide a buffer between incompatible land uses. New post and rail fencing will be required to delineate the existing public right of way around the southern boundary of the site and protect the playing fields.

In terms of hard landscaping, the new design should draw upon elements of the attractive townscape along Baggallay Street e.g. red brick boundary walls and railings, which should continue through the site, but become softer as the brook/wildlife area is approached with the use of more timber features. Landscape furniture should reflect the design of the bridge in order to arrive at a coordinated design. Any proposed lighting should take account of the wildlife requirements – bats for example require unlit corridors of vegetation for foraging.

2.8 Listed Buildings/Archaeology

The site lies in close proximity to Holy Trinity Church and special attention will need to be paid to the setting of that listed building. Policy HBA4 of the UDP, the setting of listed buildings, will apply. There is scope for considerable enhancement of this boundary, which is currently bordered with unattractive high wire fencing.

In order to assess the impact of the development upon archaeology, it will be necessary to undertake a field evaluation (trial trenching), which in turn will allow the Council to assess the importance of any archaeological remains present on the site, and the need for preservation or recording in advance of the development taking place. Policy ARCH1 of the UDP applies.

2.9 Environmental Health

The Whitecross school site is an area that has historically been affected by odours from the Sun Valley rendering plant, which is located about 300m NE of the school. However, odour complaints arising from Sun Valley have reduced over the past few years due to improvements in processing and a new odour abatement plant, making the school site acceptable for housing. However, given the potential for noise issues affecting new housing at this site from the plethora of industrial buildings in the vicinity, any application to develop the site should be accompanied by a detailed noise report addressing the guidance given in PPG24 and the noise assessment criteria for mixed industrial and urban noise, BS4142.

To minimise noise and disturbance to local residents in Baggallay Street from heavy traffic during demolition and construction at the site, a temporary access into the site through Harrow Road may be acceptable and made a condition of any permission.

2.10 Flooding

The northwestern corner of the site abuts a Zone 3 Flood Risk area (Policy DR7 of the UDP applies) and historically the site is known to flood in part. However, recent culverting of the Yazor Brook may have affected this situation. Applicants should refer to the Environment Agency on this issue; a flood risk assessment may be required.

2.11 Sewerage

Herefordshire UDP Para 5.4.15 notes concern from Welsh Water in respect of the capacity of the public sewerage system at this site. Developers will need to clearly demonstrate how their proposals deal with sewerage and waste disposal to the satisfaction of Welsh Water and the Council.

2.12 Planning Obligations

Herefordshire Council will negotiate appropriate planning obligations with the developer that meet the requirements of Circular 05/2005 to ensure that the planning obligations are:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development;
- and
- Reasonable in all other respects.

It is expected that Section 106 and Section 278 agreements for the Whitecross School site will include:

- The provision of an element of affordable housing. The amount sought will be 35% of the total units provided.
- A financial contribution of £1000 per dwelling of 2 or more bedrooms, to provide for educational infrastructure in accordance with Children's Services requirements.
- A landscape scheme for the provision of on-site open space throughout the development, to the standards set out in Appendix 3. This will incorporate an area of active play containing play equipment, to include a toddler's and junior play area. The open space will be adopted by the Council for future maintenance subject to the payment of a one-off commuted sum representing 10 years maintenance of the site.
- Contributions towards the maintenance of any wildlife areas within the site.

- Contributions for sustainable transport measures of £1500 per dwelling towards highway maintenance, public and community transport services and Local Transport Plan integrated transport improvements. (Off site highway works will be at cost).
- The allocation of a minimum of 1% of the construction cost of the development towards the provision of works of art or craft for the benefit of the development and the public in general (Policy DR1 of the UDP).
- Contributions towards infrastructure for community use.
- Potential contribution to off-site drainage improvements.
- Contributions towards upgrading the shared pedestrian/cycle path along the Yazor brook adjoining the development site.

Draft Heads of Terms for any S106 Agreements will be expected to form part of any formal submissions and should incorporate a commitment to completing within government defined timescales.

2.13 Planning Application Requirements

Prospective developers are encouraged to hold early pre-application discussions with the Council. The developer will be responsible for obtaining all necessary planning permissions, Building Regulation Approvals and any other relevant consent. Planning applications should be for full permission.

Planning applications for redevelopment of this site should include the following information as detailed in section 2.1 to 2.10:

Transport Assessment and Travel Plan
 Air Quality Assessment
 Access Statement
 Design Statement (see 3.1 below)
 Noise Assessment
 Tree Survey
 Landscaping and Management Scheme
 Sustainability Appraisal (including approach to sustainable urban drainage)
 Ecological Survey
 Flood Risk Assessment
 Statement of Community Involvement

Significant applications for development will require applicants to have undertaken community involvement at pre-application stage. Applicants will need to:

- Write to local residents, ward members and the Parish or Town Council to inform them of their proposals; and
- Arrange a public meeting or exhibition in the locality at an accessible venue to explain their proposals to the public and to gauge their response; and
- Support their application with their own "Statement of Community Involvement" giving details of the meeting/exhibition and explain how any comments made have been taken into account in the final submission for planning permission.

Applications should be accompanied by coloured plans and illustrative material that is easily understood for the benefit of planners, councillors, residents and amenity groups - three dimensional drawings and architectural models are particularly helpful.

3. DESIGN

3.1 Design Statement

A Design Statement is now a requirement of any planning application where the design of the development proposed needs to be accompanied by a set of design principles – Policy DR1 of the UDP. Its purpose is to illustrate the overall design concept that has been adopted in relation to the application site and its wider context based upon survey and analysis data. It should not just be a descriptive analysis of the proposals however, it should also set out how the designs will satisfy the requirements set out in this brief which are summarised in the following “Design Principles” section.

3.2 Design Principles

In summary, the following principles will need to be addressed within any development proposal:

- Create a land efficient development linking to adjoining uses possibly using Home Zone principles
- Provide a mix of densities and accommodation which reflect the character of the local area and provide for affordable housing
- Set out attractive, active, safe and useable public areas/open space
- Respond to the constraints and opportunities as identified in the site analysis – Figure 2
- Respond to the design advice regarding building layout and form in Section 2.3
- Incorporate soft and hard landscaping in an integrated way which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality
- Mitigate against any adverse effects on the biodiversity and water management of the Yazor Brook from the redevelopment
- Minimise the effects on the site of adjoining non-residential land uses
- Encourage walking and cycling throughout, and into/from, the site
- Integrate with existing infrastructure
- Be easily understood and easy to move through
- Incorporate local distinctiveness
- Use sustainable drainage techniques
- Allow for re-use of materials from existing buildings on site where possible and introduce new materials that are reflective of local distinctiveness
- Introduce new highway infrastructure where deemed necessary
- Incorporate new public art
- New development should be designed with “Secure By Design “ principles in mind
- Address the energy efficiency of new buildings, including energy conservation measures, sustainable energy generation, layout and orientation and
- Incorporate an “inclusive environment” design approach with regards access for all.

3.3 Conclusion

The development of this site offers an opportunity to provide a modern, exciting and vibrant mixed-use development that will:

- Provide greater public access to open space/sports/play facilities
- Facilitate community health and education
- Provide for local needs housing, including affordable housing

- Increase permeability through the site and into the City through access to new pedestrian/cycling routes
- Provide greater access to an area of wildlife interest

APPENDIX 1 - CONTACT LIST**HEREFORDSHIRE COUNCIL****PARKS/COUNTRYSIDE SERVICES**

Ruth Jackson – Principal Leisure and
Countryside Recreation Officer
Tel: 01568 798328

PLANNING SERVICES

Simon Withers – Team Leader —
Development Control
Tel: 01432 260756

Chris Botwright – Forward Planning
Tel: 01432 260133

Jane Patton - Landscape officer
Tel: 01432 260150

Dr Robert Widdicombe - Ecologist
Tel: 01432 260128

Neil Robertson – Conservation Officer
Tel: 01432 261950

STRATEGIC HOUSING SERVICES

Chris Watson - Senior Enabling Officer
Tel: 01432 261975

TRANSPORTATION

Adrian Smith – Area Engineer
Tel: 01432 260978
Susan White – Asst Public Rights of
Way Officer
Tel: 01432 260572

ENVIRONMENTAL HEALTH

Marc Willimont - Senior Environmental
Health Officer
Tel: 01432 261986

ENGINEERING SERVICES

Brian Lee- Drainage Engineer
Tel: 01432 260788

PROPERTY SERVICES

Alison Hext – Estates Section Tel:
01432 261985

EXTERNAL AGENCIES**ENVIRONMENT AGENCY**

Mr Mark Davies
The Environment Agency,
Hafren House,
Welshpool Road,
Shelton,
Shrewsbury.
Tel: 01743 272828

WELSH WATER

Mr Ryan Bowen,
Welsh Water,
Ffynnon Menter,
Phoenix Way,
Enterprise Park,
Llinsamlet,
Swansea
SA7 9HW
Telephone: 01432 357411.

TRANSCO

Mr. A. Read,
Network Assistant,
Transco W. District,
P.O. Box 502,
Malago House,
Bedminster Road,
Bedminster,
Bristol,
BS99 5RS.
Tel: 01199 535444.

NATIONAL POWER

Property Services Manager,
National Power PLC,
Windmill Hill Business Park,
Whitehill Way,
Swindon SN5 6PB.

APPENDIX 2 – SUSTAINABILITY ANALYSIS

SITE SUSTAINABILITY ANALYSIS			
Strategic Criteria	Criteria	Existing situation	Opportunities
Travel, trips and modes	Is the site well served by existing/potential walking and cycling routes to local facilities?	Yes –	Shared pedestrian/cycle space to Yazor Brook and pedestrian access to Plough Lane need upgrading. Introduce new pedestrian access beside Holy Trinity Church.
	Proximity to major employment sites?	Yes – HP Bulmer and Sun Valley within walking distance, other industrial estates adjoining site	Opportunity for improvement to pedestrian/cycle access to Yazor Brook footway as well as improvements to footway linking to Plough Lane.
	Is there a health centre/doctor within 800m?	Yes - Whitecross Rd, Westfaling St	
	Is there a grocery store/post office/recycling facility within 800m?	Yes – Whitecross Roundabout/Sainsbury's	
	Is there a primary school with capacity within 800m?	Yes – Lord Scudamore Primary – but school has shortage of playing fields.	Opportunity for new educational provision on site and dual usage of facilities.
	Is there reasonable road access to the site without exceeding physical or environmental capacity of the network?	Yes – but capacity will be affected by amount and nature of development. Transport Assessment and Travel Plan required.	Possible site for “Home Zones” principles? Traffic calming/reduction of traffic speeds along Baggallay St may be necessary.
Resource efficiency and use (including energy)	Is the site flat or sheltered to maximise solar gain and reduce energy loss?	Flat but not well sheltered.	Opportunity for landscaping buffer along eastern edge of site to screen industrial estate and cut down odour/noise emissions as well as reduce wind speeds.
Land-based environmental assets	Are any Areas of Outstanding Natural Beauty (AONB) or Areas Least Resilient to Change (ALRC) affected?	No	
	What is the character of the surrounding area (use/heights/building lines)? Any assets/focal points/relationships/landmark buildings in design terms worth exploiting?	See Figure 2. Mixed-use area but with strong residential element to west incorporating Victorian/Edwardian villas of 2/3 storey with brick detailing.	To link new development with elements of existing scale, form and design of townscape around Baggallay St.
	Can the site integrate well with adjoining development? (Any overlooking issues/block patterns)	Yes – see Development Option – Figure 4.	

<u>Strategic Criteria</u>	<u>Criteria</u>	<u>Existing situation</u>	<u>Opportunities</u>
	Are there any views into/out of the site worthy of retention?	Yes – view of church to southeast and hills to northwest.	Suggest low height development to retain open character.
	What is the local vernacular architecture (local distinctiveness)?	Baggallay St – patterned red brick villas with some rendering. Casement/sash windows, double gable fronts and slate pitched roofs. Small front gardens and brick walls with railings are a feature.	Opportunity to create contemporary scheme but drawing upon local vernacular influences.
	Can protected wildlife areas and ecological sites or locally valued habitats or species be enhanced or at least be avoided?	SINC/SWS exists to Yazor Brook and area to northwest of site. Eastern part of Yazor Brook has been culverted and removal of SINC designation along this section accepted by Council at UDP Inquiry.	To link north-western corner of site into new open space associated with the redevelopment plus enhancement of Brook environment generally as recreational route/wildlife area.
	Are there any existing trees/hedgerows worthy of preservation?	Yes – see Figure 2 – along boundaries only.	Improved landscaping across whole site required.
	Is the character of any listed buildings safeguarded?	Would need to address issue of setting of Holy Trinity Church.	Opportunity to improve setting of church with new boundary treatments to southern end of site.
	Impact on Conservation Areas?	None in vicinity	
	Are any archaeological sites safeguarded?	To be determined – field evaluation needed.	
	Quality and proximity of open spaces?	Existing private open space associated with school	Opportunity for more public use and better quality of sports pitch/children’s play area provision
	Is there a children’s playground within 800m?	No	Need for children’s play area on site
Resource impacts	Does the proposal utilise previously developed land/reuse of existing buildings?	Yes – but buildings are in too poor a condition to be re-used (concrete cancer).	Some loss of private playing fields for educational provision but compensated for by on and off-site provision with dual-use arrangements.

<u>Strategic Criteria</u>	<u>Criteria</u>	<u>Existing situation</u>	<u>Opportunities</u>
	Does the site avoid best and most versatile agricultural land?	Yes	
	Is contaminated land avoided?	To be determined.	
	Are there any "bad" neighbours?	Sun Valley Rendering Plant – noise and odour emissions. Noise assessment required.	Could affect arrangement of uses – need for soft landscaping treatments to diffuse emissions.
Community needs	Can the site provide for local housing need?	Yes – 35% affordable	
	Could the site provide for or protect educational, health or other local services for all sections of the community?	Yes	Opportunity for community use of playing fields. Need to consider whether any other community uses are required in the area – new school site is providing comprehensive list of new community facilities including sports hall and multi-gym, etc. Site could provide for new extended services educational provision.
	Any areas susceptible to flooding?	Site known to flood historically – check with UDP Policy DR7 and the Environment Agency. FRA required.	
Settlements	Is there spare capacity in the water supply/surface and foul water drainage system?	To be determined.	

APPENDIX 3 - STANDARD REQUIREMENTS FOR OPEN SPACE IN NEW HOUSING DEVELOPMENTS

All public open space located within a new housing development should be in accordance with UDP Policy RST5 and be an integral part of the development. They should be:

- Functional, Usable and Accessible
- Spaces should ideally be of “village green” size and not small areas dotted around, e.g. SLOAP areas - (Space Left Over After Planning).
- It should be located, so as to form an integral feature of the housing development and should not be in a “back-land” situation
- For example, on larger residential development sites or sites in sensitive locations, landscaping may be provided to act as a buffer or screen. These landscape areas could also be suitable for informal recreational uses.

LOCATION:

- Consideration should be given to existing open spaces and networks and in particular for links to be established where appropriate
- The siting of public open spaces on new developments should ensure no damage will be caused to properties by the legitimate use of the open space

MAINTENANCE:

- Design and layout of open spaces should ensure maintenance machinery access and use is considered
- No “steep” grass banks to hinder mowing machinery
- Small sites are often “underused or unusable” and difficult and expensive to maintain

LANDSCAPING/PLANTING:

- Planning conditions will include for a landscaping scheme to be approved by the Council, which should provide details of planting trees, shrubs, grass seed etc. for open space areas.
- Public Open Space will be sown with grass seed mixture suitable for site-use and landscaping (trees and shrubs) will be in accordance with the location and site conditions.
- Public Open Space should have adequate perimeter protection to prevent the unauthorised entry of vehicles on to the area and to ensure the safety of uses of the area to any adjacent roadway
- Public Open Spaces may need to have litterbins and/or seats provided for users of the area.

- Public Open Space may require pathways to be constructed to facilitate access/use of the areas.

ADOPTION/COMMUTED SUMS:

- The acquisition of new public open space areas will engage the Council in increased revenue maintenance funding in future years.
- Any open space within a development intended/agreed for Adoption by the Council will require the developer to pay a Commuted Sum to cover the maintenance costs for 10 years.
- Whilst “left over” areas of amenity areas will not form part of the open space provision, they will be eligible for adoption and future maintenance under the Council’s separate scheme for adoption.

CALCULATING COMMUTED SUMS:

For improvement or provision of Public Open Space, the calculation of the commuted sum is based on actual costs of cutting and maintaining play areas over a 10-year period, together with any remedial works necessary before the adoption of the open space by the Council. The cost is based on year one prices multiplied by 10 and does not account for any element of inflation during that period. The commuted sum calculation also includes for the cost of maintenance of horticultural features, hedges, grassland areas, trees, fences, gates and footpaths in addition to play area costs.

**HEREFORDSHIRE COUNCIL PARKS AND COUNTRYSIDE AND LEISURE
DEVELOPMENT SERVICE**

TARIFF FOR CALCULATION OF COMMUTED SUMS 2005

Grounds Maintenance figures to increase by 3% p.a.		
Fortnightly Grass Cut and Drop – April to September	£18.51 per 100 m ²	X 10 years
Weekly Grass Cut and Drop – April to September	£34.37 per 100 m ²	X 10 years
Bank Cut – May and September	£6.62 per 100 m ²	X 10 years
Hay Cut – August	£3.71 per 100 m ²	X 10 years
Trees, Whips	£0.66/No	X 10 years
Trees, Heavy Standard	£7.93/No	X 10 years
Trees planted less than 5 years	£2.66/No	X 10 years
Trees planted over 5 years	£1.34/No	X 10 years
Trees, Mature	£6.64 per tree	X 10 years
Trees, Heavy Standard – Supply and Replacement of dead tree (incl planting)	£79.26 per tree	
Formal Shrub Bed	£2.32 per m ²	X 10 years
Informal Shrub Beds	£0.67 per m ²	X 10 years
Flower Beds	£10.92 per m ²	X 10 years
Rose Beds	£4.64 per m ²	X 10 years
Hedges, including Laying once within 10 years	£2.73 per linear metre	X 10 years
Fencing, Metal	£0.31 per metre	X 10 years
Fencing, Wood	£1.08 per metre	X 10 years
Play Area figures to increase by 5% p.a. in line with average increases from Suppliers		
Play Area Maintenance Based per £5,000 (or part) combined value of play equipment, safety surfacing and fencing	£136.50	X 10 years
Play Area Inspections Weekly inspections plus annual independent inspection (3% increase)	£391.40 per site	X 10 years
Play Area Re-surfacing (Wet pour or Tiles)	£87.68 per m ²	Once
Play Area Loose Fill Annual Top Up	£13.65 per m ²	X 10 years

NB: In view of current legislation regarding Disabled Access to playgrounds loose fill safety surfacing will not be acceptable for any sites that the Council may adopt in the future.

Appendix 4

Final Statement of Consultation

Development Brief - Whitecross High School, Hereford

Supplementary Planning Document (SPD) - March 2006

Background

The Planning and Compulsory Purchase Act 2004 sets out the requirements of a Local Development Framework as part of the new planning system. This enables Supplementary Planning Documents (SPD) to be prepared to further planning policy. This SPD outlines in more detail, through a development brief, the planning requirements for the redevelopment of the Whitecross High School site in Baggallay St, Hereford.

Regulation 17 of the Town and Country Planning (Local Development)(England) Regulations 2004 relates to public participation and states that the Local Planning Authority should prepare a consultation statement when preparing planning policy. The requirement is for the consultation statement to set out the standards to be achieved by Herefordshire Council in involving the community in the preparation, alteration and continuing review of planning policy.

This statement shows how and when the community were involved in the preparation and adoption of the brief.

It sets out:

- consultation undertaken in preparing the draft
- public participation undertaken
- who was consulted
- the forms of consultation and where and how the consultation took place; and
- a summary of the main issues raised and how they have been addressed in the final SPD.

Consultation undertaken in preparing the Draft SPD

Extensive public consultation was carried out during the preparation of the Herefordshire Revised Deposit Unitary Development Plan (UDP), which highlighted the Whitecross High School site as a proposal site for redevelopment (Policy H2). Whilst there were objections to this proposal at the draft Plan stage, these were not considered to fundamentally affect the principle of developing this brownfield site for housing, community facilities and open space.

Internal consultations between departments of the Council regarding affordable housing, open space and education provision, issues around environmental health, impact on biodiversity and nature conservation as well as impact on the highway network have taken place and were considered in preparation of the draft version

SPD. Sport England was also consulted in the preparation of the draft version and offered no objection in principle.

Public consultation undertaken

In order for Herefordshire Council to adopt the development brief as a supplementary planning document, it had to be subject to a formal six-week public consultation process that enabled all interested parties, including statutory organisations, private developers and the public, to make comments on the proposals.

The six-week formal consultation process on the draft development brief took place between **Thursday 27 October 2005 and Thursday 8 December 2005**.

In addition, two public meetings were held at the school, one on the 21 November 2005 and a second on the 26 January 2006. The initial public meeting was held to outline the key objectives and proposals of the brief and was attended by approximately 50 members of the public. The second meeting was held to present the findings of a Scoping Transport Assessment that had been carried out in response to concerns about the traffic impact of the proposals. Approximately 18 members of the public attended the second meeting.

Who was consulted?

The Council sought to provide opportunities to comment for everyone who lives near, works near or who otherwise has an interest in the current Whitecross High School site.

In addition to the statutory consultees identified in relevant planning legislations and guidance, other key stakeholders, community groups and interest groups that have an interest in the school site were identified by the Council to ensure that the consultation was as inclusive as possible. All are identified in Appendix 1. All those who were written to as part of the original consultation i.e. the entire list in Appendix 1, were invited to the first public meeting in November 2005. A Public Notice was issued in the local Press. Only those who responded to either the written consultation or who attended the first public meeting were invited to attend the second public meeting in January 2006 through additional correspondence.

The public consultation process

The public were invited (through advertisement (see Appendix 2), press release and direct mailing) to comment on the draft brief by submitting written representations to the Council before the closure of the formal consultation period. Copies of the draft brief and the original consultation statement were made available for the public to view in key public buildings within Hereford. These locations were:

Herefordshire Council
Town Hall,
St Owens St,
Hereford
HR1 2PG

Hereford Library
Broad Street,
Hereford. HR4 9AU
Tel : 01432 383600

Herefordshire Council
Blueschool House,
Blueschool Street
Hereford
HR1 2ZB

Notice of both public meetings was made on the Council’s website and all the documents referred to in consultation letters were also made available via the Internet on the Council’s web site: www.herefordshire.gov.uk. Printed copies of the documents were also made available on request.

Herefordshire Council recorded comments received from the Public Meetings and any written representations received before the 9 February 2006 and acknowledged receipt of them, where possible, within 10 days.

Main issues arising as a result of the consultation exercise and how the issues have been addressed in the SPD

Following the closure of the consultation period, all written responses were summarised and recorded in a single document. A statement listing a summary of the representations received and how the issues have been addressed in the SPD is contained in the table below.

Comment received	How addressed in the SPD
Vehicular access to the proposed site is only from Baggallay St, a narrow (5.5m) road, and proposal will result in increased traffic volumes, noise, pollution, congestion and issues of highway safety.	New reference made to Scoping Transport Assessment carried out in Section 2.1, which accepts principle of housing plus maximum of 420-pupil school development using Baggallay St as only vehicular access. Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.
Second vehicular access to the site should be introduced e.g. Harrow Road, by Church, or across Yazor Brook linking to Yazor Rd.	Reference made to this issue in Section 2.4
Percentage of affordable housing should be higher	Percentage required in Section 2.2 of 35% accords with Policy H9 of UDP.
Should be no more than 60 houses	Considered restriction of site area to that shown in UDP Policy H2 plus need for play area and wildlife area, will restrict housing capacity on site. Sufficient reference to housing density in Section 2.1.
Should be public toilets at the children’s play area including disabled access	New reference made to requirement for changing facilities associated with dual use of playing fields in section 2.5 and additional paragraph referring to general accessibility issues in Section 2.4. Requirement for Access Statement now referred to in Section 2.13. Public toilets at children’s play area not considered necessary for this scale of development.
Concerned about access for emergency vehicles	This issue would be addressed at the full planning application stage for any development of this site and is addressed through reference to the need for a full Transport Assessment in Section 2.4.

Comment received	How addressed in the SPD
Need information from Traffic Impact Assessment to comment properly plus Traffic Impact assessment should include possibility of school on site as well as houses	New reference made to Scoping Transport Assessment carried out in Section 2.1, which accepts principle of housing plus maximum of 420-pupil school development using Baggallay St as only vehicular access. Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.
Tennis courts should be retained in situ for recreational use and not built on	UDP allocated this part of the site for housing, new school facility has tennis court provision and this brief is promoting dual use of playing fields for increased public usage in Section 2.5. Reference to site area clarified in Section 2.1.
Plan smacks of opportunity to make money through the UDP	As part landowner, the Council will utilise the monies raised through the sale of part of the site for housing towards the cost of the new school at Three Elms, as well as for other educational provision. The purpose of the brief is covered in Section 1.2.
Unclear how development will facilitate community health	The brief is promoting dual use of playing fields for increased public usage in Section 2.5, which will have knock on effects for community health.
Should not build on existing orchard	Issue covered in Section 2.7
Site should be used for school or housing, but not both	Issue addressed in Section 2.1 and reference to Scoping Transport Assessment in 2.4.
Not practical idea to have Lord Scudamore pupils walking to this site to use playing fields	The playing fields are being retained for school and public use – issue covered in Section 2.5. Use of playing fields is a matter for Children's Services.
Lord Scudamore should be relocated at Whitecross with some housing to NW and Scudamore site redeveloped	Brief promotes educational use in Section 2.1. Brief refers to the existing Whitecross school grounds only.
New development should not result in further parking in existing streets, ensure sufficient parking provision for new dwellings e.g. 2 spaces per dwelling	Parking issue is covered in Section 2.4 and proposes 1.5 spaces per dwelling averaged across the site in accordance with national and local standards.
Too much housing proposed	Housing referred to in Section 2.1 is in accordance with UDP Policy H2.
Existing brick walls to rear of Baggallay St and abutting site should be retained	This issue would be a matter for detailed planning application stage. Boundary issues are referred to in section 2.7.
Should be residential only parking in Meyrick, Baggallay, Ingestre and Gruneisen Streets	Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.

Comment received	How addressed in the SPD
One-way system should be introduced to relieve traffic flows.	Additional references made in Section 2.4 to traffic calming, drop off/pick up area, cycle safety – all linked to requirement for full Transport Assessment at application stage.
Yazor Brook is currently a dried up ditch – it should be returned to former flows	New wildlife area referred to in Section 2.6 will have knock on benefits for wildlife of Brook itself.
How will Council protect amenities of residential properties?	Principle referred to in Section 2.3, but will be a matter for detailed planning application stage.
Should be new housing for elderly people	Mixed housing proposed in Section 2.1.
Bike sheds should be removed as are a nuisance	Bike sheds are omitted in Figure 4 – but will be matter for detailed planning application stage in reference to cycle parking in Section 2.4.
Could temporary access through Harrow Rd be used for construction traffic?	Reference made to this possibility in Section 2.9.
Improvements to cycle/pedestrian facilities are needed	References made in Section 2.4 and 2.12.
Sewerage system is already overloaded	Issue is now covered in Section 2.11
Retain NW corner of site as garden land.	Issue is covered in Section 2.7, but land ownership issues are not a matter for this brief.

Appendix 1**List of Consultees**

Organisation
Local Members for Three Elms and Central wards
Advantage West Midlands
Highways Agency
Herefordshire Health Authority
West Mercia Constabulary
Hereford and Worcester Chamber of Commerce
Hereford Access For All
Hereford Access Group & Pedestrian Forum
Hereford City Centre Forum/HIA
Open Spaces Society
Age Concern
English Nature
Environment Agency - Upper Severn Area
Sport England
Paul Keetch – Member of Parliament
Government Office for the West Midlands
National Grid Plc
Welsh Water
National Power Plc
Nuclear Electric Plc
Community Council of Hereford and Worcester
Friends of the Earth (Herefordshire)
Herefordshire Nature Trust
British Telecom
Church Commissioners
Commission for Racial Equality
English Heritage
Equal Opportunities Commission
Health and Safety Executive
Midland Red First
Transport 2000 (Hereford and Worcester)
Hereford Civic Trust
Hereford City Cycle Forum
Sustrans
Ramblers Association
Herefordshire Wildlife Trust
House Builders Federation (South West)
RSPB
Herefordshire Sports Council
Hereford and Worcester Fire Brigade

Organisation
Hereford City Council
The Bulmer Foundation
Herefordshire Cycle Forum
Hereford Diocese
Herefordshire Youth Consortium
Hereford & Worcester Ambulance Service
NPFA
Sun Valley Foods Ltd
St Nicholas Community Association
Whitecross Nursery School
Holy Trinity Church
The Vicarage, Holy Trinity
BCD Joinery, Plough Lane
Mercia Mobile Towing Services, Plough Lane
Tudor Outdoor Buildings, Plough Lane
Lovell Construction, Plough Lane
Lord Scudamore School
Whitecross High School
Adjoining Occupiers of Baggallay Street, Gruneisen St, Ingestre Street, Whitecross Road and Meyrick St, Trinity Court, Bricknell Close

Appendix 2

Town and Country Planning (Local Development (England)) Regulations 2004

Interim Supplementary Planning Document (SPD)
Draft Development Brief - Land at Whitecross School, Hereford

Public Consultation Exercise – 27 October to 8 December 2005

Notice is hereby given that a 6-week public consultation exercise will be taking place from the **27 October 2005 to 8 December 2005** on the contents of a Draft Development Brief affecting **Land at Whitecross High School, Baggallay St, Hereford**. The draft brief outlines how the existing school site could be redeveloped for **housing, new educational provision and open space**.

The draft brief and associated consultation statement can be viewed on the Council's web-site at www.herefordshire.gov.uk or at the Town Hall, St Owen's Street or Blueschool House, Blueschool Street between the hours of 9a.m and 5p.m (Mon-Fri). Copies of both documents have also been placed at Hereford Library, Broad St, which is open at varying times between Tuesdays and Saturdays (Tel: 01432 383600). Copies of the documents can also be obtained on request.

If you have any comments to make on the development brief, please can you make them in writing to Chris Botwright at the address below **before 5p.m on the 8 December 2005**. All comments received will be acknowledged and reported to a future Planning Committee, but please specify if you would like to be notified of the date of adoption of the brief.

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Appendix 5

Development Brief for Whitecross High School, Hereford Supplementary Planning Document

Adoption Statement

In accordance with Regulation 19 of the Town & Country Planning (Local Development) (England) Regulations 2004 notice is given that on xxxxxx Herefordshire Council formally adopted its Whitecross High School, Hereford development brief as Supplementary Planning Guidance (SPD). The brief sets out the Council's vision for the redevelopment of the site and will be a material consideration in the assessment of planning applications affecting its development.

Copies of the SPD, Final Consultation Statement and all supporting documents are available for public inspection at the following places (please check for opening times):

Herefordshire Council
Town Hall,
St Owens St,
Hereford
HR1 2PG

Herefordshire Council
Blueschool House,
Blueschool Street
Hereford
HR1 2ZB

Hereford Library
Broad Street,
Hereford. HR4 9AU
Tel : 01432 383600

Copies of the document and the supporting documents can also be viewed on the Council's website (www.herefordshire.gov.uk). Copies of the document can be downloaded from the website or purchased from the Forward Planning Section, Hereford Town Hall Annexe.

Any person who feels aggrieved by the Council's decision to adopt the Whitecross High School Development Brief SPD may make an application to the High Court for permission to apply for judicial review of the decision to adopt the Supplementary Planning Document.

Any such application to the High Court must be made promptly and in any event within three months of the date of adoption specified above.

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KINGS CAPLE PARISH PLAN

Report By: Forward Planning Manager

Wards Affected

Old Gore

Purpose

To consider the Kings Caple Parish Plan for adoption as further planning guidance to the emerging Herefordshire Unitary Development Plan (UDP).

Background

The Government's White Paper 'Our Countryside, the Future' (2000) proposed that all rural communities should develop 'Town, Village and Parish Plans' to identify key facilities and services, to set out the problems that need to be tackled and to demonstrate how distinctive character and features could be preserved. Parish Plans form one of the four initiatives of the Vital Village programme. They should address the needs of the entire community and everyone in the parish should have an opportunity to take part in its preparation. Local Planning Authorities are encouraged to adopt the planning components of Parish Plans as supplementary planning guidance.

The Planning and Compulsory Purchase Act 2004 has recently come into force. It introduces a new system of development plans, which at local level will require Local Planning Authorities to replace UDP's (or local plans) with Local Development Frameworks (LDF's). Supplementary Planning Documents (SPD's) will supplement policies and proposals in the LDF's and provide additional guidance to applicants and developers. Herefordshire Council is in the final stages of the production of the UDP. The next step will be to prepare a LDF in accordance with the requirements of the new Act. During this transitional period (UDP to LDF) Parish Plans are to be adopted as further planning guidance to the UDP, since old style supplementary planning guidance (SPG) can no longer be formally adopted. The further planning guidance should, however, be afforded the same weight by both the Herefordshire Council and the Government's planning Inspectors since it will be produced in the same way as former SPG.

Adoption by Herefordshire Council

Parish Plans will not have any statutory powers. They will however be a definitive statement about local character and issues. For a Parish Plan to be adopted as further planning guidance, it must be consistent with planning policy and prepared in wide consultation with the community and interested parties. Only elements of Plans relevant to land use and development can be adopted as further planning guidance.

Adoption will enable the Parish Council and local community to draw the attention of the Local Planning Authority and others to its context whenever it is pertinent to planning decisions within the village/parish. The Parish Plan will be used as a material consideration in the determination of planning applications and be of assistance at their earlier compilation and pre-application stages.

Given the publication of the Revised Deposit Draft UDP, it is now more appropriate to consider, wherever possible, Parish Plans as further planning guidance against the emerging UDP rather than existing local plans, where they are broadly consistent

with the UDP policies and to adopt them as such. The adoption of Parish Plans as further planning guidance, albeit in interim form, will confirm their status in the Council's overall planning policy framework and is in line with Government and Countryside Agency guidance and UDP policy.

This parish plan is the eleventh to be presented to Members for consideration as further planning guidance.

Kings Cagle Parish Plan

The Kings Cagle Parish Plan began in January 2002 and was subject to parish consultation via a Special Parish Plan Day inviting people to nominate topics of importance followed by a questionnaire, which returned 54% of adult questionnaires and 34% of children's questionnaire. An Action Planning Day was also held and this event included feedback on the information gathered and provided the opportunity for any further suggestions. Drafts of this Plan have been to the Council's key contacts for comments to enable a final version which is now placed before Members.

The aim of the document is to identify measures by which the community aim to improve and enhance the quality of the built environment and to provide a mechanism to inform and influence the decisions of statutory bodies about community priorities and local needs.

Key recommendations are included within the Parish Plan on transport and traffic, landscape and environment, housing, planning and heritage, youth and leisure and community services.

Similarly, the planning issues raised within the Parish Plan were affordable housing for young people and a wish to see any new development designed to reflect the character of the local area as outlined in appendix 1. The planning related elements of this Plan are contained on pages 14 to 16 and these are in conformity with the emerging Herefordshire Unitary Development Plan.

RECOMMENDATION

THAT It be recommended to the Cabinet Member (Environment) that the planning elements of the Kings Cagle Parish Plan be adopted as further planning guidance as an expression of local distinctiveness and community participation.

Background paper

Kings Cagle Parish Plan

Kings Cople Parish Plan

Contact Details

03 May 2006

Appendix 4

Contact Name	Telephone	Email	Website
Age Concern	01432 350483		
Arrow Valley Residents Association		notices@avra.uk.com	http://www.avra.uk.com
Campaign for Polytunnel Control			http://www.geocities.com/polytunnelcontrol
Community First	01432 267820		
Fire Brigade: District Safety Officer	01432 274561		
Foot paths liaison officer: Brian Thomas	01600 750639		
Herefordshire Council Conservation Officer:	01432 383026	wbn@herefordshire.gov.uk	http://www.herefordshire.gov.uk/environment/land/2149.asp
Hereford Voluntary Action	01432 343932		
Herefordshire Amphibian & Reptile Team		editor@herefordart.org	http://www.herefordhart.org
Herefordshire Council Main Switchboard	01432 260000	info@herefordshire.gov.uk	http://herefordshire.gov.uk
Herefordshire Council Planning Department	01432 383095	planning_enquiries@herefordshire.gov.uk	http://www.herefordshire.gov.uk/housing/planning/1520.asp
Herefordshire Lifescapes	01432 383026	jallen2@herefordshire.gov.uk	
Herefordshire Nature Trust	01432 356872	herefordwt@cix.co.uk	http://www.wildlifetrust.org.uk/hereford
Kings Cople Parish Council: Tony Davis (Chairman)	07836 689923		
Kings Cople Church: Rev. Kay Garlick	01981 540666		http://www.hereford.anglican.org
Kings Cople Primary School	01432 840267		
LOWVG: Heather Hurley	01432 840649	heather@heatherhurley.wanadoo.co.uk	http://www.wyevalleyhistory.net
Marchers Apple Network			http://www.marcherapple.net
Millenium Corner: Debbie Marrant	01432 840852		
Old School Committee: Sec. Janet Andrews	01432 840223		
Phoenix magazine: Editor Sue Farr	01432 740253		
Rural Media Company	01432 344039		
Twoshare.co.uk	08700 111199		http://www.twoshare.co.uk
UK villages website			http://www.ukvillages.co.uk
Wickton Action Group	01568 797414		
Wormlow Hundred Magazine: Editor	01981 540666		

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

4. Do you think there are any major 'danger-spots' on the roads in Kings Cople?

Yes (63.4%) No (23.7%) No opinion (7.6%)

5. Where are these danger spots and why are they dangerous?

1. Blind bend by bungalow with iron gates and laurel hedges as you come into the village from Hoarwithy. 2. Brow of hill by The Tump - children often play here and they cannot be seen by vehicles coming from Ruxton
All because of unkept hedges and mud from tractor wheels.
All lanes leading to crossroads due to speed
All places where road maintenance is not carried out when they occur. Farm and field entrances should adhere to farm codes to drastically reduce mud. Farmers should be made to clear up at least twice a day
"All roads are too narrow, particularly on bends"
"Around most corners due to horses being rode side by side, also cars not abiding by the highway code or not seeing the markings on the road that have faded away."
At The Clusters junction
At The Clusters T junction
At the crossroads
Below Penalt. It is downhill often muddy and people drive too fast and in the middle of the road.
Bend just before The Clusters - coming from Hoarwithy
Bend near 'Lightfield' and bend just beyond turning to Kings Cople on road towards Fawley
Bends and blind spots also crossroads. Because people drive too fast.
Bends in the lanes because lanes are narrow
Bends in the lanes because lanes are narrow.
Bends on road to Hoarwithy approaching turn to Brockhampton
Bends twist here and Hoarwithy
Between the Clusters and the barn - traffic is just too fast. From the Hoarwithy bridge to Fawley seem to be in need of slowing.
Blind bends around te loop in Kings Cople.
Blind bends on road up from Hoarwithy
Blind bends on the road to Hoarwithy.
Blind corners - onloy a problem with tractors coming the other way.
By the chestnut tree by Castle Bungalow on the Sellack boat road.
By the telephone exchange at the Kings Cople end of the bridge and the bend by the Brockhampton turn - poor visibility and excessive speed.
Clusters; crossroads ay Old School
"Coming from the Hoarwithy Bridge towards Kings Cople, the narrow stretch with corners between the Brockhampton turn and the turn into the village"
"Corner by Ingsbury Cottage - sharp bend, cars go too fast. The road down by the river (by Millditch Cottages) - because tractors tend to hammer along here, very dangerous for walkers and children"
Corner going up past The Clusters up to Penalt - very bad place
Corners by Lightfields and Clusters Road Junction. Inadequate road width and visibility splays
"Cross roads - poor visibility. Junction at Clusters and stretch of road to Brockhampton turn - narrow and poor road surface. From Hoarwithy Bridge to telephone exchange - durface water, speeding and parked cars."
"Crossroads - vegetation blocking view, people driving too fast for conditions or narrow road eg very large lorries/tractors going too fast and taking up whole of road. Clusters corner towards Hoarwithy just narrow."
"Crossroads at village hall, bends approaching village by new bungalow with iron gates."
Crossroads by Old School Hall. Not easy to see if approaching from school or church. Motorists often 'edge out' dangerously. Larger signs and brighter painted road markings would help. Lanes can be dangerous when muddy from tractor wheels - excessive
"Crossroads by old school. T junction exiting village on road from Fawley to Hoarwithy, people living in Kings Cople don't look right."
Crossroads by the Old School
"Crossroads in centre of village, dangerous to pedestrians (especially children) as no pavements and traffic too fast. Left-hand sharp bend (just after left-hand turn to Brockhampton and just before right-hand turn into village) dangerous because blind s"
Entering village from Hoarwithy-How Cople Road - traffic often coming down from Fawley Court is often too fast to anticipate vehicles coming from village
Everywher - roads too narrow for size of tractors and with no play areas children play on the roads.

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

From Aramstowe to the Clusters and beyond. Also approach to school.
"Heavy vehicles trampling down roadside verges, etc.."
In between Aramstone and turning to Ruxton - blind spot at top of hill. Halfway between turning to Ruxton and Bridge road narrows - cars go very fast - lethal for pedestrians
Lanes in general due to speed of traffic
Left hand bend after High House; Bad right corner after the Clusters
"Light Field, corner; Clusters T Junction; hill at Lower Penalt"
Lots of blind corners/bends
Most of the roads around here are dangerous for both drivers and pedestrians. Mainly due to poor road conditions (mud etc/poor hedges etc) and speed and large vehicles being driven at speed.
"No sign, Ingsbury Corner."
Numerous where the roads are narrow and blind corners.
"On the bend app. entrance to house with Laurel hedge, iron gates before you turn right into the village at the clusters Road not wide and often meet tractors. Grain lorries - no where for car to go except into hedge."
On the many bends in the village and because many drivers do not anticipate other traffic or horses or farm vehicles .
On the road from Hoarwithy on the sharp left bend just before the turning to the right towards the main part of the village.
"Outside primary school during term time at relevant times, a.m. and p.m."
"Outside school, no signs for children crossing, heavy farm machinery passing."
Outside the school as children are being dropped off and picked up by parents/school transport
Outside the school from the nursery to the school
Road between Aramstone entrance and Clusters corner - bad bends
Road from Hoarwithy - bend just before second turning to King's Capse
"S bend on entering Kings Capse from Hoarwithy, bed at bottom of hill from the farm. Area to the British Lion. all poor visibility"
"S bends on way up from Hoarwithy Bridge, cross roads in centre of village, unclear markings no ligts, T junction after S bends, people cutting corners."
School approach to Fawley. Brockhampton turn onwards.
Sharp bend by Philip BJ's
"Sharp bend on road to Hoarwithy, just after T crossing coming out of Kings Capse"
"Sharp bends in road adjacent to new bungalow with iron gate, Cross roads at village hall."
Speeds between crossroads and Clusters.
T junction at entrance to Kings Capse from Hoarwithy
"T junction into KC sign not clear, crossroad, general bad bends narrow road."
T Junction into Kings Capse - narrow; and further up road towards Fawley where narrow
"The bend by ""farilight"" between the Clusters and Brockhampton turn. Road above turning into Kings Capse (between the Clusters and The Barn)"
The bends between Kings Capse and the bridge at Hoarwithy
the clusters
The corner near the Clusters to Hoarwithy; The stretch of road between the clusters abd barn cottage; The bends after High House; the loop around Sellack Boat between the crossroads and school- bad visibility - parked cars dip near school; Roads narrow -
"The crossroads - people (drivers) appear to be unable to identify right of way. The bends between The Clusters and the Windsor Road. They are blind bends and vehicles - in particular large farm tractors and trailers and articulated lorries, as well as m"
"The crossroads and Capse Street mainly by the church./ The main reason for danger is the speed that some persons drive, no thought for other road users."
The crossroads by the old school because some people do not even slow down when crossing from Pennoxstene to Poulstone and vice versa/
The lanes are narrow and not suitable for small children on bikes
The road from Aramstore entrance to Clusters corner
The road from Capse Corner to The Clusters
The school. Cars and tractors go too fast down the hill
They are all relatively hazardous.
Traffic (and horses) on the bend between the road to Brockhampton and the road to Kings Capse from the Hoarwithy to Kings Capse Road
Two sharp bends each side of The Clusters on the Hoarwithy to How Capse road each side of the turning to Kings Capse

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

Various blind corners and T junctions
'Z' bend clusters to Hoarwithy; crossroads by old school

6. Do you think the speed of traffic is a problem in Kings Cople?

Yes (58.8%) No (37.4%) No opinion (3.1%)

7. Do you think the size of vehicles using the roads in the village is a problem?

Yes (68.7%) No (23.7%) No opinion (7.6%)

8. Would you support the following speed control measures in Kings Cople?

Introduce a speed limit (48.9%) More road warning signs (31.3%)
Traffic calming (23.7%) None of the above (23.7%)

9. Are the road sign directions in Kings Cople adequate?

Yes (65.6%) No (25.2%) No opinion (9.2%)

10. If you consider them to be inadequate, please specify which ones you had in mind

"After coming over the bridge from Hoarwithy, the sign pointing right to Kings Cople is often covered by trees and also needs to be positioned a bit farther forward"

Any that are trimmed buy the hedge cutter eg sign to Kings Cople by the Clusters.

At crossroads as mentioned in Question 5

Clusters

Difficult in reading sign where turn right to main village - hidden by hedge - batter place would be on corner by house

"I cannot even think of any, which suggests they are totally inadequate"

Inadequate signs at Clusters turn.

Introduce 20 mph limits; signpost tractor slow on all village roads/routes

Main sign from Hoarwithy Road too small / often obscured

More warning signs - horses

No direction to footbridge - quite often asked. And could the back of the notice board have a map with house names of the inhabitants on it so delivery firms have a chance to locate people not known to me

No indication Kings Cople starts after cattle grids and finishes at Bridge.

"Not easily done, could be bigger, placed where they will stay, more have appeared recently."

Not sufficient sign posts.

One on the crossroads; one for the school

One to crossroads to school

People assume Kings Cople is just the village. They forget - or don't know - it extends to cattle grids

"Sign indicating right turn into village often obscured by hedge, or knocked down by large vehicles"

T junction sign post hidden

The Kings Cople sign pointing right when coming from Hoarwithy after blind bends is hidden by hedgerow during spring/summer months.

The Kings Cople sign to the village on the right turn from Hoarwithy is very difficult to see. Often hidden in the hedgerows.

The one off the main road turning into the village is obscured by the hedge.

The roads to the school and the church

The sign to Kings Cople at the T junction by the Clusters is often hit by large vehicles passing it and visitors to the village often miss it.

The sign to turn to Kings Cople is hidden in the hedge not clear at all.

The signpost at the T Junction from Hoarwithy towards Kings Cople gets overgrown in summer and is often not visible

There should be warning signs about horses.

Too small sign at Cluster's right turn into village.

11. How important is the quality of the countryside around Kings Cople to you?

Very important (87.0%) Not very important (0.0%)

Important (13.0%) No opinion (0.0%)

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12. How important are the following features of the surrounding countryside to you?

	Very important	Important	Not very	No opinion
The River Wye	(84.7%)	(15.3%)	(0.0%)	(0.0%)
Meadows and green fields	(84.0%)	(13.7%)	(1.5%)	(0.8%)
Traditional farm buildings	(43.5%)	(37.4%)	(12.2%)	(1.5%)
Hedges	(76.3%)	(19.8%)	(3.1%)	(0.0%)
Orchards	(51.1%)	(37.4%)	(7.6%)	(0.8%)
Small woods	(66.4%)	(28.2%)	(1.5%)	(0.8%)

13. What do you think could be done to protect wildlife in Kings Cople?

Restrict the use of pesticides in farming (71.0%)	Encourage more organic farming (50.4%)
Plant more trees (64.9%)	Create local nature reserves (36.6%)
Create local nature habitats (55.0%)	Increase awareness through education (64.1%)

14. Do you feel that the countryside around Kings Cople has changed in recent years?

For better (1.5%)	Not changed (22.1%)
For worse (58.0%)	Don't know (16.8%)

15. How do you feel that the countryside around Kings Cople has changed in recent years?

1. Hedges taken out to make larger fields. 2. Trees (dead) felled not replanted. 3. Polythene tunnels destroying natural views

1. Increased use of pesticides. 2. Traffic speed has increased. 3. Large increase in quantity and size of lorries

1. The use of bigger farm machinery has resulted in land being worked during adverse weather conditions leading to excess mud on roads contributing to dangerous driving conditions. 2. Farming techniques appear to have contributed to more flooding and sil

All houses and gardens are tidy

Alternative intensive farming and associated heavy freight

Ancient river meadows have been ploughed up losing many old herbs and flowers. Acres of polytunnels.

Appearance of polytunnels and associated activities. Intensive arable operations - spraying, absence of headlands, etc.

Becoming urbanised

By the introduction of polytunnels.

Changed with the times

Damage to roads and verges

Destruction of meadowland; destruction and neglect of hedges; soil loss/mud wash due to autumn sowing/ploughing, etc.

Do archaeological survey and get SSSI status on remaining meadow/hedge areas. Planning control we are disappearing under plastic. Dereliction of hedgerows but not repaired river meadows have gone. Plastic tunnels.

Don't know - I haven't been here long enough

Farm management poor. No clearing in farmland if not able to be done from the seat of a tractor. Old trees and rubbish left to rot

Farmers now leaving nature corridors.

Farming under plastic

For the worse, due to modern farming methods

Hedges and trees disappeared. Roadside verges and banks destroyed by wide vehicles. Hardly any ditches left

Hedges are slowly being killed by current method of 'cutting' - i.e. hacked to death. Larger farm vehicles drag more mud on to the roads. Farmers do not bother to clear it or loose polythene bags up

Hedges cut back badly, trees felled generally parts run down.

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Hedges disappeared; trees lost to disease and never replaced; roadside verges broken down by wide vehicles; no roadside ditches to take rainwater - roads flooded
Hedges grubbed up and poor hedge trimming
I don't think it has significantly whilst I have lived here
I should change more with affordable housing.
Increased houses, less trees (Dutch Elm and other diseases)
Increased use of polytunnels. Poor maintenance of hedges.
Intensive arable farming - spraying and disappearance of headlands. Growth of polytunnels and all the associated activities - intensive spraying, large and heavy HGV's, polythene over acres of the parish
introduction OF POLYTUNNELS AND MORE TOWNIES.
It hasn't
It is governed by local farm land use. Main problem polytunnels, landuse the same but is has gone from open fields to plastic.
Lack of respect for local environment/rural nature of the area, Realise is a working area - farms forced to become agri-business and bigger to survive. More harsh/less gentle now. Dormitory village for large part.
Loss of apple orchards; increased use of polythene tunnels
Loss of fruit orchard by church; too much plastic, i.e. polytunnels
Loss of hedgerow trees.
Loss of hedges and orchard. Acres of unsightly polytunnels.
Loss of the Kings Cople Orchard; increased traffic and speed, particularly lorries
Loss of trees and orchards. Loss of meadowland
Lots of plastic fields and fast large tractors
Mainly little change - but polytunnels on local fruit and vegetable farms an absolute eyesore
More and more houses are going to be built. This does not help the village because local people cannot buy them.
People that move in from away have no children. This does not help the school
More contracted out farm land means there is little sensitivity to local inhabitants and the farm traffic is almost too big to fit between the hedgerows.
"More houses, roads and hedges in poor condition."
More housing but appropriate hedge maintenance; Awful view of polytunnels
More intensive farming, bigger machines.
More polytunnels
More polytunnels - waste plastic from polytunnels left dumped in fields
Move polytunnels.
Neglect of hedges; more mud on roads
no more polytunnels
Not lived here long enough to comment
Only lived here a short time.
Orchards uprooted - roadsides damaged - litter
Over the last 20 years we seem to have a lot more people coming into the village who don't have any understanding of village life.
People have no pride in it
Plastic tunnels which are in prominent positions in an area of tourism and outstanding natural beauty
Poly tunnels
Polytunnel blight, Too much building
Polytunnels
Polytunnels
Polytunnels
Polytunnels
Polytunnels blot the landscape.
Polytunnels destroying beauty; over-intensive agriculture
Polytunnels very much on the increase, river meadows ploughed up - reseeded but traditional meadow has gone.,
Less grassland, hedges taken out.
Polytunnels, less tree, eye saw created by farm buildings.
Polytunnels, more incomers, bigger tractors driven by young bloods who rip up the road and verges.
Proliferation of polytunnels, marring the landscape and causing environmental problems (noise, polythene blowing over fields)
Reduced no trees, polytunnels, many farm buildings require attention and new constructions very modern
Roadside hedges on bends should be obliterated for road safety.

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Sad

Sad

Spoilt by intensive fruit growing - tunnels etc.

The blight of polytunnels in an AONB. Who's next to have them on their doorstep? Is the plastic dealt with in an environmentally friendly manner. Who checks this?>

The character of farming has been forced to change because of lack of government understanding

The increased use of plastic polytunnels has been the major change which has adversely affected the countryside

The landscapes and views have been ruined by polytunnels & supporting structures, hedges - gaps in hedges have appeared, other hedges not maintained and replanted.

The polytunnels are a huge eyesore and completely alien in an area of outstanding natural beauty - they have blighted the lives of many

The recent growth in polytunnels has ruined the appearance of the area around the village

The roads have deteriorated mainly due to heavy farm machinery and lack of road maintenance. hedges are not maintained. Agriculture has changed - fewer meadows and animals

The use of larger farming vehicles has eroded kerbside verges

Too many polytunnels

Too much is tidied up instead of left to nature. Polytunnels. he farming is causing too much loss of topsoil via intensiveness

Too much mud on roads from tractors etc..

Too much of the river meadow land has been ploughed.

Too much planting on riverside meadows.

Ugly polytunnels - need I say more!

Unrestricted use of polytunnels has ruined views of the countryside around Kings Cople - having a major impact and fundamentally changing the character of the village. This is meant to be an area of outstanding natural beauty!!

Untidy roadsides, verges overgrown, ditches not maintained, litter and mud on road.

Vanishing orchards; less maintenance of hedges; less maintenance of lanes and minor roads

Verges destroyed by very large lorries and huge tractors and or course much of Kings Cople has been covered in Polythene.

16. Do you think that any of the following landscape features in Kings Cople need to be protected?

Hedges (69.5%)

Established trees and wooded areas (67.2%)

The banks of the River Wye (80.9%)

The rural nature of the village (65.6%)

The area around the Church and the Tump (71.8%)

The views to and from the village (67.2%)

Others (14.5%)

Please specify:

Area around Sellack Bridge

Ban any commercial use of polytunnels

Because machinery is used for hedge cutting, there is less protection for nesting birds and the wild flowers that are cut back before the seeds are ripe also cut branches are not removed making a hazard for car drivers.

Built environment - listen to parish councils.

By definition the statement above shows you need a street sign - who knew it was Cople St?

Ditches, to prevent/reduce mud and flooding

Dove Cote

Footbridge approach

Lane to Footbridge to Sellack

Large area around the river bridges.

No becoming a mini urban enclave

Protect the footpath joining Cople Street to bridge as used as bridlepath is often impassable

Sellack Boat Road and Sellack Bridge

Sellack Bridge

Sellack Loop

Sellack loop

Sellack swing bridge, Hoarwithy Bridge and Toll house.

**Kings Caple Parish Plan
Appendix 5
Questionnaire responses
March 2005**

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

The swing bridge and approach
Verges along narrow lanes.

17. What do you think could be done to improve the landscape environment of Kings Caple?

	Very important	Worth Doing	Not necessary	Don't know
Build any new houses in traditional materials	(30.5%)	(46.6%)	(11.5%)	(3.8%)
Plant more trees	(29.0%)	(46.6%)	(6.9%)	(0.0%)
Bury overhead electricity & telephone cables	(32.8%)	(38.9%)	(18.3%)	(0.8%)
Remove street lighting from Caple Avenue	(21.4%).	(7.6%)	(45.0%)	(9.9%)
Other	(10.7%)	(3.1%)	(1.5%)	(1.5%)

Please specify:

Abolish polytunnels
Ban polytunnels
Better care of hedges
Change colour of lights in Caple Avenue to white
Could be improved with lights from old school to New school
Destroy all polytunnels immediately
Ditches; deep ploughing
Do not let hedges grow too high
enforce law about cleaning mud from roads.
Get rid of polytunnels!
Keep the peace and quiet of the village.
New hedges - restore roadside verges and banks
No more bungalows, night lights on school (light pollution)
Reduce street lighting, not completely remove
Reduce the burning of plastic
Remove light pollution from farms - especially Penaut.
Remove polytunnels.
Remove polytunnels/ Caple Avenue/bungalows
Restrict polytunnels and sheeting on fields
Restrict use of polytunnels
Stop damage to verges by large vehicles (mainly farm)
Stop 'infill' building. Herefordshire villages including Kings Caple are low density villages
Tear down unsightly structure in disrepair and install a load of security lights that will bother a lot more people.

18. Are the following features causing harm to the landscape environment?

New or inappropriate buildings (39.7%) Road signs (2.3%) Other (7.6%)
Polytunnels (74.0%) Light pollution (36.6%)

Please specify (harm to landscape):

but landowners have to eat and they can't eat the views.
especially on the skyline like Penaut. Tractors are destroying the verges and natural drainage channels.
Farm litter - junk, rotting cars, blowing plastic sheet waste
Heavy pollution
Heavy traffic
Heavy vehicles

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

I ticked polytunnels because I believe they are a blot on the landscape and they and strawberries are very harmful to the natural minerals in the soil.

Increasing Ragwort

Large 'barns' on the skyline

Lorries much too big for our small narrow lanes - destroying banks of hedges.

Mud on roads, harm to roadside verges by large vehicles and parking on the verges particularly in wet conditions and near village hall.

Pollution into the river and atmosphere.

Polytunnels are definitely an eyesore - felt by visitors to the village also

Polytunnels in own and adjoining parishes effecting views.

Soil erosion of cultivated river meadows

The village was originally organic growth of random houses, not nucleus

Tractors on road verges

Unnecessary bright lights at Fenallt.

19. What particular places/areas would you like to see improved and in what

1. Millenium Corner -gravel and pots and kerbstones used not in keeping with village. 2. Footpaths poorly maintained. 3. Polytunnels removed!!

1. The wall of the churchyard, as it is old and should be repaired/restored. 2. Our roads, which are covered in unnecessary mud. This should be prevented or cleared by farmers

A major effort to repair and rebuild the hedgerows now that all arable fields require a 2m wide strip of grass between hedgerow base and crop there is no need to cut the hedges between crops (summer cutting) Return to winter cutting only and replant use

Access to Fawley

All road edges and verges; removal of rubbish

All verges are being destroyed by impatient drivers - speed limit might help. Pond area around crossroads by old school often full of rubbish

Area around bridge could be cleaned up cleared and paved and even a seat.

Areas near crossroads and adjacent village hall. Village pond needs a clean to preserve it as a pond for wildlife throughout the year.

Around the church. Also by the river at Hoarwithy on Kings Cople side - common land by the bridge at Hoarwithy Common at Hoarwithy Bridge - Kings Cople side

Common by bridge - this weedy mess could be opened up with a little cost by maintaining a couple of paths across Corner at sharp bend in road down towards Millditch - by Sheildbrook and Ferry Cottage. Dangerous due to wind and rough road but also where a lot of tourists and walkers go and it looks very bad and unattractive. Ditch needs to be cleared and tidied to

Crossroads tidied, bulbs, plants, on roadside edges.

Cutting back of hedges by machines causes very torn and ragged hedges and also large cut branches and sticks in roads causes damage to tyres, etc.

Farm equipment on the roadside is not always conducive to a good view, particularly near the church

Farmers need to be more responsible about mud on road - makes village untidy

Footbridge to Sellack, hedges need trimming.

From crossroads for whole length of Sellack Boat house land and river banks to left of suspension bridge (ie towards Ross. no maintenance of hedges.

General restriction of polytunnels.

General state of the roads. Old farm implements removed from verges. Less artificial tidying-up - let things remain more neutral

General tidy-up of no longer used machinery, cars, etc..

Hedge trimming, footbridge to Sellack

I would like to see more affordable housing for young families/young people to bring life back to village.

Kings Cople Common (by bridge) made useable by locals

Maintain it as it is.

Millenium Corner - much better to go back to grass

Millenium corner - Parish to take responsibility for its care. Stones removed and grass put back. Blue plastic removed. Reinstate the carriage wheel wash. Village hall car park chains removed - makes the village more welcoming, gives walkers somewhere

Millenium Corner - return to grass; abolish polytunnels; more meadows; no street lights

Millenium corner to be more loved and developed

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More a question of maintenance of the current environment.
Nature area/garden for people to sit in / meet.
No more badly designed buildings on an urban theme!
One area where lorries destroy banks and hedges. Heavy goods lorries are destroying the banks on the sides of roads - grinding down the bank s of hedges where violets and primroses once grew - now just bare soil with hedge roots exposed.
Parking on grass verge and pavement in front of the Old School prohibited at all times
Parking stopped on grassy areas.
Path to bridge overgrown and muddy
Polytunnels covered fields. I would like to see redundant buildings used for light work and employment
Pond at crossroads (drdge or fill in as not a natural pond), better landscaping at cross roads - more seating, brighter gravel, a pleasing sign post by old school.
Proper access to parking - old school and the common @ Bridge's
Re-establish ponds - Withy trees pollarded
Removal of polytunnels
Remove poly tunnels
Remove polytunnels
Remove urban street lighting from Cople Avenue. Be allowed to build where old houses/shed existed rather than having to build purely on greenfield sites. Pond area at the crossroads - make it look more like a natural pond not a dried up dumping ground.
River bank walks areas not left to overgrow so that they are accessible
Roads in a poor state generally
See Q. 16 - perhaps better access to the river bank from the bridge footpath - a common area perhaps?
The appropriate disposal of plastic. Education of the people concerned about the polluting effects of burning plastic.
The area on the Kings Cople side of the footbridge - it's a bit untidy
The greatest improvement would be to remove the polytunnels
"The pond at the crossroads, could a corner of the old orchards be obtained to allow access all round the pond?"
"The pond by the crossroads, its a mess. If tidied up could look a lot nicer and attract a lot more wildlife."
"The riverside common, better access"
The roadside ie ditches and verges (like the village Roadman used to)
The roadside verges and banks are being eroded by large wide vehicles and need to be protected
The Tump - mown
The view from the Hoarwithy side of the Wye has been seriously affected by the use of polytunnels. This is particularly noticeable when travelling from the A49 to the Old Harp
The village area next to the Hoarwithy Bridge should be cleared, levelled and used as a recreational area for villagers.
Also, reinstate the pond at the crossroads
Traditional new houses built in small areas for local people
Tump area - to be more visitor friendly, i.e. a larger picnic area
Whilst allowing for a certain amount of polytunnels I think there should be a restriction of any chance of them appearing in every field.
20b envir
Although a recycling system has been put in place it seems they don't like Cople St.
Dog fouling bins,
Encourage local businesses to stop damage to roads, verges and fields
Install race turbines for community heating at the old railway bridge (energy saving). Remember this is countryside not town
Introduce a one-way traffic scheme operating in a circular pattern around village loops
Local map with rights of way.
Reduce night time light pollution
Reduce traffic - big lorries!
Reduce traffic - Heavy goods transporters
Reduce traffic - mainly oversized HGV's
Reduce traffic - particularly large vehicles
Reduce traffic speed and modify lorry size.
Remove Polytunnels

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20. What do you think should be done to help protect and enhance the local environment of Kings Cople?

Recycling (69.5%)	Improved rights of way (20.6%)
Energy saving (25.2%)	Reduce traffic (20.6%)
Improved public transport (55.7%)	Other (5.3%) please specify (protect environs)
Community composting (28.2%)	Nothing (4.6%)
Car sharing (12.2%)	

21. Do you think we should have special nature reserves in Kings Cople?

Yes (41.2%)	No (22.9%)	No opinion (34.4%)
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22. Do you think there is a need to carry out a project to record the wildlife and landscape features of Kings Cople?

Yes (52.7%)	No (17.6%)	No opinion (25.2%)
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23. Would you be prepared to help with any of the following?

Protecting wildlife habitats (30.5%)	Maintaining footpaths (19.1%)
Clearing ponds (26.0%)	Education workshops (14.5%)
Surveying trees (26.7%)	Church/village maintenance (23.7%)

24. A number of wind farms have been established or proposed in the region. If one was proposed in Kings Cople, would you support it or be against it?

Absolutely against
Absolutely against it
Absolutely against it!
Against
Against
Against
Against
Against
Against
against
against
against
Against
Against
Against
Against
Against
Against
Against
Against
Against
Against
against
Against
Against
Against

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Against
Against
Against
Against
Against
Against
Against
against
Against - Kings Cople is not windy enough.
Against - not suitable in Wye Valley
Against - wholly erratic energy output.
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it
Against it - should be built in areas of no population or at sea.
Against it - too noisy, inappropriate environment.
Against it on principle because with polytunnels and a wind farm would be awful, but wind farms in general are quite impressive.
against it.
Against it.
Against it.
Against it.
Against, they spoil the landscape without producing useful amounts of power.
Against...but.....
Be against it
Be against it
Better wind than polythese strawberries
Dependant on location and size and benefits.
Dependent on environmental impact survey including visual impact which would have to be minimal.
Depends on size, situation etc.
Didn't feel I have enough info to answer this at present but I feel I would possibly be for i.
Don't know
For, with restrictions
Generally in favour if in moderation
Go for it, I love them.
I may support, depending on location etc.
I need more information
I support wind farms and don't have a problem with them. I think their position should be carefully thought out - the centre crossroads and views down to the river should be protected
I want to build one in my garden
I would need more information before making a decision
I would not support it
I would support it
I would support it if it were sensitively done.

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I would want to know about the impact on swans, geese and other low flying migrating birds."

If it reduced fuel bill

In principle I am in favour of renewable energy. Without knowing the exact size and site of any proposed farm I could not comment further

It would be difficult to decide. Using wind power would reduce use of electricity generated at a power station and therefore reduce pollution in that area. However, wind farms are not very much in keeping with the rural nature of this area

It would depend on location

Needs to be a viability proposal first

No

No

no

No objection

Prefer not to have one

Probably against dependent on location

Providing it is positioned with care I would support the proposal.

Strongly against.

Strongly oppose

Support

Support

Support

Support

Support

Support

Support

Support - if only a few wind turbines to be used

Support as long as it was sited sympathetically.

Support as long as low ground harmonics to EU rules.

Support in principle

Support it

Support it

Support it

Support it

Support it

Support it (in the right place)

Support it if well sited.

Support it.

Support, depending on no of turbines.

Supportive of wind farms

The village used to have a number of windmills used to pump water. If small old-style windmills were dotted about as the old ones were I would not object. If huge modern windmills 20 or 30 grouped together I would be against it. Each house could have sm

Very much against. The noise from these is dreadful for those living near, they are unsightly and produce so little energy none when there is no wind. A great waste of public money.

Where? And how large?

Would have to see what the proposal was/were and how many. Would it help the village reduce power bills.

Would the electricity be cheaper if yes I would support it.

Yes

Yes

Yes support it

25. Would you be interested in having more information on the following alternative energy sources?

Solar power (53.4%)

Heat pumps (22.1 %)

Wind power (domestic) (27.5%)

Other (3.1%)

Bio-mass (wood burning) heating (21.4%)

please specify (alternative energy)

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Any
Solar panels (grants). Mass village heating scheme from the river
Waste of money
Water, Biogas cooking with gas.

26. Do you think Kings Cople can accommodate more new housing?

Yes (10.7%) A limited amount (58.8%) None (28.2%) No opinion (1.5%)

27. Do you think more new housing in Kings Cople will?

Spoil the environment (33.6%) Bring no change to the environment (35.9%)
Improve the environment (13.0%) No opinion (9.9%)

28. What kind of housing do you think Kings Cople needs?

No further homes (24.4%) Executive homes (3.1 %)
Homes for young people (38.9%) Homes for people with disabilities (7.6%)
Homes for single people (9.9%) Other (2.3%) please specify (housing types)
(1.5%)
Family homes (35.9%) Low cost housing for local
people (55.7%) Homes for elderly people (10.7%)

29. If new housing is to be built what type of development should it be?

Bam conversion (45.8%) Infill (60.3%) Green field (12.2%) None (17.6%)

30. Is there a need for additional workshop/office space in Kings Cople?

Ves (10.7%) No (51.1%) No opinion (36.6%)

31. What type of additional workshop/office space, if any, should be built in Kings Cople?

None (48.1%) Sympathetic new build (24.4%) Industrial estate (0.8%)
Bam conversion (20.6%) Commercial development (0.0%)

32. Do you think sufficient publicity is given to planning applications which affect Kings Cople?

Yes (25.2%) No (54.2%) No opinion (19.8%)

33. What is your opinion of the way the planning system is implemented by Herefordshire Council in Kings Cople?

Totally satisfied (1.5%)
Quite dissatisfied (32.8%)
No opinion/do not understand the planning system (25.2%)
Quite satisfied (21.4%)
Very dissatisfied (16.8%)

34. If you are dissatisfied with the planning system, is it because it is:

Too restrictive (7.6%)
Does not protect the local environment enough (36.6%)
Bureaucratic (22.1 %)
Other (6.9%)

Please specify:

Inconsistent demands of acceptable buildings
Often seems to depend on who you know
retrospective planning over-used
Does not listen to local opinion.
Does not allow for enough local debate - not open to radical thought
No notice taken of local opinion
I.e. Polytunnels not needing planning permission
Does not listen to the views of the local people - in particular the parish council
Too slow
Slow

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Do not take note of local opinion.

"We need a shop, a post office and our pub back - we don't need more houses."

35. Should any part of this parish plan record the character and features of local buildings and ensure that they are reflected in the character of any new development?

Yes (82.4%; No (6.9%) No opinion (6.9%)

36. If yes, what of the following features should we take into account?

Materials used eg stone/brick (79.4%) Areas suitable/not suitable for development (55.0%)

Details of buildings (59.5%) Sensitivity to old buildings (59.5%)

Height of buildings (51.1%) Density (45.8%)

Use of buildings (46.6%) Other (1.5%) please specify (building features)

Style/design considerations (0.8%)

37. Are there any other issues that we should incorporate in our plan that would have a bearing on the planning system?

* The fact that Kings Caple is within the AONB. * Preservation of archaeology and all historic sites and buildings

All new plots have off road parking and good visibility to road.

Assess the impact of more vehicles on inadequate roads

Be allowed to build where old houses/buildings used to exist rather than build on pure greenfield sites. Currently often no possible. Look at impact of new buildings on whole view of village and its nature. Reed bed sewage systems.

Encourage local work and home working

Extra traffic on narrow roads

"Increase in cars/lorries, extra large lorries."

Increased traffic

Increased traffic on lanes which are only narrow in some places and not built for heavy traffic

Kings Caple as part of an AONB. Preservation of archaeology

Low cost housing for young people who have previously been brought up in rural areas.

"New buildings should be sympathetic to the location but not a mirror image, new designs and materials can be very attractive and in keeping with the village image/setting."

No

No

No

No further housing development desirable or suitable - road access inadequate

"No more bungalows, all new builds to have a water storage tank (and solar panel) pressure on sewage treatment."

Open discussion should be allowed on the floor of the planning system so there is not such a formal way to bring ideas or objections to various applications

People's need to earn a living

Planning system too bureaucratic. Planners are convinced they know better than locals

Properties to have off-highway parking

Protect open areas/green fields; no further infilling

Protecting species of wildlife eg bats.

Restrictions on use of polytunnels.

Road access and the state of the (rotten) roads

Shop Post Office and Pub.

Show consideration to people locally

The sewerage system. New builds keep connecting to the one that was built to service Caple Avenue - it has a finite capacity and this must be considered by the planning authority.

Where local people don't object to new housing the planning should be automatic.

38. Are there any buildings or features in the village that are under threat and in need of preserving?

Church and churchyard

Church and Tump area

Church and yard

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

Church wall
"Church, Tump, Sellack/Kings Caple Bridge"
Church?
Court Farm dovecote
Don't know
"Dove Cot, open field area in Kings Caple Orchards Plt. Church, old school."
"Dove Cote, corner of churchyard."
"Dove Cote, local ponds"
Dovecot in Kings Caple
Dovecote
"Dovecote - Caple Farm, Church - falling congregation cannot support an english village asset."
Dovecote at Caple Farm
Dovecote at Court farm
I don't know
Keith Williams Museum - wants a lick of paint
Kings Caple church
No
No
no
No
no idea
none I'm aware of.
Normally an area designated an 'AONB' is protected from ugly development - it has done nothing to stop the fields of plastic - our countryside needs protecting
Not that I can think of at the moment.
Old Dovecote now virtually demolished
Old traditional stone barns.
Only the Churches
Sellack Boat swing bridge preserved; church/Tump
The barns at Poulstone
The Church
The Church and churchyard. ??Dovecote at Court Farm??
The Dovecote
The Dovecote
The Dovecote
The dovecote at Court Farm
The Dovecote in Court Farm
The Forge
The Forge
The Forge because of wildlife (i.e. bats)
The old Castle Orchard is already gone.
The old Dovecot near the crossroads.
Too much has been done already that this is no longer a rural village - not unless compulsory demolition becomes rife - so one has to live with how it is
Unightly barns and buildings on Brandon Jones Farm
Yes
Yes
Yes - The old forge. The pond at the crossroads that was used for wetting the wooden wheels on carriages
Yes - the spaces between buildings. See previous comments about infill and the low density nature of the village

39. Do you think Kings Caple should have a 'conservation area' protecting its historic areas?

Yes (37.4%) No (14.5%) No opinion (39.7%)

4* If yes where?

"Apart from church, not sure where historic areas are"
Area around church
Area from the old school to the church
"Around church, Tump and orchard"
around the church area.

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Around the church area.
Around the Tump and church
Caple Street
Caple Street Ingsbury to Ruxton
"Caple Street, from crossroads to church and Tump"
"Centre, Tump, church, old school"
Church
Church and surround
Church and Tump
Church and Tump area
Church and Tump area
Church and Tump area a noticeboard with a brief history would be nice.
Church area
"Church, castle site, Roman road, Dark Age bank at Edwinsmere"
"Church, Castle Tump and field and Caple Street."
"Church, Tump"
"Crossroads, church, Castle Tump"
Kings Caple Tump - opposite church
Perimeter of village
Regular maintenance and tidying up of areas. Involving specialist organisations for advice and support regarding preservation and it also infor awareness of importance of sites. General education and awareness for local people or unimportant and signif
"Roman road, ancient tracks, church, castle site and Tump, pre-Conquest earthwork site at Edwinsmere"
"The Common, the Tump and the swing bridge."
The Tump
The Tump
The Tump
The Tump
The Tump
The tump
The Tump
The Tump - beside the river beside the bridge
The Tump and the church
The tump/old school/from Church to Rukton
The various common lands
Tump
Tump and Church
Tump and what was a carriage wheel wash.
Tump area
"Village centre/church, tump"

40. What could be done to improve the setting, conservation and knowledge of historic sites and heritage features of the village?

"1. Tump - trim the lower branches of its trees to open it up. Cut grass occasionally and seed with wild flowers. 2. Remove sycamore trees from around churchyard and pond, poplar from among walnuts by west end of churchyard. 3. Welcome people to the com"
A descriptive plaque by the tump giving some historical information possibly?
An Information Board detailing history of the village
An information booklet?
"An Information Guide next to notice-board, and/or by church notice-board, outlining points of interest/history in landscape would be interesting"
"Appropriate identification, i.e. plaques, signposts"
Archeological examination of The Tump
Articles published in Phoenix to improve knowledge. Map of Kings Caple showing historic sites and heritage features.
Notices/signs.

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"By not having a mass enlargement in the area that polytunnels are about to expand too. This is not farming but an industry and should be considered as such, but when it is of his own land it should come under a higher degree of planning, and more of the "

Carriage wash at millenium corner.

Could the older villagers talk to kids at school?

"Detailed survey followed by dissemination, e.g. through presentations at old school, etc.."

Detailed survey followed by information sessions at the old school

Details of what/where historic sites etc. are for newcomers or visitors to area. Is there a booklet?

Distribution of Kings Cople in Archenfield by E Taylor to residents.

Education. An exhibition at the school/old school

Ensure adequate maintenance of existing old buildings

Historical survey undertaken to identify and record the development of Kings Cople. Maps and info made public and displayed at the school or church or village hall. Local people and visitors can appreciate and enjoy the village story. A very informati

I don't know

"I don't think improvement is required, simply preservation"

"Incorporate history of village into the school curriculum - encourage the schoolchildren to do projects, thereby involving their parents and hopefully engendering some adult interest in the historic sites and heritage features of the village"

"Increasing awareness, e.g. Information Board at the Tump"

Information boards at village hall.

"Information boards ie Church, Old School, The Tump"

"Information boards, leaflets, discreet signposting at church/tump, footbridge, old school. ""Heritage trail"" pointing out building former use, history, former residents eg ferryman, basket maker, butcher, coal merchant, ale houses, cider houses etc."

Information made available

Information panel/ boards

Information plaques

"Known historical facts regarding KC and its area could possibly be compiled and kept in booklet or leaflet form in the village hall, school and church for information for children, villagers and visitors."

"Lakes, woods"

leaflets

Leaflets available from church/village hall. Small explanatory plaques positioned at site

"Local interest, community involvement."

Local playing field. Flag pole.

Logged and listed and maybe displayed in a small area in the church.

Make more of the Millenium Corner

Maps and info at millenium corner and maybe tourist information centres at Ross and Hereford.

Museum

Notice boards giving information

Perhaps a map of the village showing places of interest could be placed in the glazed part of the notice board.

Perhaps a map of the village with the sites and features highlighted could be placed at millenium corner.

Present 'strip' cutting (narrow band) of verges and hedges should be stopped and complete and sensible (cutting?) introduced. The present system is a waste of money and gives an impression of neglect to the village

Pub!!

Publicity about what we have and may not be aware that we have. Then plans for conservation/protection/use could follow.

Publish a brief article on it and distribute it

Read Kings Cople in Archenfield and learn from mistakes.

Reduce the visual image of some farming practices (eg Polytunnels) Improved management of hedges. More people can now work from home. Small drop in facilities with IT/comms would be beneficial.

"Remove polytunnels, weekend and holiday projects for tidying etc. Collect historic information and display it.

Encourage locals to take pride in village."

"Remove/bury overhead cables, strictly control new developments near historic buildings, village information sheet on historic buildings"

"Research, information, projects, fund raising."

Small museum

Speak to all people to have good local history and record.

Speak to locals to build up a history of Kings Cople and record for future

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Start website that people can add to to record events and history. Better use of old school ie community projects.
The usual information boards plus talks. Group works on set areas as a village not a few choice folks. Some work has been done well but other not so.
Village discussions and work shops.
Village displays/education in old school
"Website with details for anyone interested, hard copies in library/museums."

41. In relation to local footpaths and bridleways, can you answer the following question?

	Yes	No	No opinion
Do you know where the local paths are?	(84.0%)	(9.9%)	(0.8%)
Can you use them without difficulty?	(45.8%)	(29.0%)	(9.9%)
Are they well signposted?	(54.2%)	(19.1%)	(13.0%)
Would you be willing to maintain them?	(22.1%)	(35.1%)	(20.6%)
Are there enough areas to exercise dogs?	(40.5%)	(17.6%)	(26.7%)
Would you like more footpaths?	(35.1%)	(35.9%)	(13.7%)

42. If you experienced difficulties when using local footpaths and bridleways, which if any, of the following difficulties did you find?

Farm animals (10.7%)	Mud/water (38.9%)	Bushes/nettles (24.4%)
High Stiles (20.6%)	Crops across paths (38.9%)	No signposts (13.7%)
Locked gates (6.9%)	Other users (1.5%)	Other (7.6%)

Please specify (path problems):

Crops across paths - especially if in polytunnels
Crops across paths'- particularly when polytunnels are constructed across a path
Dog fouling on footpaths and roads.
Dog pooh
Don't use them
Electric fences
Hostile landowners - treat any one on their land with suspicion!
No means of getting large dogs past high stiles.
Opinionated rambles
Signpost from roads ok but not sure where to go once in some fields.
Some are difficult with dogs
The general feeling that landowners would rather you stayed off their land.
unpleasant landowners and employees
Verbal abuse from some of the landowners employees on occasions.
Where footpaths are ploughed, they should immediately be rolled and smoothed under penalty"

43. What do you think could be done with the local roads, lanes and paths to make the countryside more attractive?

	Very Important	Important	Worth doing	Not necessary	Don't know
Keep roadside verges mown & tidy	(23.7%)	(19.1%)	(16.8%)	(22.9%)	(0.8%)
Let roadside verges grow for wildlife	(22.9%)	(17.6%)	(16.0%)	(16.0%)	(2.3%)
Stop vehicle damage to road verges	(50.4%)	(13.0%)	(14.5%)	(9.2%)	(2.3%)
Signpost paths and bridleways	(19.1%)	(23.7%)	(16.0%)	(6.1%)	(5.3%)
Repair gates, stiles and bridges	(26.7%)	(27.5%)	(22.1%)	(2.3%)	(0.8%)

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Open more footpaths and bridleways	(6.9%)	(10.7%)	(20.6%)	(29.8%)	(5.3%)
Remove necessary sign posts	(11.5%)	(11.5%)	(20.6%)	(21.4%)	(4.6%)
Make paths accessible to those with disabilities	(9.9%)	(11.5%)	(26.0%)	(19.1%)	(6.1%)
Reduce traffic	(15.3%)	(13.0%)	(16.8%)	(21.4%)	(6.1%)
Keep footpaths clear	(32.8%)	(28.2%)	(19.8%)	(4.6%)	(0.0%)

44. In relation to footpaths and bridleways - would you like to see any of the following?

Maps of local footpaths (60.3%)	Guided walks of the area (16.0%)
Leaflets of walks available to buy (44.3%)	No opinion (24.4%)

45. Do you think residents and visitors need more information about Kings Cople?

Yes (32.8%)	No (32.8%)	No opinion (32.1 %)
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Please specify (more info):

A booklet with road maps and historical sites and features highlighted would be useful as well as information about the history of the village.

Access to parish council minutes; events

Any - there seems to be little available at present.

areas of historical interest and importance and info about scientific nature areas.

Centrally published list of who's who - village hall comm. Parish Council, Church and other groups or clubs. Better access to Parish Council minutes - published in local mag.

Display local history

Historic/heritage sites.

Information Board at the Tump

Information in general

Information relating to walks and history of Tump and church - possibly on discrete boards or in leaflets available at tourist offices and in church

Leaflet

Leaflet about Kings Cople would be helpful.

local map and general information

Local maps/walk leaflets as above is a good idea

Maps and leaflets, possibly incorporated into parish magazine.

Maps of local footpaths, leaflets of walks to buy.

Maps; information on history and heritage; and where to stay in the area

Parking requirement

Residents

See 'historic' bit (Q 40)

See Questions 40 and 44

There is a lot of untold history relating to the village which is both interesting and worth sharing.

There is bugger all for them to do there except see the church and the bridge.

Tump/church/paths

Visitors need a place to park - also ramblers

46. Do you think tourism should be positively encouraged in the village?

Yes (29.0%)	No (40.5%)	No opinion (28.2%)
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47. How important is Kings Cagle school to the local community?

Very important (69.5%) Important (26.7%) Not very important (3.1 %) No opinion (0.8%)

48. Have you ever visited the school for the following reasons?

Ex pupil (7.6%) To offer help (22.1 %) To attend after school events (34.4%)
Parent of pupil (29.0%) To attend a school fund raising Not attended (16.8%)
Activity (63.4%)

49. In relation to educational facilities, does Kings Cagle need any of the following?

Nursery school (25.2%) Holiday/weekend activities (29.8%)
Pre/after school clubs (26.0%) Adult education classes (42.0%)

50. If the following classes were provided, would you attend?

Computing (31.3%) Crafts (24.4%) Keep fit (32.8%) Languages (25.2%)
Woodwork (12.2%) Other (9.2%)
Please specify (classes) Cooking (0.8%)

51. Which of the following venues would you prefer to attend for classes?

Village Hall (Old School) (57.3%) The School (51.1%) The Church (18.3%) Other (2.3%)
Please specify (evening classes where) New village hall (0.8%)

52. What is the best time of day for classes?

Morning (22.1%) Afternoon (22.1%) Evening (64.1%)

53. If you have used any of the following services which cover Kings Cagle during the last year, how do you rate the service?

	Good	Reasonable	Poor	No Opinion	Not used the Service
Doctor	(78.6%)	(4.6%)	(0.0%)	(0.0%)	(9.9%)
Hospital	(35.9%)	(20.6%)	(5.3%)	(0.8%)	(22.9%)
District Nurse	(12.2%)	(1.5%)	(0.0%)	(1.5%)	(56.5%)
Chemist	(24.4%)	(8.4%)	(3.8%)	(3.8%)	(31.3%)
Health visitor	(8.4%)	(1.5%)	(0.0%)	(1.5%)	(60.3%)
Home help	(0.8%)	(0.8%)	(0.0%)	(0.8%)	(67.9%)
Ambulance	(10.7%)	(3.8%)	(0.0%)	(0.8%)	(60.3%)
Maternity care	(2.3%)	(0.8%)	(0.0%)	(1.5%)	(67.2%)
Dentist	(32.8%)	(7.6%)	(11.5%)	(2.3%)	(26.0%)
Chiropody	(7.6%)	(1.5%)	(1.5%)	(1.5%)	(63.4%)
Optician	(24.4%)	(7.6%)	(4.6%)	(1.5%)	(41.2%)
Loan of medical Equipment	(2.3%)	(0.8%)	(0.8%)	(0.8%)	(66.4%)
Meals on wheels	(0.0%)	(0.8%)	(0.0%)	(1.5%)	(68.7%)

Alton St. Ross
Alton Street, Ross
Alton Street, Ross
Fownhope
Fownhope

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Fownhope
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54. Do you have problems in collecting medicine on prescription?

Yes (3.8%) No (84.0%) No opinion (9.2%)

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55. If you travel to work/school everyday, how far from the village is this?

In village (10.7%)	5-15 miles (27.5%)	25-40 miles (0.8%)
0-5 miles (4.6%)	15-25 miles (4.6%)	Above 40 miles (3.8%)

56. Which of the following is your major means of transport?

Car (96.2%)	Bike (0.8%)	Bus (1.5%)	Motorbike (0.8%)
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57. If you use the bus, what do you use it for and how often?

Work	Shopping	Medical visits	Social or leisure	Other
Often	Occasionally	Never		
(0.8%)	(1.5%)	(40.5%)		
(2.3%)	(8.4%)	(40.5%)		
(0.8%)	(1.5%)	(40.5%)		
(2.3%)	(6.1%)	(39.7%)		
(1.5%)	(3.1%)	(36.6%)		

58. If you do not use the bus, please could you explain why it is an unattractive

"1. The timing of the three buses per week does not fit into my current lifestyle. 2. Due to back problems, I am unable to carry heavy loads - so can only do limited shopping if i use the bus"
 "Although I occasionally use the bus, a rural regular bus would be of great assistance - to me and I'm sure to other villagers"
 "Bad service, poor driver"
 Because there is only one per week from Fawley
 Because we get two a week in Fawley and they are not at useful times.
 Bus services cease too early to be usable
 Can't imagine carrying the shopping for long distances. No informaiton about how often or where from the service runs.
 Can't walk far
 car easier
 "Carrying shopping from Hoarwithy is not an option - too far, too heavy"
 Collection/drop off points too distant.
 Didn't know we had one
 Distance to collection point.
 Do not have enough time
 Do not know up-to-date details of when and where a bus is available
 Does not affect me
 Does not go daily at 7:30am nor return at 3:45. Summer holidays more buses eg to Hereford 9:£0 return at 4pm.
 Does not go where or at what time I need to go out.
 "Does not happen frequently enough. Difficulty with large loads, shopping etc."
 Doesn't go where I need to go and too infrequent.
 "Doesn't run at night time to the right place, for work during work, same applies to weekend."
 Doesn't run on time or for long enough - not enough flexibility
 Don't know timetable or where buses go to on which days
 Extremely limited service. Hardly only goes from Kings Caple and would cost more than petrol for car - which I have to have because bus service is virtually non-existent
 I cannot get on a bus nor walk without difficulty.
 I drive myself or if not driving get a taxi which goes where I want when I want directly
 "I go to where I need to go when I want to the bus cannot, with the best will in the world, provide that flexibility. I do not commute, nor have any regular destinations."
 "I have a car and have four different areas I visit regularly, so to use a bus would be asking too much of a bus service to offer."

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I have my own transport

"I have no idea when they run and from where, or to!? From what I have seen it is a service that runs midday about once a week. Totally inappropriate for work/school commitments"

I have tried to use the bus from Hoarwithy to get to work but I start at 8am in Hereford and finish between 5 and 7pm so cannot get the bus.

"I shop once a week in Hereford, I could not carry the amount involved to and from the bus stops. I travel in to evening classes, no bus is available when I have had to attend for an appointment at the hospital."

I use our car for shopping in Hereford or Ross and would not be prepared to do a big weekly shop on the bus as it would be impossible to carry the bags home afterwards

I walk to Hoarwithy to use it. There is only one a week from Fawley and it is not worth it.

I work in Hereford and there is no suitable bus to get there and back in time for work. Also need care for my job (community nurse)

Impractical for my job and lifestyle - I work some weekends as well as during the week and travel 18 miles one way to and from work. A bus would take ages as I'd need to change

Inconvenient and impractical for me.

Ineffectual - no regular service

"Infrequency of service to village, dows not always turn up. 2 hours in town is not always enough, not a daily service."

Infrequent - tied by timetable restrictions - not convenient days/times

It does not come often enough to fut into a busy timetable.

It does not go where I want to go when I need to go there.

"It does not run at convenient times and the nearest bus stop is twelve minutes walk - an unattractive option in winter/dark nights - bus does not go to Fownhope, to which I travel regularly"

It doesn't go to my place of work. Leisure time - no idea of the timetable?

It is just not available on the days/times I need to travel to work or even shop.

It won't go where I need it to at the times needed.

Its not regular enough.

"It's not unattractive - it's very, very good"

Lack of buses to Kings Cople. No knowledge of timetable or costs.

"Lack of frequency, Most journeys are not to a bus destination."

Limited service

Limited service

Nearest bus stop over one mile away - very limited service

"Need car at work, bus times too sparse."

No bus

No regular bus service

No service to the village.

Non-existent timetable - need to go somewhere other than on a Wednesday/Saturday!

Not an appropriate option for my requirements.

Not as flexible as the car

Not available when I want to travel. Does not go to detinations I require.

Not available when required.

Not convenient in both time and frequency. Once a week to Hereford and and once to Ross is useless. How is one expected to carry a week's shopping on a bus where no space is provided for parcels

Not flexible enough ie not enough buses.

Not frequent enough - Only given 2 hrs in Hereford - not long enough. I suppose I could do both if I walked to Hoarwithy for the bus - don't fancy dragging shopping home up hill from there.

"Not frequent enough, poor choice of destinations."

Not many bus services

Not often enough or at the right times

"Not often enough, don't know times, stops etc."

Not Practical - virtually non existent

"Not practical, infrequent, lack of routes."

"Not quick enough, timing inconvient."

Not sufficient service

Not unattractive - just more convenient to use a car at the moment

"oWN TRANSPORT, NOT MANY SERVICES"

Poor service (3 buses per week) when used lack of time in town. Difficult to carry a lot of shopping.

"Runs so infrequently, at inconvenient times and takes so long!"

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Service does not meet needs

"Service is not frequent enough, i.e. not daily"

Service very infrequent from village. Easier to carry shopping back in car. Impossible to get to work by bus - journey would take hours! Would consider bus only if service were frequent and regular throughout the day

"so far, a walk to and from Hoarwithy is necessary for most buses."

"The bus does not go at appropriate times for me, nor does it necessarily go to where I wish to travel"

The car is always available

The walk down to and from Hoarwithy with two very small children and infrequency of return times

This is no option. We do not have a bus service that I am aware of.

Timetable

Timetable not applicable

Timetable; distance to bus stop; cost

"Too far to get bus - bus not running to right places - not enough buses running - no bus in Kings Cople, only on Wednesday and Thursday"

Too infrequent

Too restricted in its service.

"Totally unrealistic, if someone has nothing better to do than stand around waiting for buses all day - I don't think many do. For those folks who are disabled or do not have their own transport I don't think a very infrequent bus service is the answer. "

Unable to go out on my own.

Very bad service

"Waiting in the rain, carrying shopping"

Walk down to Hoarwithy with small children/infrequency of return times

We tend to shop more in Monmouth

what bus

Wrong days and wrong times.

59. Would you like to see any improvements in the bus service with regard to?

Routes (29.8%) Reliability (16.0%) No opinion (32.1 %)

Timetable (44.3%) Bus Stop location (13.0%)

Cost (10.7%) Access for those with disabilities (11.5%)

60. Do you share private vehicles with other people for?

Taking children to Shopping (13.7%) Other (0.8%)

school/college (12.2%)

Travelling to work (1.5%) Social and leisure activities

(46.6%)

61 Would you be prepared to take part in a scheme to share private vehicles for ?

(2.3%) (34.4%) (22.1%)

(8.4%) (7.6%) (22.1%)

(5.3%) (35.1%) (18.3%)

(7.6%) (6.9%) (27.5%)

Often Occasionally Never

Shopping

School

Leisure or social Work

62. If you have a car, would you be prepared to take part in a voluntary transport service?

Yes (23.7%) No (44.3%) No opinion (17.6%)

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63. If yes, how often could you help as a volunteer?

Daily (1.5%) Weekly (3.8%) Monthly (1.5%) Occasionally (22.1%)

64. Would you use a voluntary car service as a passenger?

Yes (19.1%) No (33.6%) No opinion (25.2%) Never (3.8%)

65. How do you rate facilities for cyclists in Kings Capse?

Good (8.4%) Reasonable (33.6%) Poor (32.1%) No opinion (21.4%)

Cars go too fast and roads too narrow/bendy to make cycling viable (or safe!)

Cycling in the lanes is dangerous

Generally much better since road resurfacing; however the quantity of mud on the roads can make cycling hazardous

I don't think there are any.

Roads too dangerous both from traffic and maintenance

There are none

There are quieter areas to cycle in the village. Potholes a problem though and uneven road surface. Depends what the cyclists are used to.

There are roads so its fine its about cars expecting cyclists and respecting them

"Very, very poor"

What facilities do cyclists need

What facilities?

What facilities??!! Would love to cycle as a family but feel it would be a very dangerous thing to do on hazardous roads around Kings Capse - too many large vehicles and blind bends

66. What are your views on the standard of the following environmental services in Kings Capse?

	Good applicable	Reasonable	Poor	No opinion	Not
Mains water supply	(53.4%)	(32.1%)	(4.6%)	(2.3%)	(6.1%)
Mains electricity supply	(32.8%)	(42.7%)	(22.9%)	(0.8%)	(0.0%)
Refuse collection	(58.8%)	(33.6%)	(3.8%)	(1.5%)	(0.0%)
Street lighting	(12.2%)	(19.1%)	(9.2%)	(10.7%)	(31.3%)
Roadside care/street cleaning	(3.8%)	(17.6%)	(46.6%)	(14.5%)	(8.4%)
Recycling	(12.2%)	(19.8%)	(41.2%)	(6.9%)	(9.9%)
Winter weather service (snow clearance)	(2.3%)	(13.0%)	(52.7%)	(13.7%)	(8.4%)

67. What do you think of the state of the following?

	Good	Reasonable	Poor	No opinion
Roads	(3.8%)	(35.1%)	(58.0%)	(0.0%)
Pavements	(6.1%)	(20.6%)	(25.2%)	(28.2%)
Verges	(3.8%)	(35.9%)	(55.0%)	(1.5%)
Street lights	(6.9%)	(23.7%)	(12.2%)	(40.5%)

68. If mains gas were available, would you like to be connected?

Yes (69.5%) No (29.0%)

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69. Are the local waste disposal facilities adequately publicised?

Yes (35.1 %) No (48.1 %) No opinion (13.7%)

70. Would you be prepared to keep certain items separate from your refuse for recycling if a separate collection was made?

Yes (96.9%) No (0.8%) No opinion (1.5%)

71. The village telephone box is currently under threat. Do you think we should fight to keep it?

Yes (84.0%) No (3.8%) No opinion (12.2%)

72. Do you have any reception difficulties with the following?

	Yes	No	No opinion
Radio	(8.4%)	(79.4%)	(2.3%)
TV	(10.7%)	(77.9%)	(2.3%)
Mobile telephone	(39.7%)	(47.3%)	(5.3%)

73. Are there any places where litter is a problem in Kings Cople?

**Kings Caple Parish Plan
Appendix 5
Questionnaire responses
March 2005**

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

Polythene and other debris left beside the polytunnels at back of bungalows - a real eyesore! 2. Path leading from road to Sellack Bridge and under the bridge
Along roadside from Hoarwithy Bridge up to the Clusters. Sometimes by the church/tump (although better recently). Along road between Mayfields/Ruxton sometimes. Around Pennoxstone.
Along the verges and hedgerows.
Anywhere downwind of strawberry plastic
Around the pond
Around the school - the Millenium Corner
Around the Tump and church
Beer cans under the swing bridge - Sellack side
Between Old School and new school
By the church and Old School areas
By the river in the summer, over Sellack Bridge - left by picnickers.
By the river in the summer.
Crossroads and area by church
Crossroads, telephone box, Sellack boat road
Crossroads; school
Dog pooh at Tump
Don't know
Don't know
Everywhere
Everywhere - rubbish blown from farmers and fields and dumped from cars, mostly by young people
Hedges
I live in Fawley so Kings Caple isn't on my patch but school area and the Tump seem to attract it.
I pick up litter all the time from the roadside and consider we all should.
In the hedges and sides of road and over hedges into fields.
Is there a problem? The country was always wild and scruffy to some extent
It is becoming a problem all over.
Just general food waste i.e. beer bottles and burger packaging.
Lay-by by the bridge. Polythene and debris from polytunnels in the hedgerows.
No
No
No
No
no
no
No
No
No real problem that I have noticed
No specific place
None aware
None obvious
Not a problem but unsightly and a danger to wildlife.
Not aware of any
Not that I have seen
Not that I'm aware of
On farms, by farmers.
On road sides
Only mud
Only that left behind in fields that have had polytunnels in them
Outside school
Plastic sheeting near polytunnels
Road verges
Roads leading to Kings Caple (hill from Hoarwithy)
Roadsides occasionally
Sellack side of the river bank and footpath to and from summer problem - basically inconsiderate picnic/snack takers.

**Kings Cople Parish Plan
Appendix 5
Questionnaire responses
March 2005**

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

Some footpaths remain strewn with plastic after polytunnels have been cleared.
Sometimes litter by the church and crossroads - no bins
Tump
Tump by church
Unsure
Various roads including Old School road
Verges
Yes
Yes
Yes
Yes - everywhere
Yes - Where people walk their dogs, use kitchen paper to wipe the dog's bottom, then throw it on the roadside
Yes general

74. Do you use any of the local services which currently visit Kings Cople?

Mobile Library (18.3%)	Age Concern (3.1%)
Butcher (48.1%)	Monday Club (8.4%)
Milkman (44.3%)	WRVS (0.8%)
Paper-round (55.0%)	Other (6.1 %)
Please specify (visiting services)	
Nippy Chippy! (1.5%)	

75. Would your household use broadband internet access if it were available in the parish?

Yes (61.1%) No (22.1%) No opinion (14.5%)

Crime and Emergency Services

76. Which, if any, of the following crimes and anti-social behaviour concerns you in Kings Cople?

Theft (32.8%)	Litter (31.3%)	Not concerned (15.3%)
Mugging (3.8%)	Loutish/noisy behaviour (11.5%)	Other (3.1%)
Vandalism (25.2%)	Speeding (52.7%)	Drunkenness (5.3%)
Dog Litter (34.4%)		

Boys playing football down at the school, with the ball hitting the wire fence and wall
Government policies
Joy riders
People driving farm vehicles too fast.
Polytunnel erectors
Speeding - not above speed limit, but often too fast for safety. Please note cats also litter.
Speeding tractors.

77. If there are areas in Kings Cople in which you feel unsafe, where are they?

Blind corner towards school at crossroads. Bad bends between Armastone and Clusters - no footpaths and blind corners
By river no life buoy.
During periods of heavy farm traffic sometimes the speed and size of these make the narrow roads an intimidating place for pedestrians, cyclists and other road users

**Kings Caple Parish Plan
Appendix 5
Questionnaire responses
March 2005**

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Local politics

No

No

No

No

No

No

None

None

None

None

None

On the roads as a pedestrian or cyclist.

On the roads.

On unlit areas of the village

Only at night time in the dark

The dark areas where there are no light.

Uneasy in own home when hear of thefts and joy riders or people speeding past. Pedestrians or oncoming traffic would not stand much chance.

Walking especially at night in the dark from Kings Caple to Hoarwithy

Walking on the roads

Walking/cycling anywhere owing to traffic

78. Do you think that any of the following measures are needed?

A greater police presence (19.1%)

Better consultation between police and local people (33.6%)

A Neighbourhood Watch (35.1%)

More activities for young people (58.0%)

Other (3.1%)

Additional street lighting would increase safety of those walking after dark - and road safety too (0.8%)

79. Have you had to call any of the following emergency services in the last 12 months?

Police (10.7%)

Fire (0.0%)

Ambulance (11.5%)

80. If you did use one of these services, what was the response time from first call?

Less than 15 minutes (4.6%)

15 to 30 minutes (9.2%)

30 to 60 minutes (2.3%)

More than an hour (4.6%)

81. Were you happy with the overall service provided?

Yes (75.3%)

No (4.6%)

No opinion (6.1%)

82. What do you think could be done to improve the service? Please specify service.

Ensure fast response - advisors local in Hereford not Worcestershire

Everyone to have their neap reference on the phone.

Have had experience of fire brigade and had to use central phone service in Worcester. Had no idea where Kings Caple was let alone my house and took 20 mins to get there. Would house and look 20 minims to get there. Would help if each household were g

**Kings Cople Parish Plan
Appendix 5
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Have police come to talk to villagers about concerns/prevention/liaison. Have a local community warden or whatever it is.

Nothing - except don't lose our pay-phones

Possibly more direction signs to Kings Cople from the A49.

Provide one that works.

Quicker response

Quicker response time

Return to village policeman in residence and regular beats

Seemed reluctant to help me

The appointment of a local policeman

83. Do you regard the police coverage of Kings Cople to be?

Good (3.1%)

Reasonable (22.1%)

Poor (45.0%)

No opinion (23.7%)

84. Is the service provided by your community police officer?

Good (0.8%)

Poor (14.5%)

Do not have one (38.9%)

Reasonable (6.1 %)

No opinion (30.5%)

85. How could access to regular activities in Kings Cople be improved?

A sports field - purchase through lottery funding?

A weekly club - not necessary to have own facilities lets say weekly tennis club at Ross or Hoarwithy, swimming club etc.

Anything would be an improvement

Apart from school activities, not aware of anything for the young

Ask the young

Better build city - wider range.

Better street lighting and parking

Bus service, village based activities.

By providing a safe facility of adequate size where they can play.

By the provision of local community transport

Car-sharing by parents attending same event perhaps. Evening buses.

Have a hall big enough to use with a friendly attitude.

Have some evening meetings so people who work can attend.

I am not aware of any regular activities in Kings Cople for the young

Improved parking and lighting

Is there any?

Let the children of the village enjoy themselves and don't restrict what they can do just so as to shut them up

More activities for children to attend

More frequency/choice

More support from voluntary agencies, e.g. youth workers. Social committee to promote activities in old school/new school

Open up old school car park for children to play ball games when hall not in other use.

Outdoor activity area.

Poor attitude to young folk using village hall.

Provide children with somewhere to meet and make friends. As most children go to different schools, the children in the village lose friends or do not make friends and keep themselves to themselves in their homes.

Provision of area/space to do activities. Mote put on in ole wdhoor. IMPROVED TRANSPORT FOR AREAS TO HEREFIRD IR rISS Involving young people in provision of service.

Provision of local youth club

Publicise and enthuse

Publicised - don't know what there is

Regular buses

**Kings Cople Parish Plan
Appendix 5
Questionnaire responses
March 2005**

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

Somehow get all village residents to become involved in the village and to change the attitude from a dormitory village to a community as it once was

Talk to parents

Target parents first, find out what parents consider suitable activities/facilities and involve them in their organisation/funding.

There are none

There are none!

What activities?

What activities? There are none, apart from senior citizens' activities

What activities? - They need to exist to be accessed

What regular activities?! Not aware of any

Youth club if there is a demand for it by the young in village hall perhaps or school

86. Should Kings Cople children have access to a safe communal area where they can play?

Yes (75.6%) No (6.1%) No opinion (9.2%)

87. Should children in Kings Cople have regular organised activities in the village?

Yes (56.5%) No (A. 6%) No opinion (23.7%)

88. What are your views on local social facilities for?

	Good	Reasonable	Poor	No Opinion
Pre-school 0-4	(3.1%)	(4.6%)	(27.5%)	(38.9%)
Children 8-11	(3.8%)	(6.9%)	(29.0%)	(35.9%)
Children 12-16	(1.5%)	(2.3%)	(36.6%)	(32.8%)
Young people 17-25	(0.0%)	(1.5%)	(42.7%)	(29.8%)
People 26-60	(2.3%)	(5.3%)	(43.5%)	(23.7%)
People over 60	(2.3%)	(16.8%)	(25.2%)	(33.6%)

89. Where do you usually get information about events taking place in Kings Cople?

Notice board (65.6%) Ross Gazette (19.1 %) Phoenix Magazine (65.6%)

Other (17.6%) Hereford Times (35.9%) Hereford Journal (3.1%)

Wormelow Hundred Magazine (31.3%)

90. Would you advertise events you may organise in any of the following places?

Notice Board (53.4%) Local paper (24.4%) Local radio (12.2%)

Parish Magazine (51.1%) Post Office (5.3%) Other (1.5%)

Free paper (6.9%) Library (3.8%) Do not organise events (39.7%)

91. Do you think the amount of information available about what's going on in Kings Cople is?

Good (5.3%) Reasonable (58.0%) Poor (22.9%) No opinion (9.2%)

92. How many times a month do you use?

	More than 10	Between 6 and 10	Between 1 and 5	Less frequently	Never
The Church	(2.3%)	(3.1%)	(16.8%)	(47.3%)	(29.0%)
The Old School Village Hall	(0.0%)	(0.0%)	(12.2%)	(57.3%)	(22.9%)

**Kings Cagle Parish Plan
Appendix 5
Questionnaire responses
March 2005**

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

Pubs in surrounding villages	(5.3%)	(7.6%)	(32.1%)	(35.9%)	(10.7%)
Activities in surrounding villages	(4.6%)	(1.5%)	(18.3%)	(29.8%)	(24.4%)

Bowling at Wormelow; amateur dramatics at Much Birch
Brownies in Fownhope, Wye Leisure in Fownhope, dance classes in Hampton Bishop
Clubs in Fownhope
Clubs in Fownhope
Clubs, hall birthday parties (ours is too small). Keep fit.
Event in Hoarwithy
Fetes/car boot sales
Forum and Local History group in Little Birch
Hoarwithy Club
Keep Fit in Bridstow once a week
Much Birch Community Hall
NOTE - I notice the school is not listed as a community building. This was the hub of the village when I moved here, with many social activities taking place there. Could I suggest this might be something that could be considered again as a community ve
Quizzes
Rugby, poetry readings.
Swimming at Fownhope
Talks at WI meetings and Hoarwithy club which deal with subjects of particular interest to me.
Upholstery @ Brampton Abbots

93. Is the church in Kings Cagle important to you for the following reasons

Sunday worship (24.4%)	Funerals (50.4%)	As an historic building (75.6%)
Special services e.g. Christingle, Harvest Festival (52.7%)	Weddings (42.7%)	Not at all (5.3%)
Baptisms (35.1%)	As a focal point of the community (56.5%)	
Other (2.3%)		

Could be used for many activities
Family graves, wildlife fabulous primroses/green woodpeckers etc.
Private use.
Would go to church happily if inclusive of other religious beliefs. Christianity is better at excluding than including.

**Kings Cople Parish Plan
Appendix 5
Questionnaire responses
March 2005**

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

94. Would you like to see more employment opportunities in the village?

Yes (35.1%)

No (22.1%)

No opinion (38.2%)

95. If you do not currently work in the village but would like to, what barriers are there to achieving this?

Child care / No offices

Lack of jobs that pay a reasonable wage.

Lack of suitable employment

Lack of work in the area

Lack of work opportunities

Local BMX track

No Broadband connections, but due to change - Broadband due 13 July 2005

No employers!

No hospital

N jobs

No jobs available

Not enough certain jobs

Not possible

Only farm work available.

Poor rates of pay. Re Question 94 - Employment for locals - not just as a means of cheap labour which forces locals away and introduces more and more immigrants here who don't contribute to the community charge

Retired

Retired

Viable job opportunities.

Wages

Work from home with good internet access.

Work in Birmingham, no civil engineering companies in the area.

96. Would the following be useful for village job adverts?

Space on the village notice board to advertise vacancies (47.3%)

An advert in the Wormelow Hundred/Phoenix magazine (48.9%)

Information and Democracy

97. Have you ever attended a meeting of the Parish Council?

Yes (47.3%)

No (49.6%)

98. If yes, when was the most recent meeting you attended?

Within the last year (13.0%) Between 1-2 years ago (13.7%)

Between 2-4 years ago (13.7%)

5+ years (13.7%)

99. Did you feel that the issues discussed reflected local concerns?

Yes (32.8%)

No (9.2%)

No opinion (10.7%)

**Kings Cople Parish Plan
Appendix 5
Questionnaire responses
March 2005**

Item numbers relate to relevant questions in original questionnaire. Text responses are as typed in by Herefordshire council and are un-edited.

100 Was there an opportunity for public participation at the meeting?

Yes (29.8%) (13.7%)	No (3.8%)	Not sufficient
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101. Have you ever attended the Annual Parish Meeting which is open to all the electors of the Parish?

Yes (21.4%)	No (65.6%)
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102. How well does the Parish Council publicise its decisions and activities?

Very well (3.8%)	Reasonably well (37.4%)	Badly (40.5%)
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103. Would you like more information about the activities of the Parish Council?

Yes (67.9%)	No (10.7%)	No opinion (13.0%)
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104. Would you be prepared to pay a slightly higher Council Tax (if it were ring fenced) to meet some of the needs of the Village?

Yes (36.6%)	No (49.6%)	No opinion (9.9%)
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105. If suggestions raised by the questionnaire require money for implementation, where should that money come from?

Private contributions (30.5%)	Higher council tax increases (3.8%)
Sponsorship (33.6%)	Moderate council tax increases (37.4%)
Fundraising (63.4%)	Other (20.6%)

**DCNC2006/0277/F - PROPOSED CONSTRUCTION OF
SKATE PARK AT SYDONIA RECREATION GROUND,
CONNINGSBY ROAD, LEOMINSTER**

**For: Sydonia Skatepark Community per Mrs C
Bromage Leominster Town Council Town Council
Office Grange Walk Leominster HR6 8NS**

Date Received:
27th January 2006

Ward:
Leominster South

Grid Ref:
49810, 58674

Expiry Date:
24th March 2006

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The site is located on an area of open space known as the Sydonia Recreation Ground. The Leominster Leisure Centre and swimming pool lie to the south west of the application site with residential dwellings to the north east, south east and north west, the closest being those on Battlebridge Close and approximately 45 metres away. Public footpaths cross the recreation ground and the precise location of the application site has been amended since its original submission to ensure that one of these is not impeded should planning permission be forthcoming.
- 1.2 The application is for the creation of a skate board park. The site area measures 30 metres by 19 metres and will comprise a tarmaced surface enclosed by a chain link fence to a maximum height of 3 metres. It includes general details of the type of structures that would be installed should planning permission be granted and also indicates that lighting is proposed at either end of the site. With regard to the first of these two points, the applicants have included details of a sound attenuation system that can be incorporated into the design of ramps to minimize noise impacts in sensitive locations.

2. Policies

2.1 Leominster District Local Plan

A54 – Protection of Residential Amenity
A61 – Community, Social and Recreational Facilities

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR13 – Noise
DR14 – Lighting
RST1 – Criteria for Recreation, Sport and Tourism Development

3. Planning History

- 3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Consultations

- 4.2 Transportation Manager - No objections
- 4.3 Public Rights of Way Manager - No objection to the proposal in its amended location
- 4.4 Head of Environmental Health and Trading Standards - comments as follows:

'Due to the nature of skateboarding, there is a potential for noise nuisance, not only from the impact of the boards on equipment when carrying out jumps and tricks but also from the associated noise from people congregating around the area. Currently there is no recognized guidance relating to noise or nuisance from skate parks and therefore assessing their impact on an area can be difficult.

Visits have therefore been made to comparable skate parks in Newton Farm, Ledbury, Malvern, Perdiswell and Tipton. The site at Perdiswell comprises concrete structures and so has been largely discounted. However all of the others use equipment of a modular design similar to that proposed for Leominster.

The site at Malvern is very similar to the proposal due to its location on recreation land, in close proximity to a children's play area and residential accommodation. The Environmental Health Officer at Malvern Hills District Council advises that complaints were received regarding noise from the park, although no formal action was taken.

A 15 minute noise measurement was taken at the application site on 3rd March and the background level (L90) was recorded at 36.5dB. Noise levels recorded by St Albans Council at a skate park in Maidenhead were recorded to be 60.7dBA (Laeq) during the measurement period and dropping only to 59.2dBA at 60 metres. Although these measurements can only be a guide as each park is different, I believe complaints from the application site if approved are likely.

The additional acoustic information that has been submitted detailed the use of acoustic foam as a way of reducing noise levels at skateboard sites which are in noise sensitive locations. Although the absorption co-efficients of this material are quoted as high as 0.8 (1.00 representing complete absorption), the results shown from testing completed at the University of Salford show the absorption to be no higher than 0.57 at any of the frequencies measured.

Although I believe a final decision has yet to be made with regards to the supplier of the proposed skate park, as the additional acoustic information submitted to Planning was from GBH Ramps, I contacted this company for further information. I am led to believe that this company is the only UK supplier of acoustic foam for skate parks and they have already installed the material at a number of parks around the country including one in Victoria Park, Tipton, Sandwell, West Bromwich.

I have also visited the skate park at Tipton and noted that the park appeared to be slightly larger in size to the one proposed at Leominster and I would estimate that the closest residential properties were approximately 85-90 metres from the skate park. At the time of my visit, only one skateboarder was using the facilities, with all other users being BMX riders, as the noise from BMX use is negligible in comparison to skateboards I was unable to assess the full noise impact of the facilities. However, even with only one skateboard user the noise is clearly audible at 45 metres. I would also note that the background levels at this site are likely to be similar to those found in Leominster, due to the type of land use and distance to roads.

The Environmental Health Officer at Sandwell Metropolitan Borough Council advises that they have been advised that residents can hear the noise from skateboarders using the ramps inside their properties, although no official complaints have been made. Although there has been some concern regarding general noise from the use of the park, for example shouting and screaming. It must also be noted that this park is primarily used by BMX riders and the skateboarder users are in a minority, which I believe differs from the type of riders likely to use the park in Leominster and makes a direct comparison difficult.

I have met with the senior project manager with GBH at the proposed Leominster site and discussed the location and GBH equipment. Although he advised that the location is not ideal due to the proximity of residential housing, he advised that GBH have installed parks at similar distances (45 metres) previously with no concerns arising following their use. In this location he advised that acoustic foam was advisable and that landscaping options may also be considered, such as bunds or tree planting to reduce the and noise and visual impact of the site.

I would advise that in terms of reducing the noise impact from this development, the ideal location for the site would be as far away from all residential housing as possible, this would mean relocating the proposed site approximately 16 metres North of its current location. This would allow a minimum distance of 46m to a residential boundary could be achieved and 47.5m to a residential property itself, in comparison to 42.5m at its current location. However, I realise that other factors such as lighting, safety, access and CCTV must also be considered and that relocation may not be possible, however noise must be considered as a key factor when choosing a location for the site.

Recommendations

Should Members be minded to approve this application then I would recommend that the following conditions be attached to any consent in order to protect residential amenity:-

Acoustic Foam

I have been advised by the designers, GBH, that they would advise all ramps to be fitted with this material if the site is in a noise sensitive location, especially considering the distance to residential accommodation. I would therefore advise that should the skate park be approved, acoustic foam (or a similar material) should be used on every ramp to reduce the impact noise as far as possible.

Details of floodlighting/ external lighting

Details of floodlighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with approved details and there shall be no other external illumination to the development.

Scheme of measures for controlling noise

Before the development hereby permitted commences a scheme shall be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site. The use of the site shall be carried out in accordance with approved details.

I would advise that the scheme should include the installation of acoustic foam or a similar material which is designed to absorb sound and reduce reverberation.

Minimum distance from residential properties

Any equipment with the potential to cause noise nuisance should be located at a minimum distance of 40 metres from residential accommodation, any additional equipment should be approved by the local planning authority prior to its installation.

Restriction on hours of use

The hours in which the facilities shall be open for use shall be restricted to 8.00am to 9.30pm.

5. Representations

- 5.1 Leominster Town Council - No comment as the Town Council is acting as agent.
- 5.2 Ramblers Association - Note that a public footpath is close to the site and trust that it will not be impacted by the development.
- 5.3 West Mercia Constabulary - Comments as follows:

'With the area bordered by sheltered accommodation for primarily elderly people at Eaton Close on one side, and new housing at Battlebridge Close and Lammas Close, one has to question the suitability of placing a skate park within this environment.

The activity being considered is one that has a noise factor associated with it. The boards themselves make a noise and with the excitement of the young persons involved as well then the noise level escalates.

In the Sydonia area we are currently experiencing complaints where youths are gathering, making large volumes of noise, drinking alcohol and generally causing a nuisance in the evening. We have received at least 17 complaints from residents or people in the Coningsby Road and Eaton Close areas alone since 1st January 2006, regarding such complaints as noisy groups of youths, litter, criminal damage and burglaries.

We would welcome the provision of activities for young persons in Leominster, we certainly do not believe that the activity of skateboarding brings about criminal activity. In fact the vast majority of youths involved are there for one purpose only and that is to enjoy their sport, but careful consideration must be given to the issues they may raise as a consequence.

If ultimately a skate park is sited where proposed I would envisage a large increase in the number of calls to the Police regarding noise, damage and crime issues.

- 5.4 Six letters of objection from local residents and a petition signed by 44 people have been received. In summary the points raised are as follows:
1. Location in a residential area will be detrimental to local residents, particularly because of the noise associated with skate parks.
 2. Inappropriate use in close proximity to sheltered accommodation for elderly people.
 3. Will encourage gathering of large groups and subsequent anti social behaviour including drug abuse.
 4. Structures would be out of keeping with the area.
 5. Question over how the park would be supervised.
 6. There are other more suitable sites such as Bridge Street.
- 5.5 In response to some of the objections raised, the following information has been submitted by the applicant's agent:
1. All of the equipment is capable of relocation. Information is provided indicating the type of equipment to be used and materials used in its construction.
 2. Happy to be bound by a condition requiring the precise details of lighting.
 3. The Grange was ruled out because of its location at the heart of Leominster's Conservation Area. The part of The Grange adjacent to the Millennium Walk and Priory Churchyard is fully earmarked for other recreational use, that being a football pitch and a young children's playground.
 4. Sydonia was considered to be suitable because it is close to the Leisure Centre and its parking area, and as such is not isolated.
 5. It is hoped that HALO Leisure Services will oversee the site. This will need to be confirmed through a service level agreement for inspection and custodianship, including direction to close the facility if there were any damage or health and safety risk. HALO has indicated that a service level agreement is acceptable in principle.
- 5.6 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The key consideration of this application appears to be the potential impact that the proposed skate park on the residential amenity of nearby dwellings. In particular these can be crystallized further to the noise that will result from the use of skateboards on the equipment, the noise created by groups of young people and a perception that a skate park will increase instances of anti social behaviour.

Noise from equipment

- 6.2 This issue has been dealt with thoroughly in the comments of the Environmental Health Officer who has been able to make a full assessment of the proposal by making visits to comparable skate parks. Whilst the findings appear to be that the proposal will cause incidences of complaints about noise disturbance, they also indicate that the use of acoustic foam as part of the design of ramps will reduce the impact of noise. Its use could be ensured through the imposition of an appropriately worded condition.

Noise created by users

- 6.3 This relates more generally to noise created by individuals rather than the skateboards and equipment. It is inevitable that a congregation of people will result in some noise. This can occur presently as the area is available for general recreation use and it would seem unreasonable to attempt to impose conditions to try and limit this. However, a condition could be imposed to prohibit the playing of any amplified music on the application site at any time and also to restrict the times when the skate park can be used.

Perceptions of anti social behaviour

- 6.4 This is a very difficult issue to reconcile and there are clearly two directly opposing lines of argument. One is that a skate park will increase anti social behaviour as it encourages a gathering of young people in close proximity to residential dwellings. The other is that because it is in proximity to dwellings there is an ability for anti social activities to be identified and dealt with as the site is overlooked. In an isolated location there is greater potential for criminal activity to go un-noticed and escalate.

Other Issues

- 6.5 The visual implications of the proposals are limited and are not dissimilar to the creation of a children's play area or a tennis court on an area that is defined as being for recreational use. Conditions requiring precise details of equipment, fencing of the site and lighting will ensure that any visual implications are limited.
- 6.6 The proposed location of the skate park is also beneficial as it is sited in close proximity to the leisure centre. This offers an opportunity for the site to be properly managed if the application is approved. Other sites such as one around The Grange or at the Bridge Street Centre would not offer the same opportunity, the latter being privately managed.
- 6.7 In conclusion, the proposal will offer a facility to young people that will serve a local need in accordance with Policy A.61 of the Leominster District Local Plan and RST1 of the Herefordshire Unitary Development Plan. On balance it would appear that concerns relating to impacts on residential amenity can be mitigated through the imposition of conditions and therefore the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 - A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.

- 3. Prior to the commencement of development full details of layout of the skate park hereby approved and details of each piece of equipment to be installed on the site shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To define the terms of this permission.

- 4. Before the development hereby permitted commences a scheme shall be agreed with the local planning authority that specifies the provisions to be made for the control of noise emanating from the site. This shall specifically include the use of acoustic foam in all of the approved ramps. The use of the site shall be carried out in accordance with approved details.

Reason: In the interests of nearby residential amenity.

- 5. Any equipment with the potential to cause noise nuisance should be located at a minimum distance of 40 metres from residential accommodation, any additional equipment should be approved by the local planning authority prior to its installation.

Reason: In the interests of nearby residential amenity.

- 6. The hours in which the facilities shall be open for use shall be restricted to 8.00am to 9.30pm.

Reason: In the interests of nearby residential amenity.

- 7. No amplified or other music shall be played on the site of this permission at any times.

Reason: In the interests of nearby residential amenity.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

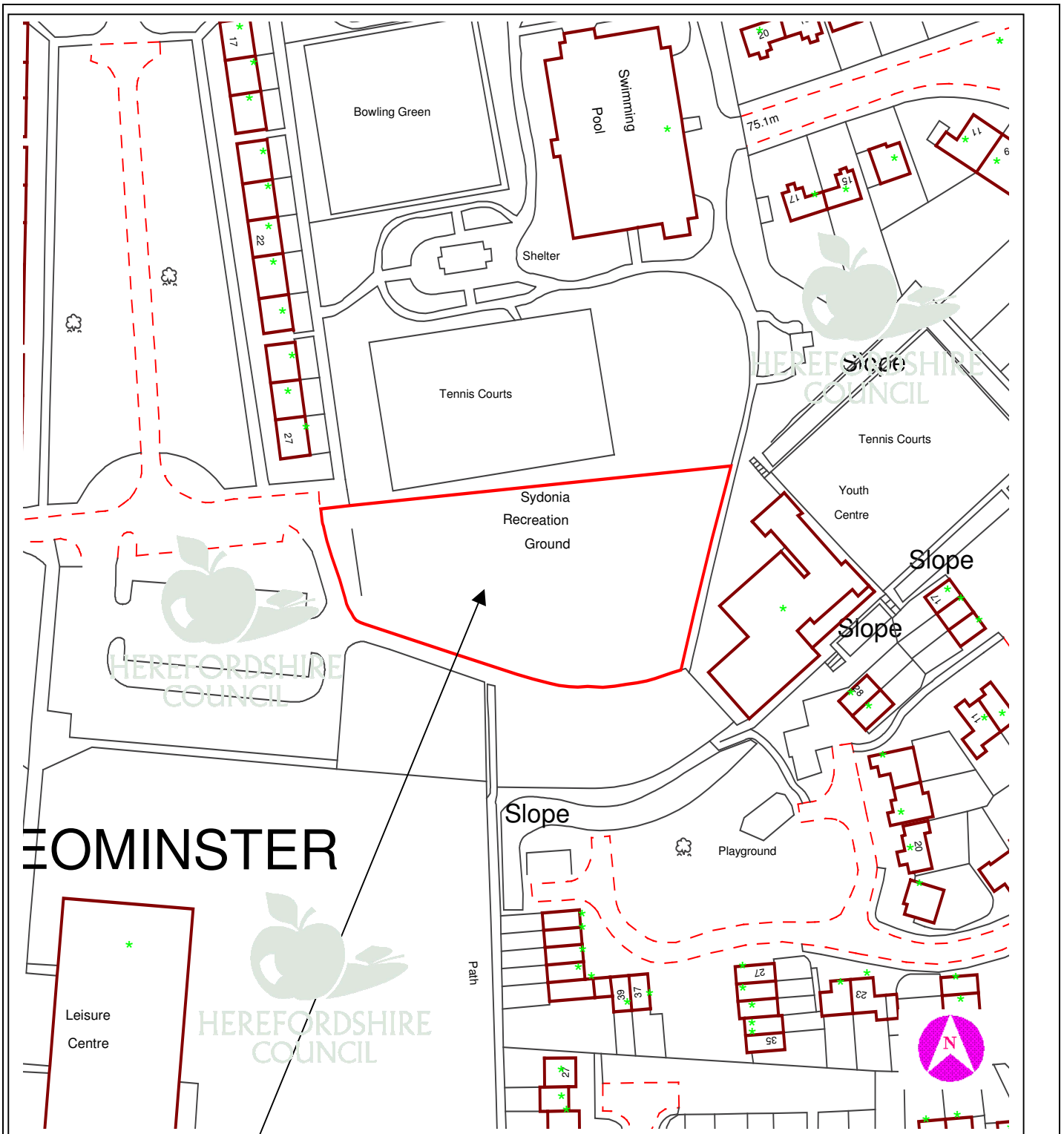
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/0277/F

SCALE : 1 : 1250

SITE ADDRESS : Sydonia Recreation Ground, Conningsby Road, Leominster

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**DCNW2005/1819/F - USE OF LAND AND ERECTION OF
WORKSHOP AND OFFICE FOR COACH HIRE
BUSINESS AT PAYTOE LANE, LEINTWARDINE,
HEREFORDSHIRE**

**For: Mr Taylor per The Land Use Consultancy, 141
Bargates, Leominster, Herefordshire, HR6 8QS**

Date Received:
1st June 2005
Expiry Date:
27th July 2005

Ward:
Mortimer

Grid Ref:
40473, 73584

Local Member: Councillor Mrs O Barnett

INTRODUCTION

The application was reported to the Planning Committee on 25th November when it was recommended for refusal. Notwithstanding the recommendation it was resolved that:

“The application be approved subject to appropriate conditions about protective earth bunding and petrol/oil interceptors in the drainage, any further conditions felt to be necessary by the Head of Planning Services, and the Environment Agency being satisfied.”

Minutes of the meeting are attached as **appendix 1**

Since that time officers have held site meetings and negotiations with the applicants and the Environment Agency, and the development has proceeded so that now, in effect, this is a retrospective application. The benefit to Leintwardine of having the coach business relocated from a residential area is therefore already being realised.

Negotiations with the Environment Agency have highlighted the need to balance the flood plain issues against the material planning interests of enabling the local coach hire to continue in operation, itself contributing to sustainable transport in the locality, without impacting on residential amenities.

The details submitted by the applicants have not, however, satisfied the concerns of the Environment Agency. Their latest letter is attached as **appendix 2**. In the light of this continued objection it is not possible to meet the terms of the resolution of the Committee of 25th November 2005.

Members therefore need to consider whether to grant planning permission without satisfying the concerns of the Environment Agency or to refuse permission in the light of the risk to flood plain and related issues.

The report to the November meeting of Planning Committee follows. The recommendation remains unchanged.

1. Site Description and Proposal

1.1 The site lies outside of the designated development limits of the settlement as indicated in the Leominster District Local Plan, identified as Flood Zone 3 and therefore liable to flooding during the 1 in 100 year flood event. The site is also designated in the Local Plan as a Landscape Protection Area

Further information on the subject of this report is available from Mr P Mullineux on 01432 261808

therefore Policy A9 on Safeguarding the Rural Landscape in the Local Plan is relevant to this application.

- 1.2 The site is a green field site, located adjacent to a heavy industrial equipment site. Access is via the unclassified public highway that runs along the westerly boundary. There are commanding views over the surrounding countryside from the site.
- 1.3 The application proposes the erection of a steel framed maintenance building and attached office and toilet block and use of the land for parking of coaches in connection with an existing business that operates on another site.
- 1.4 In response to the Environment Agency's objection the applicant commissioned a flood risk assessment which has been referred to the Environment Agency for comment.

2. Policies

Planning Policy Guidance Note 25 – Development and Flood Risk
 Planning Policy Guidance Note 4 – Industrial and Commercial Development and Small Firms.

Leominster District Local Plan

- A1 – Managing the District's Assets and Resources
- A6 – Sites of Local Importance for Nature Conservation
- A9 – Safeguarding the Rural Landscape
- A15 – Development and Watercourses
- A23 – Creating Identity and an Attractive Built Environment
- A24 – Scale and Character of Development
- A25 – Protection of Open Areas or Green Spaces
- A35 – Small Scale New Development for Rural Businesses within or around Settlements
- A41 – Protection of Agricultural Land

Herefordshire Unitary Development Plan (Deposit Draft)

- S1 – Sustainable Development
- S2 – Development Requirements
- S4 – Employment
- DR1 – Design
- DR2 – Land Use and Activity
- DR4 – Environment
- DR7 – Flood Risk
- E8 – Design Standards for Employment Sites
- E11 – Employment in the Smaller Settlements and Open Countryside
- E15 – Protection of Greenfield Land
- LA5 – Protection of Trees, Woodlands and Hedgerows
- LA6 – Landscaping Schemes
- NL1 – Biodiversity and Development
- NL4 – Sites of Local Importance
- HBA9 – Protection of Open Areas and Green Spaces

3. Planning History

- 3.1 There is no record of any planning history on the application site.

4. Consultation Summary

Statutory Consultations

Further information on the subject of this report is available from Mr P Mullineux on 01432 261808

- 4.1 Environment Agency has considered the applicant's flood risk assessment but has maintained its objection to the proposed development stating that the site is located within Flood Zone 3 and may therefore be at risk of flooding during the 1 in 100 year flood event. The response also states concerns with regards to the proposed method of foul drainage and that a graduate risk assessment may be required for the method of foul drainage from the site is proposed. The Environment Agency has also drawn attention to Planning Policy Guidance 25: Development and Flood Risk, paragraph 65 which requires that, if the local planning authority is minded to grant planning permission, then they be given the opportunity to comment further.

Internal Council Advice

- 4.2 The Environmental Health Manager has no observation.
- 4.3 Highways Manager recommends that any permission include conditions with regards to visibility splays, turning and parking. Junction improvement/off site works, and notes to be attached with regards to mud on highway, works within the highway, Section 278 Agreements, Section 38 Agreement details, no drainage to discharge on highway and works adjoining highway.
- 4.4 Forward Planning Manager has responded to the application with concerns about the proposed development with regards to environment issues and that the location is outside the development limit of the Settlement, however the response does stress that the site is well related to existing employment generating schemes in close proximity. The response further states that any application of this nature needs to demonstrate that the level of development can be clearly related to the employment needs of the local economy and should clearly demonstrate that there are no other suitable sites readily available within the Settlement Boundary for the proposed development.

5. Representations

- 5.1 Leintwardine Parish Council have no objections to the proposed development and state in their response:

"The Parish Council wish to place on record their support for the above application. The application concerns a legitimate local business which provides a useful amenity and local employment. Currently the business is operated within the village and this application would take the business to a much more suitable place, adjacent to other businesses.

There may be concern that the location is a flood plain but of course this is not residential and the business would be in the same position as the other firms which operate from that area."

- 5.2 One letter in support accompanied the application from Mr R F Batt, 28/30 Watling Street, Leintwardine, Craven Arms, Shropshire, SY7 OLW. This letter can be summarised stating that he and his wife Heather own and run the village shop and that the village needs small businesses which provide employment in the area in order to help it from becoming a retirement area only.
- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The application proposes change of use of land and erection of a workshop and office for a coach hire, business on land that is undesignated for any particular use and is located outside the recognised development limits of the settlement as stated in the Leominster District Local Plan.
- 6.2 Planning Policy Guidance Note 25 on Development and Flood Risk requires developers to:
- “Provide an assessment of whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and of the measures proposed to deal with these effects and risks; and
- Satisfy the Local Planning Authority that any flood risk to the development or additional risk arising from the proposal will be successfully managed with the minimum environmental effect, to ensure that the site can be developed and occupied safely.”
- 6.3 The Environment Agency has considered the submitted flood risk assessment but still object, stating that the site is ‘operational development’ within Flood Zone 3 and would be unacceptable development in the floodplan.
- 6.4 Planning Policy Guidance 25 paragraph 65 advises Planning Authorities if mindful to approve such application that the Agency should be re-notified to explain why material considerations outweigh the objection and to give the Agency the opportunity to make further representations.
- 6.5 Policy A35 on Small Scale Development for Rural Businesses within or around Settlements in the Leominster District Local Plan states that proposals for new sites accommodating employment generating uses and rural businesses within or around settlements will only be permitted where there are no suitable sites within the existing Settlement Boundary and where they comply with the criteria listed in Policy A1 which in this particular instance refer to environmental policies. Policy E10 of the emerging Herefordshire Unitary Development Plan also requires that applicants for development of this nature demonstrate that the level of development can be clearly related to the employment needs of the local economy and that no other suitable sites are readily available within the development limits.

6.6 The application gives no indication to measures taken to seek out alternative sites within the development boundary. The proposed development is not within or adjacent to the boundary and is located on an existing Greenfield site, that is not designated for employment use. There are commanding views from the site of the surrounding countryside and although the applicants propose to introduce tree planting around the perimeter of the application site, the proposal development will have a significant visual detrimental impact on the surrounding countryside, the site designated as Landscape Protection Area in the Leominster Local Plan and also located within close proximity (160 metres to the north east) of a SSSI site.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 - The application site is within Flood Zone 3 as indicated on the Environment Agency's Flood data maps and flood risk assessment which has been submitted with the application does not meet the requirements of Planning Policy Guidance Note 25 on Development and Flood Risk sufficiently to demonstrate that the site can be developed and occupied safely and to ensure that flooding is not unacceptably exacerbated elsewhere. The proposal is also contrary to the following policies:**

Hereford & Worcester Country Structure Plan 1993, Policy CTC-9
Leominster Local Plan 1998, Policy A15
Herefordshire Unitary Development Plan (Revised Deposit Draft) 2004, Policies S2 and DR -7

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.

APPENDIX 1: Minutes of Planning Committee held on 25th November 2005

The receipt of a letter from the applicant's agent and a petition from 56 persons in support was reported.

The Development Control Manager said that the Northern Area Planning Sub-Committee had previously delegated the Officers to approve the application, subject to the applicant first satisfying the requirements of the Environment Agency and the Environment Agency withdrawing its objection to the application. The applicant had subsequently submitted a Flood Risk Assessment but the Environment Agency had maintained their objection on the grounds that there had not been a proper assessment of flood risk. The Northern Area Planning Sub-Committee was minded to approve the application and it had been referred to the Planning Committee by the Head of Planning Service in view of the Environment Agency's objection and to give it the opportunity to make further representations, as required by PPG25.

Councillor Mrs. L. O. Barnett, the Local Ward Member referred to the level of support voiced by the Sub-Committee and by the local community in recognition of the need to assist with the survival of a rural business such as that of the applicant. She commented that there was no other suitable site in Leintwardine and that there appeared to be negligible risks from any flooding, particularly as the proposal would be for coaches and not housing. She noted the credentials of the author of the Flood Risk Assessment and questioned the views of the Environment Agency which appeared to relate to extremely infrequent flooding in the area. She said that there were other sites nearby which were subject to a greater risk of flooding and felt that the applicant was being duly hindered. She noted that the Environment Agency considered the site to be at risk during the 1 in 100 year flood event but suggested that this was not a sufficient reason for refusal considering the importance of rural business and, in this case, rural transport.

The Committee supported the Local Ward Member and noted that there was a similar development nearby and felt that it would be irrational to refuse this application. It was considered that the effects of potential flooding would be minimal given the proposed use and that there was no evidence available that local residents considered themselves to be in peril. Given the specific nature of the business and they were in which it operated, the vehicles could be moved easily if flooding was imminent.

The Development Control Manager said that if the Committee was minded to approve the application, conditions needed to be imposed about protective earth bunding and petrol/oil interceptors in the drainage.

RESOLVED:

That the application be approved subject to appropriate conditions about protective earth bunding and petrol/oil interceptors in the drainage, any further conditions felt to be necessary by the Head of Planning Services, and the Environment Agency being satisfied.

APPENDIX 2:

Our Ref : SV/2005/007712-4/1

Your Ref : DCNW2005/1819/F

Date : 16 May 2006

Mr Peter Yates
Development Control Manager
Herefordshire Council - Northern Division
PO Box 230
Blueschool House
Blueschool Street
Hereford
Herefordshire
HR1 2ZB

F.A.O: Mr P. Mullineux

Dear Sir

PROPOSED USE OF LAND AND ERECTION OF WORKSHOP AND OFFICE FOR COACH HIRE BUSINESS AT PAYTOE LANE, LEINTWARDINE, NR CRAVEN ARMS, SHROPSHIRE.

I refer to the letter and enclosures from Mr D. Andrews (Agent) which was received on 13 April 2006.

Prior to making comments on the information as submitted, it should be noted that the site is not considered appropriate for the proposed development, as referred to in our previous replies to the planning application, for the following reasons:

- * The site is at **high risk of flooding**.
- * The site is located in **Source Protection Zone II** (at the edge of SPZI) as shown on the attached plan, which supplies water to the village of Leintwardine and where there is a presumption against lorry parks (bus depots). If pollution was to occur, this would effect the population of Leintwardine via the water supply. Groundwater is therefore a key issue.
- * **River Teme SSSI** - If pollution was to occur this would effect the quality of this high quality river.

On this basis, we would strongly recommend that other sites should be pursued in the interest of environmental protection / sustainable development i.e. a site outside of the high risk 1% floodplain, away from the SPZ, in an area where a mains sewer may be available. The following comments are made on the basis that a permission may be granted, despite our previous objections and concerns.

Foul Drainage:

In line with current Environment Agency guidelines to protect the quality of the water supply from the Leintwardine public water supply boreholes (i.e. within SPZ II), a discharge to ground of treated sewage effluent (or vehicle washings, see below) would not be permitted at this location. The applicant proposes to discharge treated effluent from a package treatment plant to a nearby ditch. A consent to discharge application to the ditch at the side of the road is likely to be refused on the grounds of lack of dilution, so would not be acceptable.

It is noted from our records that there is a package sewage treatment plant which serves the nearby industrial estate. We would advise in the first instance that a mains sewer connection is pursued. If this is not considered practicable or feasible, then the Applicant should investigate to see if there is any capacity in the nearby treatment plant, to take the domestic sewage from the proposal and whether it is possible to connect into this system. Should this be the case then an application to vary the existing discharge consent will be required.

If there is no capacity at the existing treatment works, the Applicant would need to apply for a new consent to discharge for treated domestic sewage from a package sewage treatment plant directly to the river Teme. It should be noted that this application may not be granted due to the status of the watercourse (SSSI quality) but is determined on its merits.

If a treatment plant is not deemed to be suitable then a sealed cesspit may be necessary, which is the least preferred option in line with planning Circular 3/99. It should be noted that an assessment should be submitted with the planning application, as recommended in our previous replies to the LPA. This would confirm the certainty of and ensure a sustainable foul drainage scheme, which may not be achievable.

Vehicle wash area:

Similar to the above, a discharge to ground either from vehicle washings would not be permitted at this location. We would therefore advise the Applicant to investigate a 'Vehicle wash recirculation system' from which there would be no discharge of water. Any sediment would need to be collected by an Authorised contractor and disposed of at a licensed site as part of this scheme.

Surface Water:

Surface water is a key issue linked to control to minimise flood risk and design / treatment to prevent pollution of the groundwater (SPZ / SSSI).

The majority of the parking area, as proposed would have a permeable gravel surface, which would minimise any increase in surface water run-off as a consequence of this proposal. However, in this case, considering the proximity of the site to Leintwardine public supply boreholes (i.e. within SPZ II), it is required that all areas be made of impermeable concrete hardstanding and surface water generated from these areas be passed through oil interceptors before being disposed off site. This is required by Groundwater Regulations (1998) to prevent the discharge of List I substances to groundwater.

Notwithstanding the above, in terms of surface water control, we would advise that further investigation is carried out to identify whether parts of the site could be utilised as a sustainable urban drainage area. It may be appropriate for the southern part of the site (furthest away from SPZI / source of the borehole supply) to be designed with a lined membrane with associated permeable gravel area, subject to an investigation demonstrating that this part of the site is not contaminated from any previous land use.

Storage of oils, fuels, etc:

Any facilities for the storage of oils, fuels or chemicals must be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound must be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected

from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund (to prevent list one substances from reaching groundwater).

Fluvial Flood Risk:

Notwithstanding the objection on flood risk, if your members are still minded to approve the proposals, we would offer the following considerations, in order to help minimise the impact of this proposal.

Floor levels

The LPA may wish to consider the imposition of a condition relating to finished floor levels for all offices, and toilets facilities, above the 1% flood level plus climate change (or suitable flood proofing techniques). An area within the workshop will also need to be raised above the 1% flood level plus climate change, for the storage of materials.

Flood compensation

Another matter, as discussed by Paul Flynn of our Development Control Team (Flood Defence) during the meeting of the 15th February 2005 is flood storage. Details have yet to be provided showing the amount of flood storage lost as a consequence of this development and whether this can be compensated for elsewhere. It is understood that investigations were to be undertaken into whether flood storage compensation works could be undertaken on an adjacent site, but no information has been provided on this to date. The LPA may wish to condition this aspect if there is a reasonable opportunity for this to be provided.

Flood warning / evacuation management plan

We would also suggest that a condition is imposed for flood warning and evacuation in the event of a flood. This may be worded as 'Prior to the commencement of any development, a scheme for the provision and implementation of a flood warning and evacuation management plan shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the plan shall be carried out in accordance with the approved plan' (to ensure the management of the site during times of flooding). This might include alternative parking areas for the buses during times of flooding?

Permitted development

We would also suggest that permitted development rights are removed, to ensure no further increase in flood risk to the site and elsewhere.

I trust that this clarifies our position which maintains our objection to the proposal. As discussed, we have strong reservations on the proposal and we cannot offer a positive resolution, based on the risk to the environment. Prior to any determination, the LPA should be sufficiently sure of their ability to protect the environment through any Grampian conditions. We would urge caution based on the degree of present certainty.

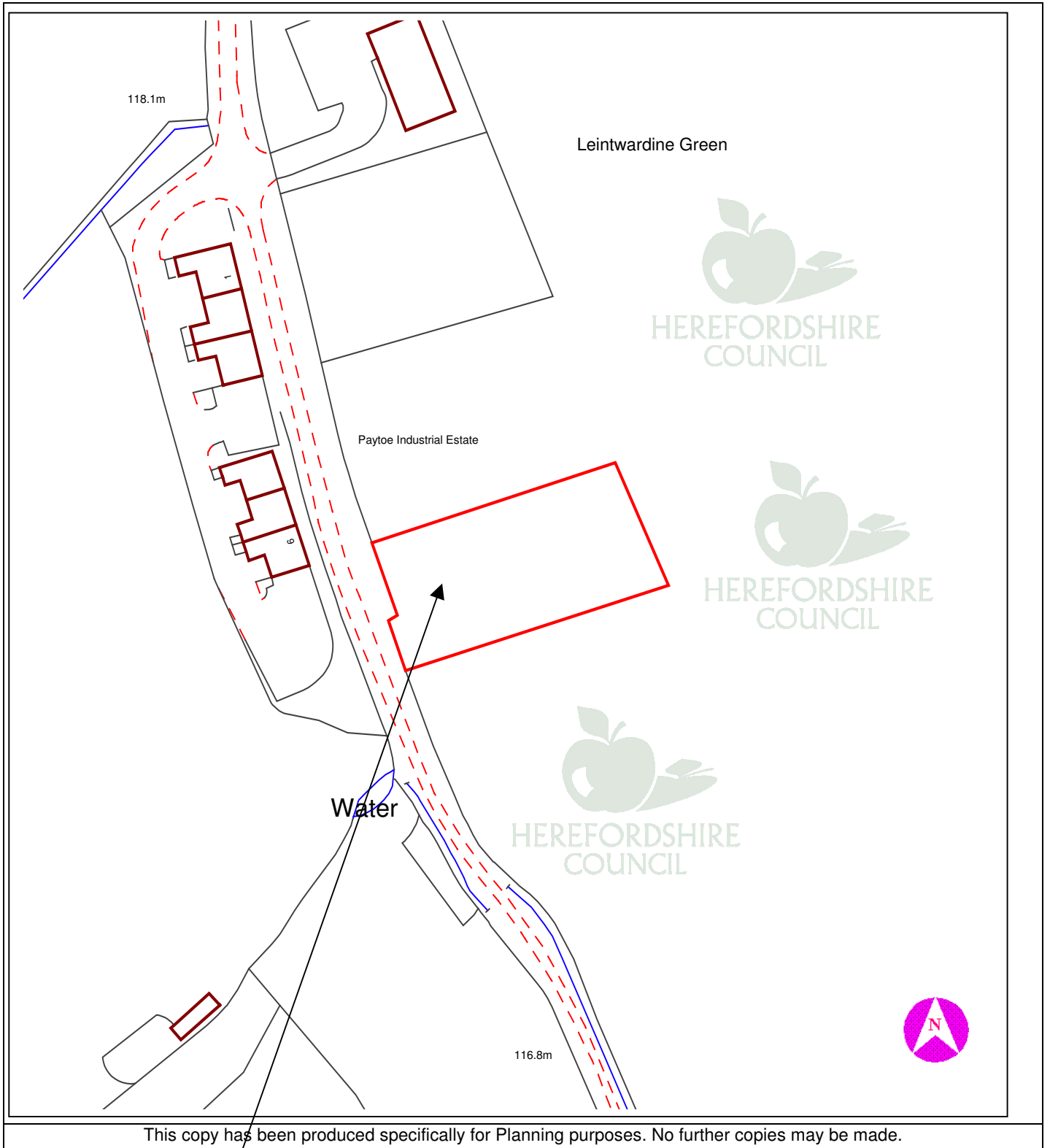
In order to seek the best possible environmental outcome, it may be that a meeting is required with relevant members of the Environment Agency (Groundwater and Contaminated land, Environmental Management and Development Control), Applicant/Agent and the LPA to discuss the above. The objective of this would be to minimise the risk of harm to the water environment (including the SPZ).

Yours faithfully

JUSTIN BURNETT
Team Leader Severn Area Planning

Please ask for : Mark Davies - 01743 283405

CC: David Ian Andrews



APPLICATION NO: DCNW2005/1819/F

SCALE : 1 : 1250

SITE ADDRESS : Paytoe Lane, Leintwardine, Herefordshire

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DCNE2006/0873/F - ERECTION OF SECURITY FENCE AND GATES TO THE BOUNDARY WITH TWO SITE SIGNS AT JOHN MASEFIELD HIGH SCHOOL, MABELS FURLONG, LEDBURY, HEREFORDSHIRE, HR8 2HF

For: John Masefield High School per Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

Date Received:
22nd March 2006

Ward: Ledbury

Grid Ref:
70963, 37140

Expiry Date:
17th May 2006

Local Member: Councillor Ashton, Councillor Harling & Councillor Rule MBE

1. Site Description and Proposal

- 1.1 The application site is The John Masefield High School off Mabel's Furlong within the town of Ledbury.
- 1.2 Along part of the south-eastern boundary of the site a 2.7 metre high security fence has been erected set back in excess of 2 metres (approximately 2.4 metres) from the footway at the rear of numbers 11 and 12 Newton Close. This fence has a length of some 40 metres and is of a steel mesh type. At the north-eastern extreme of this fence a more substantial fence with vertical steel supports of the same height and gates have been erected across a vehicular access into the school. This means of enclosure extends to a boundary with numbers 19 and 20 Mabel's Furlong.

2. Policies

Planning Policy Guidance

Planning Policy Statement 1 – Delivering Sustainable Development

Hereford and Worcester County Structure Plan 1993

Policy CTC.9 – Development Requirements

Malvern Hills District Local Plan 1998

None applicable

Herefordshire Unitary Development Plan Revised Deposit Draft May 2004

DR1 – Design

3. Planning History

3.1 None directly relevant.

4. Consultation SummaryStatutory Consultations

4.1 None.

Internal Council Advice

4.2 Transportation Manager - No objections.

5. Representations

5.1 Ledbury Town Council wish to see the application approved.

5.2 The occupiers of one dwelling in the immediate vicinity support the application.

5.3 The occupiers of two dwellings in the vicinity object to the visual appearance of the fencing due to its inappropriate height and colour.

5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The site lies within the confines of Ledbury Town. The need for security fencing appears to be reasonable. Therefore the only issue revolves around the visual appearance of the fencing.

6.2 I am of the view that the fencing currently has an inappropriate appearance. Its type and colour is rather intrusive within Mabels Furlong. However, in considering any development, one should consider whether the development could be made acceptable by attaching appropriate planning conditions.

6.3 In this particular case I consider that the visual appearance of the steel mesh fencing could be satisfactorily overcome by planting a hedge in the space between the footway and the fence. Such a hedge should comprise in a double staggered row, 45cm apart, seven plants per linear metre. I would recommend the following mix of species: -

40% Hawthorn
30% Hazel
10% Blackthorn
10% Field Maple
10% Holly

6.4 Some native trees within the hedgerow would also be beneficial. I would expect these trees to be of 'Selected Standard Size' (10-12cm girth and 2,75-3metres tall).

- 6.5 With regard the gates and more substantial fencing either side of the gate I consider that its appearance would be improved by being painted matt black rather than remaining in its unpainted galvanised steel finish.
- 6.6 Therefore I conclude that the principle of such security fencing is appropriate but that its visual appearance needs to be mitigated. This can be secured by way of planning conditions.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 - **Prior to 1st August 2007 a scheme of landscaping using indigenous species which shall include indications of all existing trees on the land, and details of any to be retained, and a programme for the approved scheme's implementation and long term management shall be submitted to the Local Planning Authority for their written approval. The submitted details must include details as to the location of all planting, the species, their size and the density of planting.**

Reason: To ensure that the visual impact of the development is satisfactorily ameliorated in accordance with Policy DR1 of the Herefordshire Unitary Development Plan Revised Deposit Draft May 2004.

- 2 - **All planting in the approved details of landscaping shall be carried out in the period 1st October 2006 until 28th February 2007. Any trees or plants which within the period until 1st March 2012 die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**

Reason: To ensure that the visual impact of the development is satisfactorily ameliorated in accordance with Policy DR1 of the Herefordshire Unitary Development Plan Revised Deposit Draft May 2004.

- 3 - **Prior to 1st September 2006 the gates and the section of fencing either side with vertical steel posts, hereby permitted, shall be painted a matt black colour and shall therefore be maintained as such.**

Reason: To ensure that the visual impact of the development is satisfactorily ameliorated in accordance with Policy DR1 of the Herefordshire Unitary Development Plan Revised Deposit Draft May 2004.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - **Hereford and Worcester County Structure Plan 1993**
Policy CTC.9 – Development Requirements
- 3 - **Herefordshire Unitary Development Plan Revised Deposit Draft May 2004**
DR1 - Design

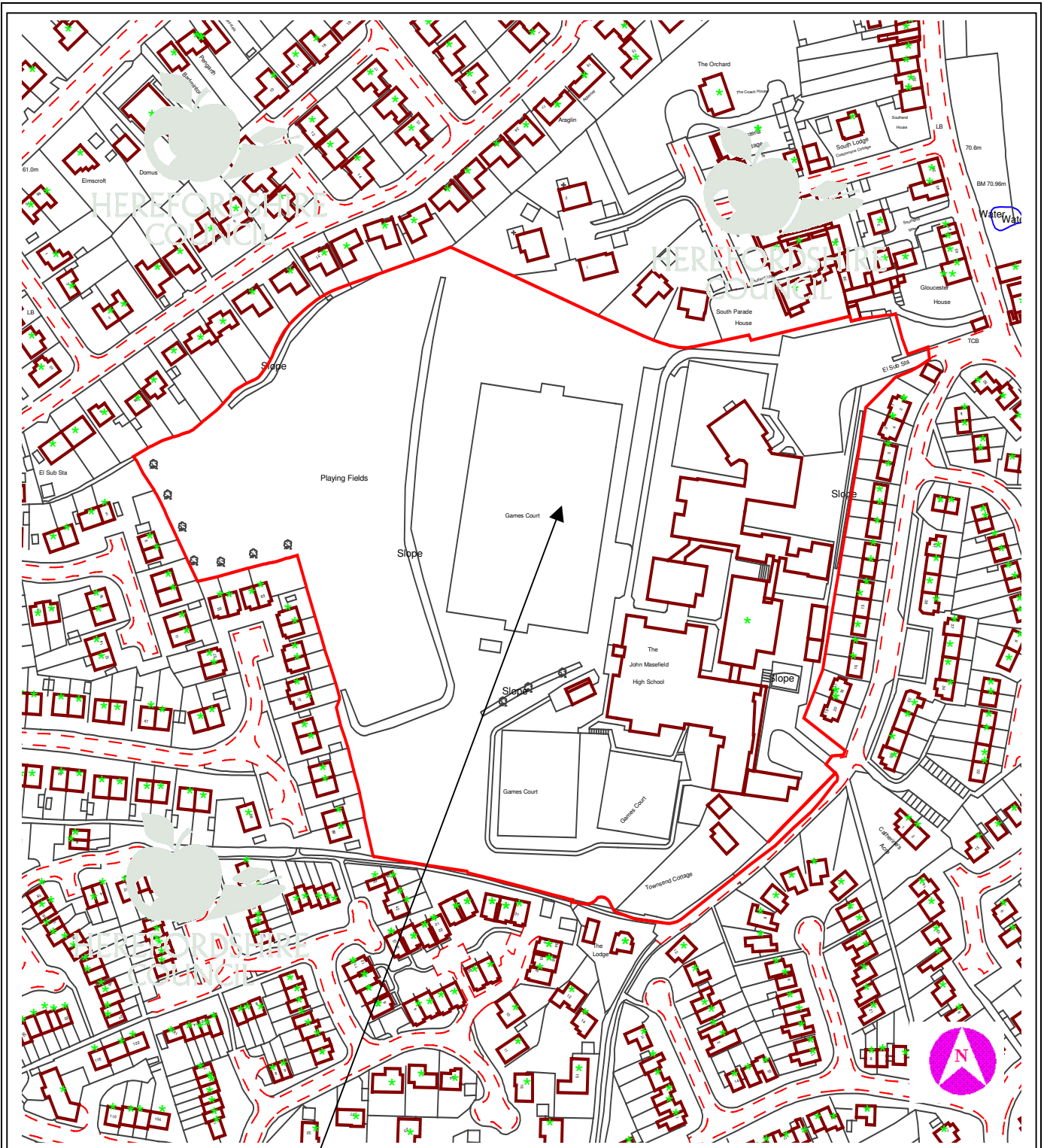
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/0873/F

SCALE : 1 : 2500

SITE ADDRESS : John Masefield High School, Mabels Furlong, Ledbury, Herefordshire, HR8 2HF

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**DCCW2006/0927/N - RETENTION AND RE-PROFILING
OF EARTH BUND AT HEREFORD CITY SPORTS CLUB,
GRANDSTAND ROAD, HEREFORD, HR4 9NG**

**For: Hereford City Sports Club per Mr. J. Spreckley,
Brinsop House, Brinsop, Hereford, HR4 7AS**

Date Received: 29th March 2006 Ward: Three Elms Grid Ref: 50120, 41416

Expiry Date: 24th May 2006

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms.A.M. Toon

1. Site Description and Proposal

- 1.1 The site is located in the centre of the southern part of Hereford Racecourse site in Grandstand Road, adjoining the race track on the south and Hereford Leisure Centre's ground on the east.
- 1.2 The proposal is to retain a substantial earth bund approximately 600 metres long, about 4 metres wide at the base and of variable height from 1.5 metres to 3 metres, remodelling it to a lower and wider profile, thereby reducing the gradient on either side. It has been constructed around all but the southern edge of the Hereford City Sports Club (HCSC)'s perimeter, enclosing four sports pitches and a floodlit training area on three sides. The material used appears to be imported waste soil containing mixed construction debris. The re-modelling work would involve peeling back the topsoil beside the bund, pulling the top layer of the bund into the resulting trench and then placing the saved topsoil over the top of the remodelled bund.
- 1.3 The applicant's agent has stated: "The intention of the provision of the bund was to provide a 'soft' boundary to delineate the extent of Hereford City Sports Club playing fields and to deter informal access and random trespass." In support of this new application, the agent states: "It is recognised that the current height, profile and finish of the existing bund could be greatly improved and made acceptable by re-profiling and sympathetic planting that would enable regular mowing. A further contamination survey has been carried out and this concludes that the material is 'fit for purpose'. The bund does not entirely enclose the playing fields and they remain open to the racecourse track. There is a gap of 6 metres to ensure tree and unrestricted access along the length of the running rail. Hereford Racecourse have raised no objection."

2. Policies

2.1 Regional Spatial Strategy (RSS):

Policy QE1	-	Conserving and Enhancing the Environment
Policy QE4	-	Greenery, Urban Greenspace and Public Spaces
Policy QE7	-	Protecting Character of Areas

2.2 Hereford and Worcester County Structure Plan:

Policy WD3	-	Sites for the Disposal of Waste
Policy CTC7	-	Landscape Features

Policy CTC9 - Development Control Considerations.

2.3 Hereford Local Plan:

Policy R1 - Public Open Space
 Policy CON19 - Protection of Townscapes, Settings and Vistas
 Policy R9 - Retention of Racecourse etc. as Open Areas
 Policy ENV4 - Groundwater
 Policy ENV14 - Design
 Policy ENV16 - Landscaping

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1 - Sustainable Development
 Policy S2 - Development Requirements
 Policy S7 - Natural and Historic Heritage
 Policy S8 - Recreation, Sport and Tourism
 Policy S10 - Waste
 Policy S11 - Community Facilities
 Policy DR1 - Design
 Policy DR2 - Land Use and Activity
 Policy DR4 - Environment
 Policy DR10 - Contaminated Land
 Policy LA6 - Landscaping
 Policy HBA9 - Protection of Open Areas
 Policy RST1 - Criteria for Recreation, Sport and Tourism Development
 Policy RST4 - Safeguarding Existing Recreational Open Space
 Policy W2 - Landfill or Landraising
 Policy W8 - Waste Disposal for Land Improvement
 Policy CF6 - Retention of Existing Facilities

3. Planning History

Adjoining, within open space:

- 3.1 HC960328PF Club house renovation, bowling green, tennis courts. Granted 6th January 1997.
- 3.2 CW1999/1331/F Change of use for motorcycle training. Granted 8th July 1999.
- 3.3 CW1999/3155/F Canter down/service track to racecourse. Granted 24th January 2000.
- 3.4 CE2002/0163/F Erection of floodlights. Granted 15th March 2002.

On site:

- 3.5 CW2005/2163/N Retention of earth bund. Refused 30th September 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: Comments that the site is on a minor aquifer of high vulnerability and considers it to be a potentially sensitive location with respect to the protection of controlled waters. The Agency has considered a further report dated January 2006 commissioned by HCSC from Sutton Surveys (Reference SS-05-203) intended to complement their original contamination check dated April-May 2005 (Reference SS-05-167). The Agency commented on 1st August 2005 that they do not object in principle to the use of top soil as a bund but expressed doubts about the suitability of the material that has actually been used. Previous samples had been insufficient to assess risks to controlled waters or suitability of the material. They recommended conditions requiring a series of precautionary measures including a desktop study to establish the source of the material, followed by site investigations and a method statement, and a verification report following remediation works.

The Agency's second response, of 5th May 2006, refers to the new Sutton Surveys report, but still maintains a need for all of the precautionary conditions previously required, should permission be granted. This suggests that they do not accept the new report as being adequate for their requirements.

Internal Council advice

- 4.2 The Head of Environmental Health and Trading Standards has expressed similar doubts and while not objecting to the proposal in principle, would require more information to take account of any risk to human health, through further sampling and assessment including consideration of disturbance to the waste material in the course of remodelling the bund. The response asserts that previous advice has not been followed, the Sutton Surveys report noted above (SS-05-203) is "not written in an appropriate form in relation to good practice guidance i.e. CLR11 - Model Procedures for the Management of Contaminated Land". Concerns are also raised with regard to a lack of clarity in the report as to sampling procedures.
- 4.3 Parks, Countryside and Leisure Development Manager makes the following comments: "The concept of a gently sloping bunded area that is properly constructed would be acceptable in broad terms. However in this case it would provide little protection against dogs and bmx bikes. If the intention is to protect the site for the benefit of the sports club and its users, my view is that at best it will provide a weak deterrent".
- 4.4 Transport Manager has not raised any objections.
- 4.5 Conservation Manager has not raised any objections.

5. Representations

- 5.1 Hereford City Council has not raised any objection, but requests the application be determined strictly in accordance with adopted policy.
- 5.2 Letters of objection have been received from Mrs. C. Jennings, 1 Highmore Street, Hereford, Mr. & Mrs. G. Bennett, 101 Grandstand Road, Hereford, and B. Lawson, 34 The Vines, Grandstand Road, Hereford. Comments are summarised as follows:

- It is essential that all brick, concrete, stone metal and other rubbish should be removed;
- We are appalled at what the sports club are proposing. The bund is contaminated with various substances and in time any contaminates remaining in the soil will go on to contaminate the good soil (spread on top);
- We are surprised they say it was put there to stop dog owners allowing their animals fouling their sports areas, we resent this and have always together with other owners, have never allowed their dogs onto any sports or park areas;
- Planning is being sought for something that should never have been there in the first place.
- What (will be) the cost of the new proposal if carried out by responsible people, also where will they get enough topsoil, it is not a question of top-dressing as there is too much debris to cover;
- The bund is used by the groundsman to dump grass cuttings, it is used as a urinal as the men think they cannot be seen.

5.3 The applicant's agent has forwarded a copy of a letter from Mr. G. Robinson, coach at the adjoining Brookfield School dated 20th July 2005, in which he offers whole-hearted support for the proposal, because "for the first year ever we have been able to allow the students onto the field for various breaks in the knowledge that they are safe". A further undated supporting letter from Pershore Group of Colleges, who run Hereford United Youth Team, states that in using the football pitch no-one has been injured while fetching the ball (from the bund). Complaints had however been received about the Hereford Leisure Centre pitches nearby, in particular regarding litter on the pitches and intrusion from the general public "with pets or flying kites". "The bung (sic) helps promote a safe and public free zone for us to conduct matches".

The full text of these letters can be inspected at Planning Services: Minerals & Waste, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The application is retrospective and a resubmission of an earlier application.
- 6.2 The site is owned by Herefordshire Council and leased to Hereford City Sports Club.

Background

- 6.3 Planning permission was not sought prior to the construction of the bund and Members may recall that a previous application to retain it (reference DCCW2005/2163N) was refused, following a site inspection on 18th April 2005, as being *inter alia* development that would be out of keeping with the open character of a public open space, and of a form that would be visually intrusive.
- 6.4 Several meetings took place following the refusal of the previous application variously between representatives of HCSC, their agent, a local Member and the Council's Waste Planning and Enforcement Officers. In essence the Council reasserted its position that ideally the bund material should be removed, and that enforcement action

was being considered as a matter of urgency. However in recognition of the likelihood of considerable difficulties arising for the club, it would be prepared to consider alternative arrangements - subject to full details being submitted as to methodology, risk assessment, and final landform.

- 6.5 In the original application, issues of concern and the reason for refusal centred around inconsistency with the open character of the area, visual intrusion, effects on the maintenance and enjoyment of the site, creation of an unnatural boundary on a public open space, and the potential risk to responding emergency services to the racecourse. Specifically it would conflict with Hereford Local Plan policy R9 to retain the racecourse area as "open land". In addition, the matter of the potential contamination of the material and also the unsuitable construction waste items visibly embedded in the bund (sizeable pieces of concrete, stone, brick, metal etc) remained unresolved.

The new application

- 6.6 In considering this resubmission to retain the bund it is necessary to examine whether the issues of concern have been addressed. It is also relevant to consider whether the remodelled bund would fulfil the original stated purpose of preventing trespass by people and animals.
- 6.7 There is no doubt that lowering and widening the profile of the bund would, if successful, reduce its visual impact and with careful seeding it would eventually green over. The height would be reduced to about 1.25 metres and the shallower slopes might allow mowing although it would still be quite steep, with a stated gradient of between 1:1.75 and 1:3. However it would still constitute an unnatural rampart-like boundary across open land at variance with Hereford Local Plan policy R9 mentioned above.
- 6.8 With regard to the impediment to emergency services, the applicant's agent has pointed out that there is a 6-metre gap between the end of the bund and the running rail of the racetrack and that Hereford Racecourse have not objected to the proposal. Nevertheless the bund would still constitute a barrier that emergency vehicles would need to negotiate around.
- 6.9 The main areas of concern however are the matter of contamination, risk assessment, and the methodology for the actual remediation work. The later Sutton Surveys report ref SS-05-203 dated January 2006 asserts that "*with regards to contamination, the soil may be regarded as 'fit for purpose' and classified as non-hazardous commercial waste and any concern about the contaminative potential of this imported material should now be resolved*" (para 1.54). However, the responses of both the Environment Agency and the Head of Environmental Health and Trading Standards suggest, as noted above, that there are still doubts and that further investigations and assessments would be necessary. These concerns might be controlled through conditions, if a detailed and comprehensive method statement for the works were to be submitted.
- 6.10 Both the Sutton Surveys report stress that "*there are other issues associated with these bund constructions*". From the Council's point of view these issues include working methods, health and safety during reconstruction, strategy for remodelling the material and removal of unsightly and dangerous waste items from the bund. No method statement was submitted with this application, and an initial verbal request for one resulted in a four-line response as follows, quoted in full:

"It is the intention that the oversize pieces (greater than nom. 250mm dia.) of debris within the existing bund will be removed manually by the banksman whilst the machine re-profiling in hand (sic). These pieces will be loaded daily and carted off site."

- 6.11 A subsequent formal written request was made to the agent, repeating the need for a detailed method statement to explain for the public record exactly how the work would be done, and requesting estimated timescales. It was suggested to the agent that 250mm diameter would be too high a threshold and that items larger than say a standard house brick should be removed along with all pieces of metal or other potentially dangerous objects encountered in the course of the work. The Council's letter also pointed out that Sutton Surveys' assertion that the material is "fit for purpose" does not make it inherently desirable or visually acceptable as the report referred to contamination only, and that we would need to know how the rejected material would be removed and to where.
- 6.12 A method statement was subsequently received giving more detail of the works. This would involve removing topsoil in a 3 metre wide trench next to the bund on the HCSC side and piling it up next to the trench. The top of the bund would then be pulled into the trench by machine, again from the HCSC side, reducing its height and re-profiling the gradient. The saved topsoil would be spread on top to depth of 200 mm. Any large pieces of debris loosened by this work would be manhandled by the banksman into a skip to be removed by licensed contractor.
- 6.13 Several questions immediately arise that are not addressed by this document or the details originally submitted in the application:
- If the bund is 3 metres wide at the base, the trench would be a further 3 metres wide, and the saved topsoil would be placed on the HCSC side of the trench, how could the excavator, stated by the applicant to have an 8m outreach, access the bund from the far side of the topsoil mounds? Would the machine have to drive over the saved topsoil, which would damage and compact it? No methodology is given as to how this could be achieved, or how the disturbed material would be prevented from spreading around the site or falling onto adjoining Leisure Centre land. No assumptions could be made as to the likely success of the exercise without further details of the methods to be used.
 - What calculations have been done to ascertain whether there would be sufficient topsoil to adequately cover the remodelled bund to the specified depth of 200mm? There would need to be significantly more than a 200mm depth existing in the 3-metre trench to cover the expanded top surface of the bund. It is of course possible that sufficient would be available, but the application does not say so or how the estimate has been established.
 - What measures would be taken if there were a shortfall in topsoil? Would it mean even more material being imported to the site? If so, from where would this be sourced? The Environmental Health response suggests that further testing of such extra imported material would be required including details of its source and suitability, so a methodology for this would also be necessary.
 - The work is estimated to take around 4 weeks subject to weather conditions. In the light of the Environment Agency's comments, what testing or sampling would be done during the disturbance of the material and how would health and safety issues be addressed, particularly if work was being undertaken while the pitches were in use? No details have been submitted that suggest the conditions required

by the Environment Agency and the Head of Environmental Health and Trading Standards would be likely to be met during the course of the work.

Conclusion

6.14 The Council needs to be satisfied that there would be no adverse environmental effects, and so far not enough information has been provided on any of the issues raised. In addition there remains the question as to the original purpose of the bund – to exclude trespassers and animals. While the existing unauthorised bund is of a height and profile to be effective in this respect, albeit at an unstable and dangerous gradient, it has not been made clear how a lower and gentler slope would be anything other than an attraction to youngsters and dogs. There would appear to be a conflict between the bund’s capacity to deter trespassers and yet at the same time avoid the visual and physical intrusion that has been so controversial.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. **The proposed remodelling would still be of a scale, layout and design which does not respect and is inconsistent with the existing open character and quality of the site, which would create an unnatural boundary between similar activities within a public open space, and as such would be contrary to Hereford and Worcester County Structure Plan Policies CTC7 and CTC9, Hereford Local Plan Policies R1, R89 and ENV14 and emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) Policies RST1, RST4 and HBA4; furthermore, insufficient information has been submitted with regard to working methods and contingencies, testing for contamination of the bund material, removal of construction waste debris embedded in it and health and safety issues, to satisfy the Council that there would be no adverse environmental effects in accordance with Hereford and Worcester Structure Plan Policy ED3, Hereford Local Plan Policy ENV14 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policies S10 and W2.**

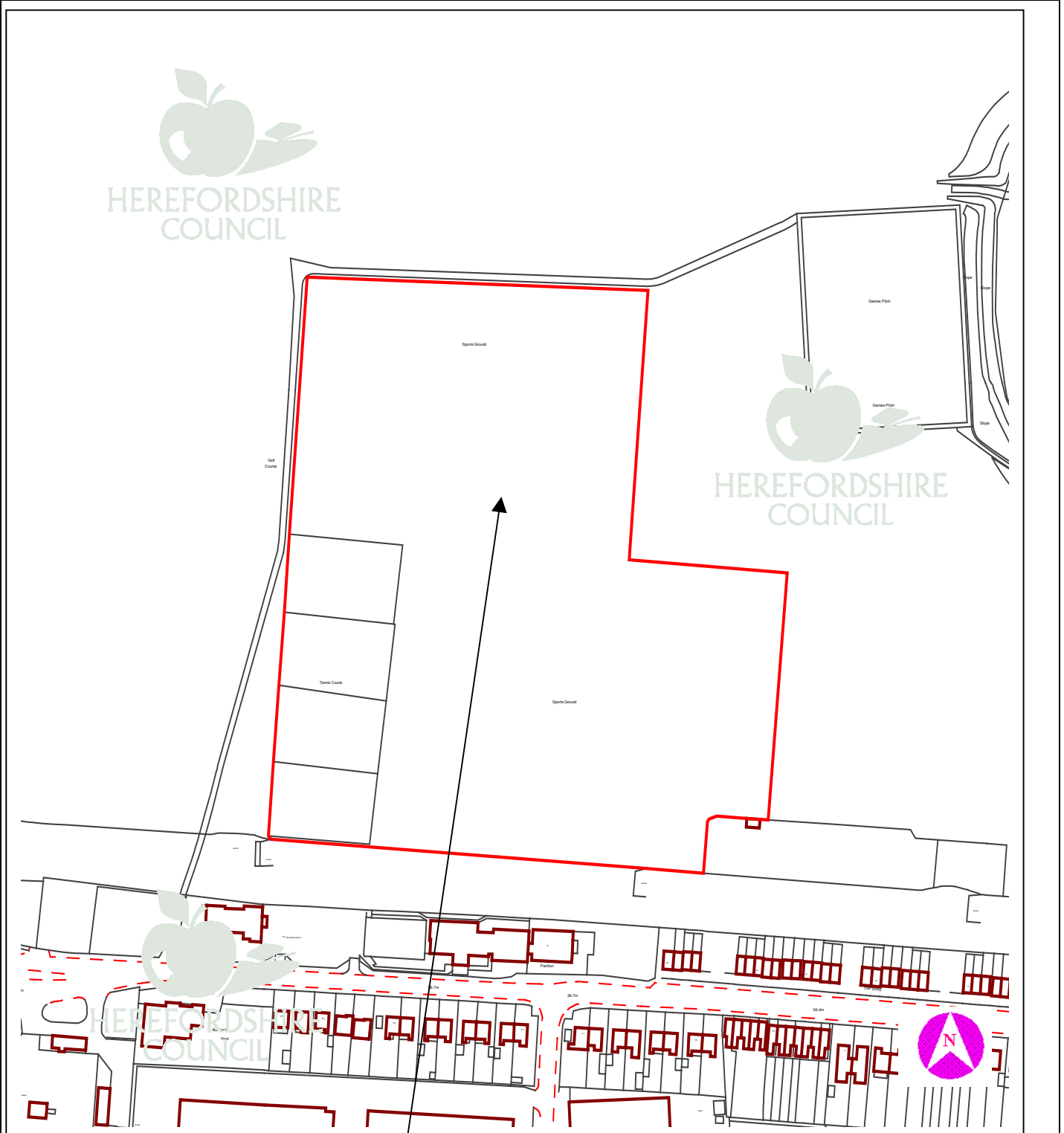
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCCW2006/0927/N

SCALE : 1 : 2500

SITE ADDRESS : Hereford City Sports Club, Grandstand Road, Hereford, HR4 9NG

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DCCE2006/0608/F - PROPOSED BUNGALOW AT LEYS FARM, GRAFTON, HEREFORD, HR2 8BL

For: Mr. & Mrs. C.W. Morgan, per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH

Date Received: 20th February 2006 **Ward: St. Martins & Hinton** **Grid Ref: 49895, 37291**

Expiry Date: 17th April 2006

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell & R. Preece

INTRODUCTION

This application was considered by the Central Area Planning Sub-Committee at its meeting on 5th April 2006 when it was deferred for a site visit. Following the site visit the application was reported back to the Sub-Committee on 3rd May 2006 when Members resolved to grant permission contrary to the recommendation of the report

The site is on a farm in open countryside and, notwithstanding its location within the administrative boundary of Hereford City Council, it is outside the settlement boundary of the City in both the City of Hereford Local Plan and the emerging Unitary Development Plan. Consequently the application proposals need to be assessed against the restrictive open countryside policies of both development plans.

The case for development depends on the desire of the current occupants of the farmhouse to remain in residence on the farm in new accommodation adapted for their particular circumstances including reduced mobility and related health concerns. The current farmhouse could then be occupied by their son whose primary employment is IT based and not related to agriculture or other open countryside activities.

Policy H.7 and supporting text of the UDP is:

Housing in the countryside outside settlements

5.4.72 Outside the settlements identified in the above policies and in the wider countryside it is important that residential development is strictly controlled in order to protect the landscape and the wider environment. Residential development will thus be limited to that which meets an essential agricultural, forestry or other economic or farm diversification requirement; or which results from the conversion of an existing rural building, or which is linked to the replacement or extension of an existing dwelling. Housing units could also arise through the provision of sites for Gypsies and other travellers (policy H12). Occupancy controls will be applied by means of planning condition or obligation to dwellings arising from the expansion of business enterprises, as well as to agricultural and forestry dwellings (policy H8). Wherever possible, proposals should be sited in a settlement and seek to make use of existing buildings through conversion and adaptation in preference to new development.

H7 Housing in the countryside outside settlements

Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:

- 1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8; or**
- 2. it is a necessary accompaniment to the growth of a rural enterprise, including tourism and farm diversification schemes and complies with policy H8; or**
- 3. it results from the re-use of a rural building in accordance with policies HBA12 and HBA13; or**
- 4. it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights; or**
- 5. it is an extension to an existing dwelling in accordance with policy H18; or**
- 6. it is a site providing for the needs of Gypsies or other travellers in accordance with policy H12.**

Development should be sited in accordance with the housing design and other policies of this Plan.

The overall approach has been confirmed by the UDP Inspector, who refers to the dangers of the rural nature of the agricultural landscape being eroded by built development in unsustainable locations. He advises that there should be no relaxation of the policy close to existing settlements. In response to other objections he has offered no support for the allocation of land for housing purposes at Grafton or its identification as a main village or smaller settlement, and confirms that Grafton is not a location where development would be encouraged with or without a settlement boundary.

Policy H7 seeks to prevent new housing development in open countryside by allowing such development in only specified exceptional circumstances such as agricultural need or replacement dwellings. The current application proposals do not meet any of the exceptions of the policy.

Alternative options have been suggested to the applicants including extending the existing farmhouse or providing additional temporary accommodation with a mobile home or similar on the site. The applicants do not consider that these alternatives would satisfactorily meet their needs.

Notwithstanding the policy objections, Members of the Central Area Planning–Sub Committee considered that the policy should be generously interpreted to allow the development given the specific circumstances of the case, namely:

- The development would enable an elderly couple to be cared for by their own family on their own farm
- The non-agricultural employment of the applicants' son could be seen as rural diversification
- There has been other new housing development in Grafton and a new small dwelling on the specific siting proposed would be less conspicuous in the open countryside

In the view of the Development Control Manager these arguments are not persuasive because:

- Alternative means of providing on-site accommodation could be provided without creating a new, permanent and independent house in the open countryside; for example the farmhouse could be extended or a mobile home could provide temporary accommodation. Furthermore a wide range of existing housing is available nearby in the main urban areas of the City
- The non-agricultural employment of the applicants' son is internet based and could be carried out from anywhere – it is not farm diversification in the sense intended by the policy
- The merits of other development in Grafton should not have a bearing on this site which needs to be considered on its own merits.

The main policy principle at stake is the widening of the exceptions to policy H7 of the Unitary Development Plan to allow for new dwellings in open countryside to accommodate elderly relatives of the occupants of nearby properties. The policy does not allow for this and this new interpretation may through the establishment of a precedent have consequences for the interpretation of this policy throughout the County.

In view of the fact that the decision of the Sub-Committee to approve this application raises the crucial policy issue as explained above this application is reported to this meeting of the Planning Committee on 9th June 2006 for further consideration.

1. Site Description and Proposal

- 1.1 The site is located immediately south of the C1227 in the area known as Grafton, just south of the city. Leys Farm is a working farm and comprises a range of modern and older agricultural buildings to the west of the site and the existing farmhouse to the east with undeveloped agricultural land to the south. The site lies within the open countryside.
- 1.2 Planning permission is sought for the construction of a detached two bedroom bungalow along the southern boundary of the site with a new detached two car garage along the northern (roadside) boundary. The application has been brought to the Central Area Committee at the request of one of the local Members.

2. Policies

2.1 National:

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas

2.2 Hereford Local Plan:

Policy CAL1	-	Residential Development
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2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR2	-	Land Use and Activity
Policy H7	-	Housing in the Countryside outside Settlements

3. Planning History

- 3.1 CE2005/4061/F Proposed bungalow. Application withdrawn 7th February 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: As the applicant intends using private drainage facilities, Welsh Water have no comment to make on the proposal.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.

5. Representations

- 5.1 Hereford City Council: The City Council suggest the hip roof would be more appropriate but has no objection in principle to the proposed development.

- 5.2 The applicant's agent has provided letters of support. The main points raised are:

1. The bungalow is for the father and mother of Mr. I. Morgan who is moving back to the farm after spending many years out of the country.
2. Mr. & Mrs. Morgan are getting older and medical concerns require that they will be better living in a dwelling with facilities at ground floor.
3. The location of the bungalow is chosen for ease of access and would share the same drive as the existing house.
4. Conversion of an existing barn within the farmstead would prejudice the long term plans to redevelop the existing farm buildings for employment purposes.
5. Development is regarded as an annexe to the existing farm house and the applicant is happy to accept restrictions in respect of future sale of the properties.
6. There is no possibility of extending the existing dwelling.
7. A mobile home is unsuitable due to the applicant's medical needs.
8. A mobile home is no different to a two bedroom bungalow
9. A two bedroomed bungalow is required as the applicants require separate bedrooms.
10. The applicants have lived in the countryside all their lives and do not wish to move into the city. There are no other suitable affordable homes in Grafton to meet their local need.
11. The proposal is not contrary to the UDP policies

- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The proposal is for the construction of a detached two bedroomed self-contained bungalow to be occupied by Mr. & Mrs. Morgan, which would enable the son, Mr. I. Morgan, to then move into the main farmhouse. The agent has stated that single storey accommodation is required due to Mr. & Mrs. Morgan’s medical needs.
- 6.2 The site lies within the open countryside where there is a presumption against any new housing development. There are exceptions detailed in Policy H7 of the Herefordshire Unitary Development Plan to new housing in the open countryside such as conversion of a rural building or a replacement dwelling. However, none of the exceptions detailed in this policy are met in this instance. As such, the proposal is contrary to Development Plan policies which seek to protect the countryside from unnecessary and unsustainable development.
- 6.3 The applicants and their agent have stated that the new accommodation is required for personal (medical) reasons. All applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The personal circumstances of an applicant can be a material planning consideration. However, planning permission runs with the land and personal circumstances of an applicant seldom outweigh the more general planning policy considerations. In this instance, as the proposed development is of a permanent nature, it will remain long after the personal circumstances of the applicant have ceased to be material. A number of other options have been discussed with the applicants including an extension of the existing dwelling, conversion of an existing building within the farm and the provision of a mobile home, but the applicants have ruled all unsatisfactory. The possibility of an extension or mobile home in particular may not fully meet the applicant’s wishes but either option could provide the required additional single storey accommodation on the farm, and also would in principle, accord with the development plan policies.
- 6.4 Therefore, whilst recognising the applicant’s desire to remain living on their farm where they have lived for many years and their personal needs for single storey accommodation, these issues are not considered sufficient to justify granting a development which is clearly contrary to the Development Plan policies and when there are other options available.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. The development is contrary to Policy CAL1 of the Hereford Local Plan, Policies H7, S1, S2 and DR2 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and advice contained within Planning Policy Statement 1 - Planning for Sustainable Development and PPS7 entitled Sustainable Development in Rural Areas. This is because the site for the bungalow lies outside of a defined settlement and none of the exceptions to permit housing in the countryside listed in the above policies have been satisfied. Furthermore, the personal circumstances of the applicants do not justify granting planning permission contrary to the adopted and draft Herefordshire Unitary Development Plan policies in this instance.**

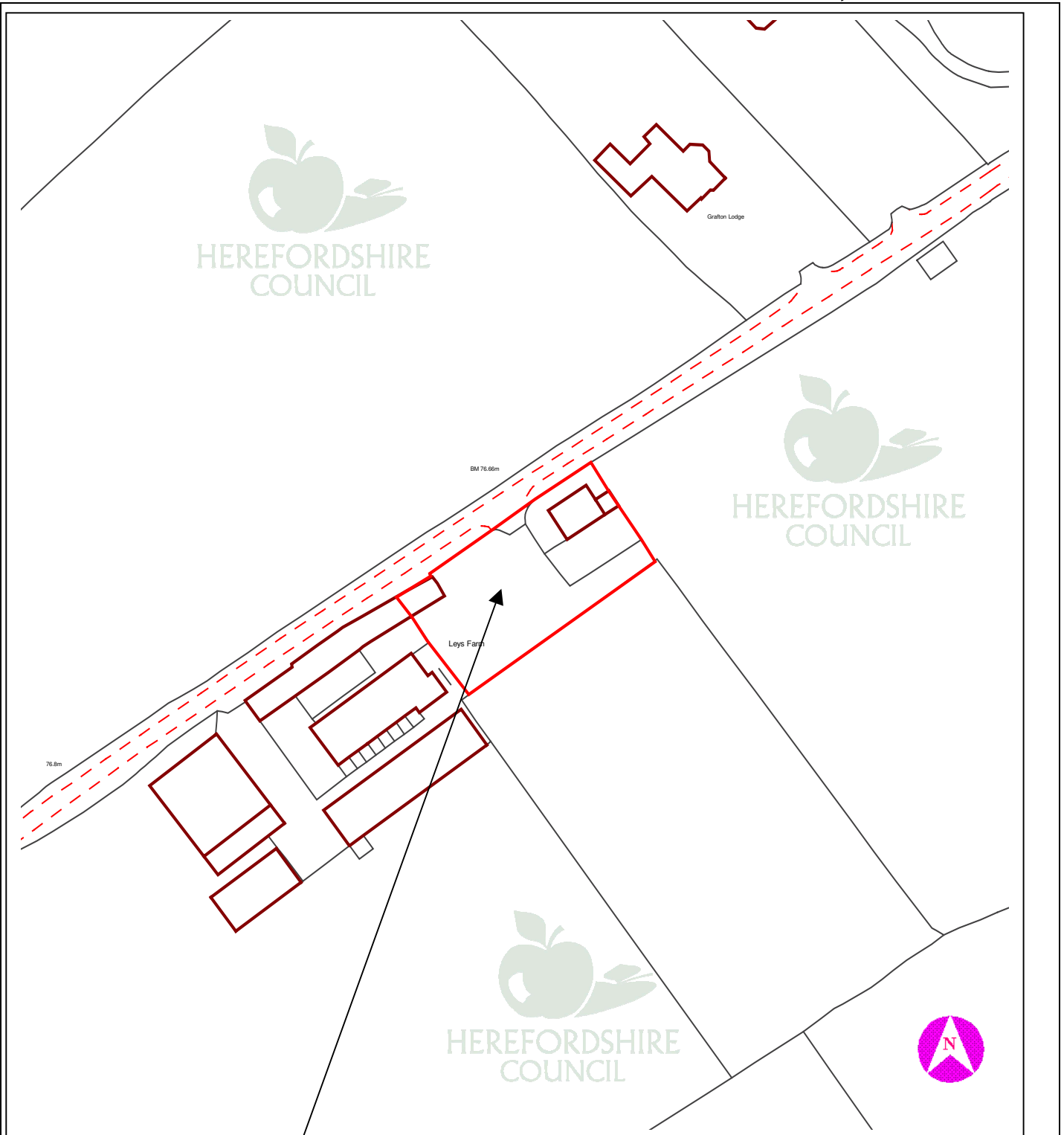
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0608/F

SCALE : 1 : 1250

SITE ADDRESS : Leys Farm, Grafton, Hereford, HR2 8BL

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8 DCCE2006/0608/F - PROPOSED BUNGALOW AT LEYS FARM, GRAFTON, HEREFORD, HR2 8BL

For: Mr. & Mrs. C.W. Morgan, per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH

**Date Received: 20th February 2006 Ward: St. Martins & Grid Ref: 49895, 37291
Hinton**

Expiry Date: 17th April 2006

Local Members: Councillors Mrs. W.U. Atfield, A.C.R. Chappell & R. Preece

Introduction

This application was deferred at the Central Area Planning Sub-Committee on 5th April 2006 for a site visit. With the exception that the consultation period has now expired, the report and recommendation is as before.

1. Site Description and Proposal

- 1.1 The site is located immediately south of the C1227 in the area known as Grafton, just south of the city. Leys Farm is a working farm and comprises a range of modern and older agricultural buildings to the west of the site and the existing farmhouse to the east with undeveloped agricultural land to the south. The site lies within the open countryside.
- 1.2 Planning permission is sought for the construction of a detached two bedroom bungalow along the southern boundary of the site with a new detached two car garage along the northern (roadside) boundary. The application has been brought to the Central Area Committee at the request of one of the local Members.

2. Policies

2.3 National:

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas

2.4 Hereford Local Plan:

Policy CAL1	-	Residential Development
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2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR2	-	Land Use and Activity
Policy H7	-	Housing in the Countryside outside Settlements

3. Planning History

3.1 CE2005/4061/F Proposed bungalow. Application withdrawn 7th February 2006.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: As the applicant intends using private drainage facilities, Welsh Water have no comment to make on the proposal.

Internal Council Advice

4.2 Traffic Manager: No objection subject to conditions.

5. Representations

5.1 Hereford City Council: The City Council suggest the hip roof would be more appropriate but has no objection in principle to the proposed development.

5.2 The applicant's agent has provided letters of support. The main points raised are:

1. The bungalow is for the father and mother of Mr. I. Morgan who is moving back to the farm after spending many years out of the country.
2. Mr. & Mrs. Morgan are getting older and medical concerns require that they will be better living in a dwelling with facilities at ground floor.
3. The location of the bungalow is chosen for ease of access and would share the same drive as the existing house.
4. Conversion of an existing barn within the farmstead would prejudice the long term plans to redevelop the existing farm buildings for employment purposes.
5. Development is regarded as an annexe to the existing farm house and the applicant is happy to accept restrictions in respect of future sale of the properties.
6. There is no possibility of extending the existing dwelling.
12. A mobile home is unsuitable due to the applicant's medical needs.
13. A mobile home is no different to a two bedroom bungalow
14. A two bedroomed bungalow is required as the applicants require separate bedrooms.
15. The applicants have lived in the countryside all their lives and do not wish to move into the city. There are no other suitable affordable homes in Grafton to meet their local need.
16. The proposal is not contrary to the UDP policies

5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The proposal is for the construction of a detached two bedroomed self-contained bungalow to be occupied by Mr. & Mrs. Morgan, which would enable the son, Mr. I. Morgan, to then move into the main farmhouse. The agent has stated that single storey accommodation is required due to Mr. & Mrs. Morgan's medical needs.

- 6.2 The site lies within the open countryside where there is a presumption against any new housing development. There are exceptions detailed in Policy H7 of the Herefordshire Unitary Development Plan to new housing in the open countryside such as conversion of a rural building or a replacement dwelling. However, none of the exceptions detailed in this policy are met in this instance. As such, the proposal is contrary to Development Plan policies which seek to protect the countryside from unnecessary and unsustainable development.
- 6.5 The applicants and their agent have stated that the new accommodation is required for personal (medical) reasons. All applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The personal circumstances of an applicant can be a material planning consideration. However, planning permission runs with the land and personal circumstances of an applicant seldom outweigh the more general planning policy considerations. In this instance, as the proposed development is of a permanent nature, it will remain long after the personal circumstances of the applicant have ceased to be material. A number of other options have been discussed with the applicants including an extension of the existing dwelling, conversion of an existing building within the farm and the provision of a mobile home, but the applicants have ruled all unsatisfactory. The possibility of an extension or mobile home in particular may not fully meet the applicant's wishes but either option could provide the required additional single storey accommodation on the farm, and also would in principle, accord with the development plan policies.
- 6.6 Therefore, whilst recognising the applicant's desire to remain living on their farm where they have lived for many years and their personal needs for single storey accommodation, these issues are not considered sufficient to justify granting a development which is clearly contrary to the Development Plan policies and when there are other options available.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. **The development is contrary to Policy CAL1 of the Hereford Local Plan, Policies H7, S1, S2 and DR2 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and advice contained within Planning Policy Statement 1 - Planning for Sustainable Development and PPS7 entitled Sustainable Development in Rural Areas. This is because the site for the bungalow lies outside of a defined settlement and none of the exceptions to permit housing in the countryside listed in the above policies have been satisfied. Furthermore, the personal circumstances of the applicants do not justify granting planning permission contrary to the adopted and draft Herefordshire Unitary Development Plan policies in this instance.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

7 DCCE2006/0608/F - PROPOSED BUNGALOW AT LEYS FARM, GRAFTON, HEREFORD, HR2 8BL

For: Mr. & Mrs. C.W. Morgan, per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH

Date Received: 20th February 2006 **Ward: St. Martins & Hinton** **Grid Ref: 49895, 37291**

Expiry Date: 17th April 2006

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell & R. Preece

1. Site Description and Proposal

- 1.1 The site is located immediately south of the C1227 in the area known as Grafton, just south of the city. Leys Farm is a working farm and comprises a range of modern and older agricultural buildings to the west of the site and the existing farmhouse to the east with undeveloped agricultural land to the south. The site lies within the open countryside.
- 1.2 Planning permission is sought for the construction of a detached two bedroom bungalow along the southern boundary of the site with a new detached two car garage along the northern (roadside) boundary. The application has been brought to the Central Area Committee at the request of one of the local Members.

2. Policies

2.1 National:

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

2.2 Hereford Local Plan:

Policy CAL1 - Residential Development

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1 - Sustainable Development
Policy S2 - Development Requirements
Policy DR2 - Land Use and Activity
Policy H7 - Housing in the Countryside outside Settlements

3. Planning History

- 3.1 CE2005/4061/F Proposed bungalow. Application withdrawn 7th February 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: As the applicant intends using private drainage facilities, Welsh Water have no comment to make on the proposal.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.

5. Representations

- 5.1 Hereford City Council: The City Council suggest the hip roof would be more appropriate but has no objection in principle to the proposed development.

- 5.2 The applicant's agent has provided letters of support. The main points raised are:

1. The bungalow is for the father and mother of Mr. I. Morgan who is moving back to the farm after spending many years out of the country.
2. Mr. & Mrs. Morgan are getting older and medical concerns require that they will be better living in a dwelling with facilities at ground floor.
3. The location of the bungalow is chosen for ease of access and would share the same drive as the existing house.
4. Conversion of an existing barn within the farmstead would prejudice the long term plans to redevelop the existing farm buildings for employment purposes.
5. Development is regarded as an annexe to the existing farm house and the applicant is happy to accept restrictions in respect of future sale of the properties.
6. There is no possibility of extending the existing dwelling.
7. A mobile home is unsuitable due to the applicant's medical needs.
8. A mobile home is no different to a two bedroom bungalow
9. A two bedroomed bungalow is required as the applicants require separate bedrooms.
10. The applicants have lived in the countryside all their lives and do not wish to move into the city. There are no other suitable affordable homes in Grafton to meet their local need.
11. The proposal is not contrary to the UDP policies

- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The proposal is for the construction of a detached two bedroomed self-contained bungalow to be occupied by Mr. & Mrs. Morgan, which would enable the son, Mr. I. Morgan, to then move into the main farmhouse. The agent has stated that single storey accommodation is required due to Mr. & Mrs. Morgan's medical needs.

- 6.2 The site lies within the open countryside where there is a presumption against any new housing development. There are exceptions detailed in Policy H7 of the Herefordshire Unitary Development Plan to new housing in the open countryside such as conversion of a rural building or a replacement dwelling. However, none of the exceptions detailed in this policy are met in this instance. As such,

Further information on the subject of this report is available from Mr. R. Pryce on 261957 Ext.1957

the proposal is contrary to Development Plan policies which seek to protect the countryside from unnecessary and unsustainable development.

6.3 The applicants and their agent have stated that the new accommodation is required for personal (medical) reasons. All applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The personal circumstances of an applicant can be a material planning consideration. However, planning permission runs with the land and personal circumstances of an applicant seldom outweigh the more general planning policy considerations. In this instance, as the proposed development is of a permanent nature, it will remain long after the personal circumstances of the applicant have ceased to be material. A number of other options have been discussed with the applicants including an extension of the existing dwelling, conversion of an existing building within the farm and the provision of a mobile home, but the applicants have ruled all unsatisfactory. The possibility of an extension or mobile home in particular may not fully meet the applicant's wishes but either option could provide the required additional single storey accommodation on the farm, and also would in principle, accord with the development plan policies.

6.4 Therefore, whilst recognising the applicant's desire to remain living on their farm where they have lived for many years and their personal needs for single storey accommodation, these issues are not considered sufficient to justify granting a development which is clearly contrary to the Development Plan policies and when there are other options available.

RECOMMENDATION

Subject to no new material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to refuse the application for the following reason:

- 1. The development is contrary to Policy CAL1 of the Hereford Local Plan, Policies H7, S1, S2 and DR2 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and advice contained within Planning Policy Statement 1 - Planning for Sustainable Development and PPS7 entitled Sustainable Development in Rural Areas. This is because the site for the bungalow lies outside of a defined settlement and none of the exceptions to permit housing in the countryside listed in the above policies have been satisfied. Furthermore, the personal circumstances of the applicants do not justify granting planning permission contrary to the adopted and draft Herefordshire Unitary Development Plan policies in this instance.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

DCCE2006/0765/F – CHANGE OF USE FROM B1 LIGHT INDUSTRIAL TO MIXED USE COMPRISING A RETAIL SHOWROOM, STORAGE AND OFFICES UNIT 4, WHITESTONE BUSINESS PARK, WHITESTONE, HFD HR1 3SE

For: HH & PH Collins Properties, Collins Engineering Limited, Unit 5 Westwood Industrial Estate, Pontrilas, Hereford HR2 0EL

Date Received: 6th March, 2006 **Ward: Hagley**

Grid Ref: 56638, 42415

Expiry Date: 1st May, 2006

Local Member: Councillor R.M. Wilson

INTRODUCTION

This application was considered by the Central Area Planning Sub-Committee at its meeting on 3rd May 2006 when Members resolved to grant permission contrary to the recommendation of the report.

The application is effectively a retrospective application for the change of use of a purpose-built industrial unit to a use which is, predominantly, a retail showroom within the meaning of use class A.1.

The use is the kind of retail showroom which should more properly be located on a retail park as is normal for kitchen, bathroom and tile showrooms. Furthermore this site was specifically developed to provide employment within the class B uses in this rural location. The proposal is therefore directly contrary to established and emerging planning policies both in terms of both inappropriate retail development and the loss of valuable employment land.

The Sub-Committee also heard that the Council's Economic Development Officer objected to the planning application.

There are two significant policy principles at stake in this case: the inappropriate siting of a retail showroom for which there is no established need on this site and which, by virtue of the normal sequential test, should be located within an urban area preferably in an established retail location, and secondly the loss of a valuable employment site to non-employment use.

The specific development plan policy framework is set out in Policy E5 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) which seeks to safeguard existing employment land not allowing non-employment uses, such as the retail use proposed, unless there would be substantial environmental benefits or where the site in question is unsuitable for continuing employment use; and Policy TCR9, which, in line with Government guidance set out in PPS6 – Planning for Town Centres, promotes a sustainable approach to retail development, requiring a sequential approach to site selection in favour of sites within or on the edge of Central Shopping and Commercial Areas and away from isolated locations

where the choice of modes of transport for customers and staff are limited. The policy expressly states that retail development of the type proposed will not be permitted on land within open countryside or land allocated or safeguarded for another use.

Policy E.5 and supporting text are as follows:

Safeguarding employment land and buildings

- 6.4.33 It is important that both the existing and proposed supply of land and buildings for employment uses is protected for such purposes if the Plan is to successfully maintain and enhance employment opportunities throughout the County. Employment land and premises will be reserved for uses within Part B of the Use Classes Order, or on appropriate sites, other acceptable sui generis employment uses which would be otherwise be difficult to locate, such as motor car display and sales, tool hire depots, builders merchants and recycling facilities. The loss of employment land and premises to non-employment uses such as retail or housing will generally be resisted. The Plan makes suitable provision for these uses elsewhere, either through allocation or policy, so that the use of employment land for these purposes is unnecessary.
- 6.4.34 It is particularly important to avoid the introduction of Part A retail uses within established employment areas and industrial estates. The primary role of these areas is to cater for the land requirements of Part B employment uses. It is vital to maintain the type of business environment which will attract the necessary private sector investment, and retail development may have the effect of limiting the types of industrial development that would subsequently proceed. Retail uses will only be acceptable where they are ancillary to a principal employment-related use.

Policy E5 Safeguarding employment land and buildings

Proposals which would result in the loss of existing, permitted or proposed employment land and buildings to non-employment uses will only be permitted where:

- 1. There would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing businesses; or**
- 2. In the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use.**

Policy TCR9 is as follows:-

Large scale retail and leisure development outside central shopping and commercial areas

Proposals for large scale retail and leisure development outside the central shopping and commercial areas of Hereford and the market towns will only be permitted where:

1. it can be demonstrated that there is both a quantitative and qualitative need for the development in the location proposed, with a retail need for both comparison and convenience goods shown if both are proposed within the same development;
2. it can be demonstrated that a sequential approach has been taken to site selection, and that land and buildings in each of the following categories have been thoroughly assessed in turn and found to be not available before considering less central locations:
 - a. within central shopping and commercial areas
 - b. edge-of-centre locations
 - c. out-of-centre locations which are well served by public transport;
3. the proposal is compatible with and does not undermine the Plan's central shopping and commercial area strategy or the overall Plan strategy;
4. the proposal will not seriously harm the vitality and viability of existing central shopping and commercial areas, either by itself or in conjunction with other recent and proposed retail development;
5. the site is easily and safely accessible to customers and staff by a choice of modes of transport and will not lead to an increase in the use of the private car; and
6. the proposal is not sited within open countryside or on land allocated or safeguarded for another use.

The UDP Inspector recommends no significant changes to either policy, which should therefore be given considerable weight.

In view of the fact that the decision of the Sub-Committee to approve this application is in direct conflict with both retail and employment development plan policies this application has been referred to this Committee for further consideration.

1. Site Description and Proposal

- 1.1 The site (Unit 4) is located within Whitestone Business Park and accessed off the C1130, just south of the A4103 in the parish of Withington. The building the subject of the application is of a standard steel frame single storey construction clad and roofed with box profile sheeting. Whitestone Business Park is allocated and protected within the South Herefordshire District Local Plan and Deposit Draft Unitary Development Plan for Employment Land with the remainder of the land surrounding the estate predominantly used agriculturally.
- 1.2 Planning permission was approved on the 12th October, 2000 for the erection of a building to be used for light industrial purposes (use class B1). The applicant (Elite Bathrooms and Tiles) have recently taken occupation of the building with the majority of the floor area now being used as a retail showroom. Furthermore, condition 17 of the 2000 planning permission states that there should be no retail or wholesale sales from the building direct to visiting members of the public. This application is in effect for the change of use of the building to enable its use as a retail showroom and storage which if approved, would also then supersede the existing permission and the conditions attached to that permission. The application has been brought to Committee at the request of the Ward Councillor.

2. Policies

2.1 South Herefordshire District Local Plan:

- GD1 - General development criteria
- ED4 - Safeguard existing employment premises
- RT2 - Development outside/adjacent to Hereford City
- T.1A - Environmental sustainability and transport

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S1 - Sustainable development
- S4 - Employment
- S5 - Town centres and retail
- DR2 - Land use and activity
- DR3 - Movement
- E5 - Safeguarding employment land and buildings
- TCR2 - Vitality and viability
- TCR9 - Large scale retail and leisure development outside central shopping and commercial areas
- TCR25 - Land for retail warehousing

3. Planning History

- 3.1 CE2000/0281/F - Erection of industrial unit (B1 Use Class). Approved 12th October, 2000.

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to the provision of secure cycle storage.
- 4.3 Head of Economic Development: Comments awaited.

5. Representations

- 5.1 Bartestree Parish Council: No objection.
- 5.2 Withington Parish Council: No comments.
- 5.3 One letter of objection has been received from the Campaign to Protect Rural England (CPRE). The main points raised are:
 - The proposal is contrary to the development plan policy for maintaining a suitable supply of industrial land and buildings
 - Unit 4 is in the heart of a non retail business park. The site is very rural without any public transport links. CPRE feel it is important to maintain a distinction between

business and retail parks and given its location away from the city, Whitestone is not suitable for a retail park

- The access and local road network is not suitable for the additional volume of traffic that a retail use would generate.

5.4 Supporting statements have been provided by both the applicants and their agent which will be referred to in the Officer's Appraisal.

6. Officers Appraisal

6.1 The lawful use of the building in question is for B1 (Light Industrial) purposes. The planning permission approved on 12th October, 2000 goes a stage further by removing any opportunity for retail or wholesale sales direct to visiting members of the public from the building. The applicants (Elite Bathrooms and Tiles) offer a complete service from design and sale to installation. The majority of the floor area (68%) is used as a retail display area for viewing completed bathrooms and ancillary products such as tiles and bathroom cabinets. The remainder of the building is used for the storage of goods for distribution (28%) and offices (4%). As such the building is now being used primarily for retail purposes with some storage and ancillary offices. Therefore, the current use of the building is not in accordance with the approved planning permission and the retail sales from the premises to visiting members of the public is in breach of Condition 17 of the planning permission.

6.2 Policy E5 of the Unitary Development Plan states that proposals that will result in the loss of existing permitted or proposed employment land or buildings to non-employment uses (employment is defined as light industrial, heavy industry and storage and distribution) will only be permitted where:

1. There will be substantive benefit to residential or other amenity allowing alternative forms of development and the site or premises concerned can be shown to be unsuitable for other employment uses including consideration of mitigation measures; or
2. In the cases of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or employment generating use.

Para 6.4.34 of the UDP also states that: "It is particularly important to avoid the introduction of Part A Retail Uses within established employment areas and industrial estates. The primary role of these areas is to cater for the land requirements for Part B employment uses....."

6.3 The current use is therefore contrary to Employment Policy 5, which seeks to protect industrial buildings for industrial purposes. Policy E5 does permit minor or incidental retail usage but this, in floor area terms, must be ancillary to the primary industrial use of the building. Ancillary is normally defined as up to 10% of the gross floor area.

6.4 Policy TCR25R of the UDP identifies Holmer Road as being the most sequentially preferable site for large scale retail warehousing as it will compliment existing businesses in the locality facilitating linked trips and can also be accessed via public transport, cycling and walking. The current use would be classed as large scale retail warehousing in floor area terms. Reference is made to an existing business operating from Whitestone which incorporates retail sales (Browns Furniture). The retail showroom was approved as part of the planning permission for the building but in floor

area terms, the showroom area is very much ancillary to the primary use of the building for general and light industrial purposes.

- 6.5 The primary source of income for the business is the fitting of new bathrooms and the income derived from on site sales collected by customers is no more than around 3.5% of the total turnover. However, this does not deviate from the fact that the primary use of the building is for retail purposes whether that be for the sale of goods collected by the public or the sale of goods delivered and fitted by Elite Bathrooms.
- 6.6 The applicants have been searching for some time for larger premises and have inspected premises at Barrs Court Road Trading Estate, Hereford Trade Park, Rotherwas, and Sweetmans Yard. For various reasons these have not met their needs. It is notable, however, that all of the units looked at are also buildings or land protected for industrial purposes and therefore would not be acceptable in planning terms. Premises such as unit 2 at Brook Retail Park, which has a lawful retail warehouse permission and has been vacant for around 18 months, would in planning terms be a more acceptable location. In fact, this unit at Brook Retail Park was last occupied by Tiles 'R' Us who operate in a similar manner to Elite Bathrooms.
- 6.7 There is no doubt that the unit now occupied by the Elite Bathrooms offers many benefits to them as a business and they have also undertaken considerable expenditure in relocating to Whitestone. The applicants and their agent state the business already employs 17 people (direct and indirect labour) for fitting bathrooms and this is expected to increase by 10 to 12 this year. The majority of the business also appears to emanate from outside of the city and therefore an out of town location would appear to meet their customer base. Furthermore, it is stated that Elite Bathrooms do not operate in the same way as a normal retail warehouse would do in so much as there is a low foot fall of visiting members of the public to the business. Finally, it is suggested that a personal permission would be satisfactory to the applicants and the landowner.
- 6.8 The ultimate objection to the proposal lies with the fact that it is contrary to the Development Plan Policies, which seek to protect industrial buildings and land for industrial purposes (class B uses). A personal permission would ensure that the current change of use, whilst being contrary to policy, was not repeated by a future occupier but this scenario could be repeated too often. Several requests are received by the local planning authority every week from local business seeking to use industrial buildings or land for non-industrial purposes and it is considered that granting permission in this case would make it very difficult resist similar proposals at Whitestone Business Park and other safeguarded Employment Sites.
- 6.9 This retrospective application is contrary to the adopted and Deposit Draft Development Plan policies and for the reasons set out above, is recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 The proposal would result in the loss of an existing industrial building to a primarily retail use which represents an unsustainable form of development outside the Central Shopping and Commercial Area or other sequentially preferable sites within the city. As such the development is contrary to Policies GD1, ED4 and RT2 of the South Herefordshire District Local Plan and Policies**

S1, S4, S5, DR2, DR3, E4, TCR9 and TCR25 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

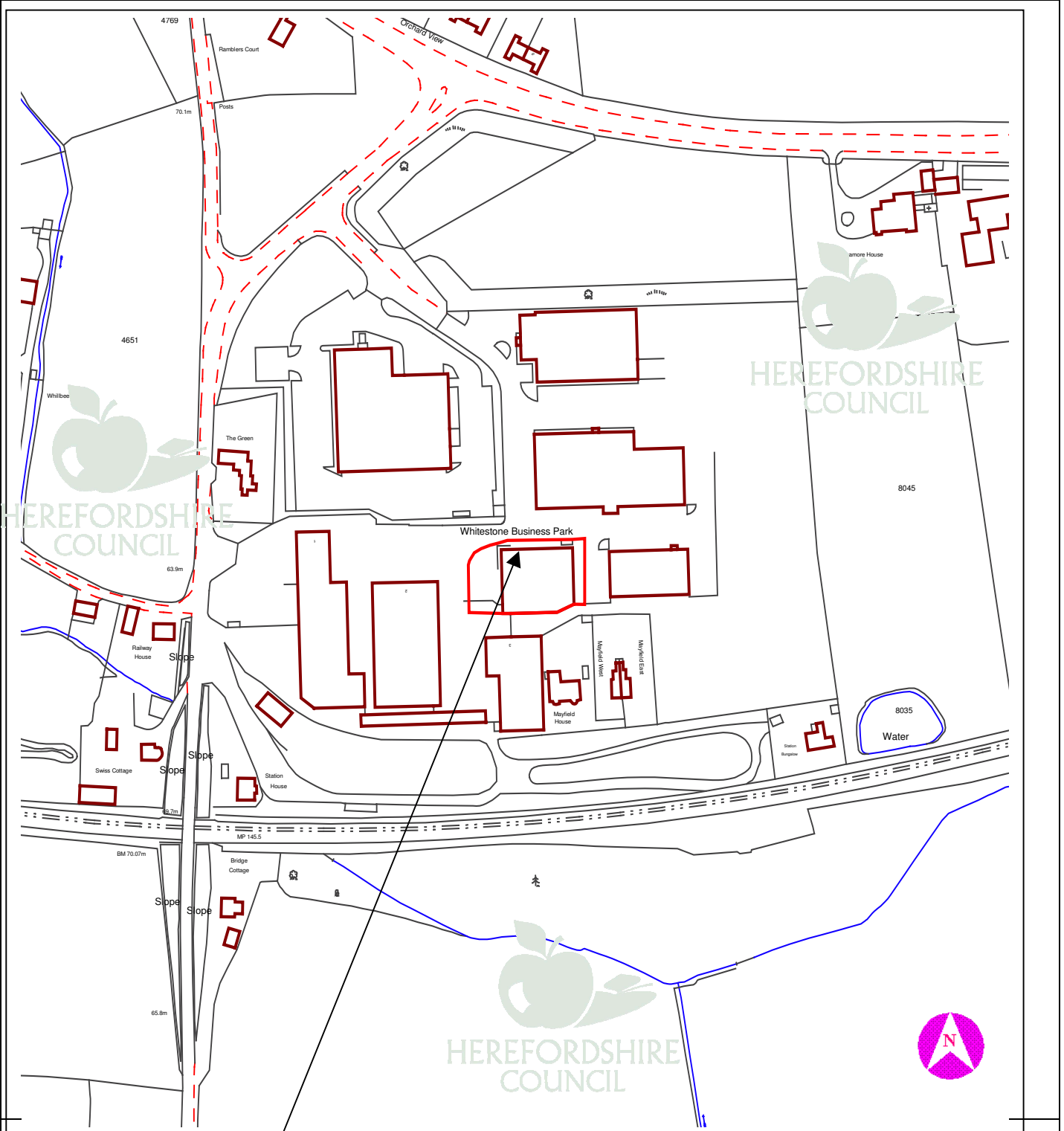
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0765/F

SCALE : 1 : 2500

SITE ADDRESS : Unit 4, Whitestone Business Park, Whitestone, Hfd HR1 3SE

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14 DCCE2006/0765/F – CHANGE OF USE FROM B1 LIGHT INDUSTRIAL TO MIXED USE COMPRISING A RETAIL SHOWROOM, STORAGE AND OFFICES UNIT 4, WHITESTONE BUSINESS PARK, WHITESTONE, HFD HR1 3SE

For: HH & PH Collins Properties, Collins Engineering Limited, Unit 5 Westwood Industrial Estate, Pontrilas, Hereford HR2 0EL

Date Received: 6th March, 2006 Ward: Hagley Grid Ref: 56638, 42415

Expiry Date: 1st May, 2006

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

1.1 The site (Unit 4) is located within Whitestone Business Park and accessed off the C1130, just south of the A4103 in the parish of Withington. The building the subject of the application is of a standard steel frame single storey construction clad and roofed with box profile sheeting. Whitestone Business Park is allocated and protected within the South Herefordshire District Local Plan and Deposit Draft Unitary Development Plan for Employment Land with the remainder of the land surrounding the estate predominantly used agriculturally.

1.2 Planning permission was approved on the 12th October, 2000 for the erection of a building to be used for light industrial purposes (use class B1). The applicant (Elite Bathrooms and Tiles) have recently taken occupation of the building with the majority of the floor area now being used as a retail showroom. Furthermore, condition 17 of the 2000 planning permission states that there should be no retail or wholesale sales from the building direct to visiting members of the public. This application is in effect for the change of use of the building to enable its use as a retail showroom and storage which if approved, would also then supersede the existing permission and the conditions attached to that permission. The application has been brought to Committee at the request of the Ward Councillor.

2. Policies

2.3 South Herefordshire District Local Plan:

- GD1 - General development criteria
- ED4 - Safeguard existing employment premises
- RT2 - Development outside/adjacent to Hereford City
- T.1A - Environmental sustainability and transport

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S1 - Sustainable development
- S4 - Employment
- S5 - Town centres and retail
- DR2 - Land use and activity
- DR3 - Movement
- E5 - Safeguarding employment land and buildings
- TCR2 - Vitality and viability

TCR9 - Large scale retail and leisure development outside central shopping and commercial areas

TCR25- Land for retail warehousing

3. Planning History

3.1 CE2000/0281/F - Erection of industrial unit (B1 Use Class). Approved 12th October, 2000.

4. Consultation Summary

Statutory Consultations

4.3 None

Internal Council Advice

4.4 Traffic Manager: No objection subject to the provision of secure cycle storage.

4.3 Head of Economic Development: Comments awaited.

5. Representations

5.1 Bartestree Parish Council: No objection.

5.4 Withington Parish Council: No comments.

5.5 One letter of objection has been received from the Campaign to Protect Rural England (CPRE). The main points raised are:

- The proposal is contrary to the development plan policy for maintaining a suitable supply of industrial land and buildings
- Unit 4 is in the heart of a non retail business park. The site is very rural without any public transport links. CPRE feel it is important to maintain a distinction between business and retail parks and given its location away from the city, Whitestone is not suitable for a retail park
- The access and local road network is not suitable for the additional volume of traffic that a retail use would generate.

5.4 Supporting statements have been provided by both the applicants and their agent which will be referred to in the Officer's Appraisal.

6. Officers Appraisal

6.10 The lawful use of the building in question is for B1 (Light Industrial) purposes. The planning permission approved on 12th October, 2000 goes a stage further by removing any opportunity for retail or wholesale sales direct to visiting members of the public from the building. The applicants (Elite Bathrooms and Tiles) offer a complete service from design and sale to installation. The majority of the floor area (68%) is used as a retail display area for viewing completed bathrooms and ancillary products such as tiles and bathroom cabinets. The remainder of the building is used for the storage of goods for distribution (28%) and offices (4%). As such the building is now being used primarily for retail purposes with some storage and ancillary offices. Therefore, the current use of the building is not in accordance with the approved planning permission and the retail sales from the premises to visiting members of the public is in breach of Condition 17 of the planning permission.

6.11 Policy E5 of the Unitary Development Plan states that proposals that will result in the loss of existing permitted or proposed employment land or buildings to non-employment uses (employment is defined as light industrial, heavy industry and storage and distribution) will only be permitted where:

3. There will be substantive benefit to residential or other amenity allowing alternative forms of development and the site or premises concerned can be shown to be unsuitable for other employment uses including consideration of mitigation measures; or
4. In the cases of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or employment generating use.

Para 6.4.34 of the UDP also states that: "It is particularly important to avoid the introduction of Part A Retail Uses within established employment areas and industrial estates. The primary role of these areas is to cater for the land requirements for Part B employment uses....."

- 6.12 The current use is therefore contrary to Employment Policy 5, which seeks to protect industrial buildings for industrial purposes. Policy E5 does permit minor or incidental retail usage but this, in floor area terms, must be ancillary to the primary industrial use of the building. Ancillary is normally defined as up to 10% of the gross floor area.
- 6.13 Policy TCR25R of the UDP identifies Holmer Road as being the most sequentially preferable site for large scale retail warehousing as it will compliment existing businesses in the locality facilitating linked trips and can also be accessed via public transport, cycling and walking. The current use would be classed as large scale retail warehousing in floor area terms. Reference is made to an existing business operating from Whitestone which incorporates retail sales (Browns Furniture). The retail showroom was approved as part of the planning permission for the building but in floor area terms, the showroom area is very much ancillary to the primary use of the building for general and light industrial purposes.
- 6.14 The primary source of income for the business is the fitting of new bathrooms and the income derived from on site sales collected by customers is no more than around 3.5% of the total turnover. However, this does not deviate from the fact that the primary use of the building is for retail purposes whether that be for the sale of goods collected by the public or the sale of goods delivered and fitted by Elite Bathrooms.
- 6.15 The applicants have been searching for some time for larger premises and have inspected premises at Barrs Court Road Trading Estate, Hereford Trade Park, Rotherwas, and Sweetmans Yard. For various reasons these have not met their needs. It is notable, however, that all of the units looked at are also buildings or land protected for industrial purposes and therefore would not be acceptable in planning terms. Premises such as unit 2 at Brook Retail Park, which has a lawful retail warehouse permission and has been vacant for around 18 months, would in planning terms be a more acceptable location. In fact, this unit at Brook Retail Park was last occupied by Tiles 'R' Us who operate in a similar manner to Elite Bathrooms.
- 6.16 There is no doubt that the unit now occupied by the Elite Bathrooms offers many benefits to them as a business and they have also undertaken considerable expenditure in relocating to Whitestone. The applicants and their agent state the business already employs 17 people (direct and indirect labour) for fitting bathrooms and this is expected to increase by 10 to 12 this year. The majority of the business also appears to emanate from outside of the city and therefore an out of town location would appear to meet their customer base. Furthermore, it is stated that Elite Bathrooms do not operate in the same way as a normal retail warehouse would do in so much as there is a low foot fall of visiting members of the public to the business. Finally, it is suggested that a personal permission would be satisfactory to the applicants and the landowner.
- 6.17 The ultimate objection to the proposal lies with the fact that it is contrary to the Development Plan Policies, which seek to protect industrial buildings and land for industrial purposes (class B uses). A personal permission would ensure that the current change of use, whilst being contrary to policy, was not repeated by a future occupier but this scenario could be repeated too often. Several requests are received by the local planning authority every week from local business seeking to use industrial buildings or land for non-industrial purposes and it is considered that granting permission in this case would make it very difficult resist similar proposals at Whitestone Business Park and other safeguarded Employment Sites.

Further information on the subject of this report is available from Mr R Pryce on 261957 Ext 1957

6.18 This retrospective application is contrary to the adopted and Deposit Draft Development Plan policies and for the reasons set out above, is recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 The proposal would result in the loss of an existing industrial building to a primarily retail use which represents an unsustainable form of development outside the Central Shopping and Commercial Area or other sequentially preferable sites within the city. As such the development is contrary to Policies GD1, ED4 and RT2 of the South Herefordshire District Local Plan and Policies S1, S4, S5, DR2, DR3, E4, TCR9 and TCR25 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

DCCE2006/1097/F - INSTALLATION OF STONE BENCHING WITH GLAZED SCREEN AT SHIRE HALL, HEREFORD, HR1 2HY

For: Herefordshire Council per Property Services Manager, Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

DCCE2006/1101/L – ADAPTATIONS TO FRONT FORECOURT AND ENTRANCE PORTICO TO PROVIDE DISABLED ACCESS AND STONE BENCH WITH GLAZED SCREEN AT SHIRE HALL, HEREFORD, HR1 2HY

For: Herefordshire Council per Property Services Manager, Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

Date Received: 3rd April 2006

Ward: Central

Grid Ref: 51250, 39978

Expiry Date: 29th May 2006

Local Member: Councillor D.J. Fleet

1. Site Description and Proposal

- 1.1 These applications seek permission and consent for the introduction of a stone bench and screening to be associated with the Shire Hall, Hereford. The Listed Building application also seeks consent for a disabled access which already has planning permission by virtue of planning application DCCE2004/4242/F. These applications are required following the receipt of an objection to the previous Listed Building Consent application from English Heritage. This revised proposal has attempted to address the concerns associated with the original scheme.
- 1.2 The application relates to the Shire Hall, Hereford. This is a Grade II* Listed Building and as such the Council's recommendations on the Listed Building Consent application must be referred to the Secretary of State for determination.

2. Policies

2.1 National:

PPS1	-	Delivering Sustainable Development
PPG15	-	Planning and the Historic Environment

2.2 Hereford Local Plan:

- Policy ENV14 - Design
- Policy ENV15 - Access for All
- Policy CON1 - Preservation of Buildings of Architectural and Historic Interest
- Policy CON2 - Listed Buildings - Development Proposals
- Policy CON3 - Listed Buildings - Criteria for Proposals
- Policy CON12 - Conservation Areas
- Policy CON13 - Conservation Areas - Development Proposals

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- Policy S1 - Sustainable Development
- Policy S2 - Development Requirements
- Policy S7 - Natural and Historic Heritage
- Policy DR1 - Design
- Policy T16 - Access for All

3. Planning History

- 3.1 DCCE2004/2694/F Provision of semi-permanent ramp for disabled access and minor alterations to existing structures. Approved 28th June 2005.
- 3.2 DCCE2004/2695/L Provision of level access for disabled access, minor internal alterations and remodelling, alterations to existing mechanical electrical installation. General internal and external decoration works. Approved 28th June 2005.
- 3.3 DCCE2004/3997/L Installation of disabled stair lift to front entrance. Undetermined.
- 3.4 DCCE2004/4242/F Installation of stair lift to front elevation for disabled access. Approved 11th February 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage: Support the application subject to condition. Further comments are awaited in response to the proposals for the internal redecoration.

Internal Council Advice

- 4.2 Conservation Manager: No objection.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Conservation Advisory Panel: Object on the grounds that "this proposal does not fit in with the classical porch. Alternative access points should be considered."
- 5.3 Hereford Access for All Committee: Strongly support this application

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 National and local planning policy, together with Part M of the Building Regulations, the Disabled Persons Act 1981 and the Disability Discrimination Act 1995 seek to encourage the provision of suitable access for the disabled. Hereford Local Plan Policy ENV15 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy T16 both require buildings or facilities which are to be accessed by the public to provide suitable access for disabled persons as well as older people and persons with young children. In this instance, however, the potential impact of such a provision must be balanced against the associated impact upon a nationally important building.
- 6.2 The Shire Hall is an important Sir Robert Smirke designed neo-classical civic building in a very prominent location in the centre of Hereford. It is of stone construction and has an imposing portico facing St. Owen Street. The sensitivity of this building is reflective of the fact that discussions into this revised proposal has been ongoing for in excess of 18 months. The previous applications to secure disabled access for this building secured the support of the Conservation Manager and some concerns have been expressed in relation to the revisions now proposed. However, it is the view of the Conservation Manager that this proposal will use high quality materials and this, together with the proposed associated works, will enable a balanced and acceptable appearance. The proposed asymmetrical appearance of the façade will help to reinforce the important main aspect of this proposal. Subject to appropriate conditions, this scheme is acceptable and, having regard to the need to provide adequate access of this type, this proposal should be supported.

RECOMMENDATION

DCCE2006/1097/F:

That planning permission be granted subject to the following conditions:

- 1. **A01 (Time limit for commencement (full permission)).**
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2. **A06 (Development in accordance with approved plans).**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Informatives:

- 1. **N01 - Access for all.**
- 2. **N03 - Adjoining property rights.**
- 3. **N06 - Listed Building Consent.**
- 4. **N15 - Reason(s) for the Grant of Planning Permission.**

DCCE2006/1101/L:

That:

- i) The application is notified to the Secretary of State.
- ii) Subject to the Secretary of State confirming that he does not intend to call it in, Listed Building Consent be granted subject to the following conditions and any additional conditions considered necessary by Officers:
 - 1. C01 (Time limit for commencement (Listed Building Consent)).
Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - 2. A06 (Development in accordance with approved plans).
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
 - 3. C02 (Approved of details).
Reason: To safeguard the character and appearance of this building of special architectural or historical interest.

Informatives:

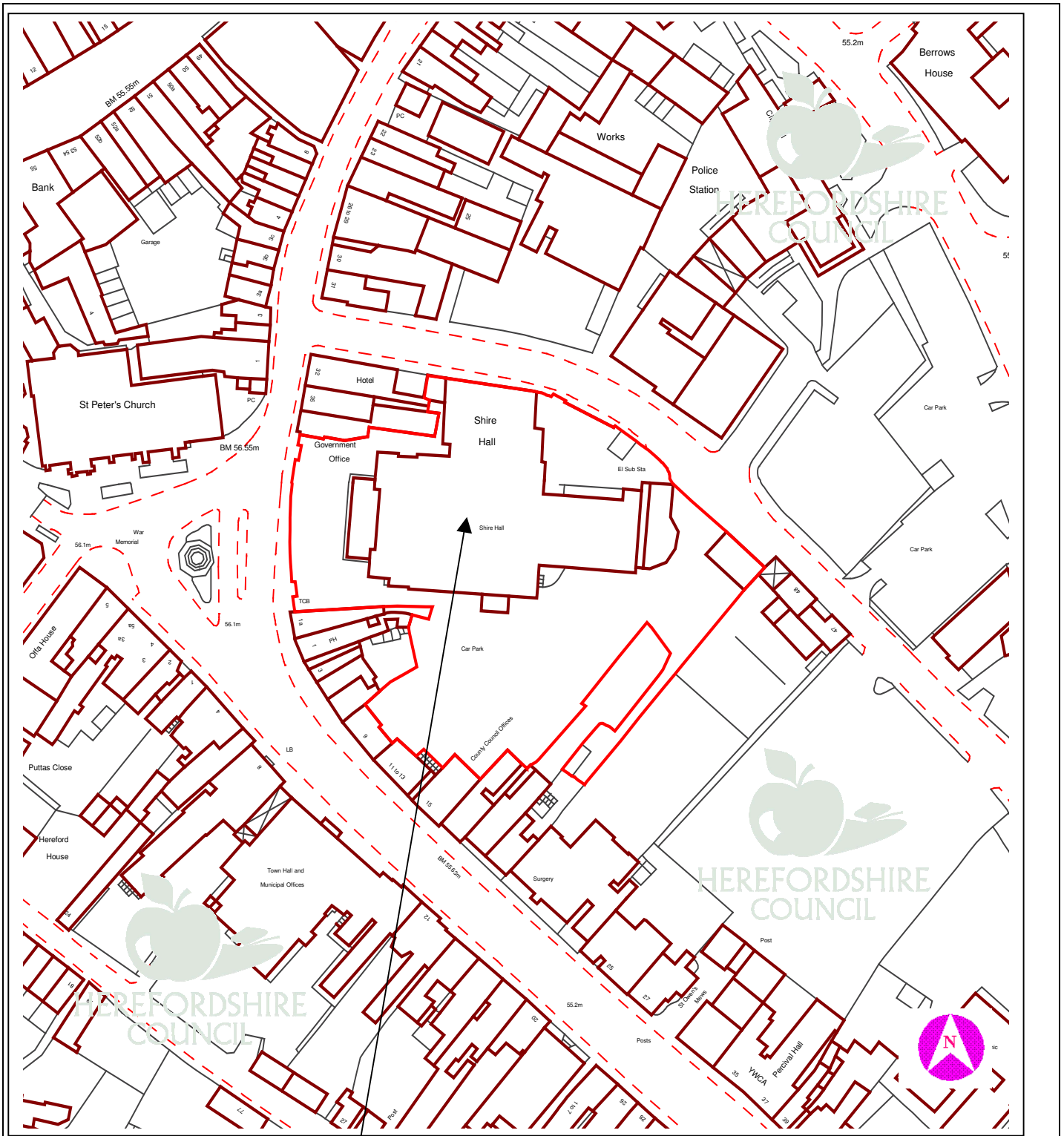
- 1. ND2 (Area of Archaeological Importance).
- 2. ND3 (Contact Address).
- 3. N15 - Reason(s) for the Grant of Listed Building Consent.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NOS: DCCE2006/1097/F & DCCE2006/1101/L

SCALE : 1 : 1250

SITE ADDRESS : Shire Hall, Hereford, HR1 2HY

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**DCCW2006/1247/RM - CONSTRUCTION OF
COMMUNITY FACILITY AND REPLACEMENT PRIMARY
SCHOOL AT LAND OPPOSITE SUTTON COUNTY
PRIMARY SCHOOL, SUTTON ST. NICHOLAS,
HEREFORD, HR1 3AZ**

**For: Children's Services per Property Services
Manager, Herefordshire Council Property Services,
Franklin House, 4 Commercial Road, Hereford, HR1
2BB**

Date Received: 11th April 2006 Ward: Sutton Walls Grid Ref: 53482, 45738

Expiry Date: 6th June 2006

Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

- 1.1 The application site is comprised of a parcel of agricultural land located on the northern fringe of the settlement of Sutton St. Nicholas.
- 1.2 The application site extends to 2.74 hectares and outline planning permission DCCW2004/1004/O was granted in October 2004 for the erection of a replacement primary school incorporating a village hall and 15 houses has established the principle of development.
- 1.3 The outline permission envisaged the residential element being located at the southern end of the site, with the school and community facility to the north.
- 1.4 This application seeks consent for the approval of the reserved matters of design, siting and layout of the school/community building together with the associated hard and soft landscaping including formal outdoors play areas and parking and access arrangements.

2. Policies

2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy CF1	-	Retention of Provision of New Community Facilities

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy CF8	-	School Proposals

3. Planning History

- 3.1 DCCW2004/1004/O Construction of a replacement primary school incorporating a village hall and the provision of 15 residential houses. Approved 19th October 2004.
- 3.2 DCCW2005/1166/F Proposed new vehicle access. Withdrawn June 2005.
- 3.3 DCCW2006/0015/RM Construction of community facility and replacement primary school. Withdrawn January 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No objection.
- 4.2 Sports England: No objection but comment that the proposal represents a missed opportunity in regard to the provision of sports facilities, based on the needs of the school and the community.

Internal Council Advice

- 4.3 Traffic Manager: Objection.
- The proposal for a new school at this site is dependent on a speed restriction on the C1125 road (to 30 mph) which is subject to a Traffic Regulation Order (TRO). No details of any speed restrictions have been submitted.
 - There are inadequate footway improvements on the east side of the main road (which I also note that the footway width is only shown as one metre).
 - There are no details of upgrading the footway on the west side of the main road.
 - No off-site footway improvements have been shown (especially to the footway link to Fieldway).
 - No cycle parking appears to be shown.
 - No details of the controlled pedestrian crossing have been submitted.
 - Possible conflict between the coach turning area and parking spaces.
- 4.4 Conservation Manager: No objection in principle but from a landscape perspective it is regrettable that some aspects have not been integrated in the best way possible.

5. Representations

- 5.1 Sutton Parish Council: Comments awaited.
- 5.2 Mr. T. Lewis, Pren Helyg: No objection. The revised landscaping and reduction in the size of the football pitch have overcome most of my concerns, however I would like a undertaking that no flood lighting will be erected on the football pitch.

5.3 Letters have been received from Mr. Butler, The Stone House; Mrs. I. Butler, The Stone House and Mr. & Mrs. Smith, Elmstone. Objection summarised as follows:

- Concern is raised that the development will give rise to flooding.
- This application cannot be determined until the UDP is adopted.
- Without details of the proposed housing development there is insufficient detail to determine the application.
- Conditions should be imposed to control the noise levels and hours of operation of the school use and village hall.
- Increased traffic and road safety is a cause for concern.
- Falling demographics suggest there is a no need for a new school.
- This is not the site suggested by the local community and results in a loss of prime agricultural land, alternatives should be found.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 As the principle of development has already been established, the primary issues in determining this application are considered to be:

- The impact of the siting, design and visual appearance.
- The impact of the proposed development on the amenity of adjoining residential properties
- Access and highways issues
- Flood risk

Siting, Design and visual appearance:

6.2 The building is of a modern design, and takes the overall form of 'T' shape with small projecting wings which assist with breaking the overall appearance into a less uniform block. The foot of the 'T' will point to the highway to the west, with the top of the 'T' running parallel to it.

6.3 The design has avoided making any elevation overly dominant over the others, offering equal visual interest in each elevation, whilst the mass of the building has been broken up through the use of varied roof pitches and orientation incorporating oversailing eaves along the eastern elevation to provide sheltered external teaching areas.

6.4 The building will predominantly be clad with red brick, interspersed on several smaller elevations with rendered panels, under an artificial slate roof

6.5 To the northwest of the building a new communal village green will be created, with the remaining land to the south and east being laid out as amenity space for the school. This would comprise formal and informal recreation areas, a sports field, and a hard surfaced games court.

- 6.6 A 1.5 metre high fence running along the north, east and southern boundaries, will enclose the whole of the school site. The western boundary being partially formed by the building to which the fence will be connect either end.
- 6.7 The western part of the site comprising the parking area and community building and village green will fall outside of the fence enclosure as these areas are intended for wider public access.
- 6.8 A 25 metre deep landscape buffer zone running parallel to the eastern boundary will separate the development from the rear curtilages of the dwellings accessed from Churchway, and is a direct response by the applicant to concerns previously raised in respect of noise and site security.
- 6.9 Elsewhere a less dense planting scheme is proposed, which incorporates the provision of new trees and shrubs to soften the visual impact of the development. However, notwithstanding the submitted landscaping details, and in order to ensure proper control of over the exact details of the planting scheme both in the buffer and elsewhere within the application site, it is considered expedient to require the submission of a detailed schedule of planting for approval.

Residential amenity:

- 6.10 With regard to the long term impact of the proposed development it is acknowledged that the erection of the building and associated landscaping on what was previously a green field site will inevitably alter the setting and outlook of the dwellings surrounding the application site.
- 6.11 However it is not considered that any demonstrable harm will arise, as the revised landscaping and the siting and design of the development has sought to mitigate against this impact, and clearly the principle of the development has been accepted. With regard to the properties lying to the east and accessed from Churchway, the dwellings themselves lie at the top of large private gardens, which have an average depth of 100 metres to the boundary of the application site, and back directly onto the 25 metres deep landscaping buffer.
- 6.12 Approximately 35 metres to the southeast, 7 Churchway is the closest dwelling to the boundary of the application site, whilst it's neighbours lie approximately 50 metres from the boundary. However these properties will also benefit from the landscaping buffer.
- 6.13 To the south three properties border the boundary of the application site, but the interceding land will in due course be subject to the erection of 15 houses approved by the outline permission. Therefore the impact of the school/community is not considered to significantly impact these properties.
- 6.14 To the west and on the opposite side of the public highway, lie a row of properties, which have direct views over the frontage of the development. However although their visual outlook will alter, it is not considered that there will be any demonstrable loss of residential amenity. It is considered that this revised reserved matters submission satisfactorily addresses the concerns raised by local residents and will retain acceptable levels of residential amenity.

Access and parking:

- 6.15 At present the adjoining highway (C1125) has a speed limit of 40mph, and the Traffic Manager has suggested that the application should be refused on the grounds that the necessary TRO required to reduce the speed to 30mph has not been granted or applied for, as well as an absence of detail concerning other improvements required to upgrade or improve the network of pavements leading to the site.
- 6.16 At the time of writing this report, active negotiations to try and overcome these objections and secure the submission of a satisfactory scheme of highway improvements were being undertaken, and will be reported verbally. The attached recommendation reflects this outstanding concern

Flooding:

- 6.17 The site is located within Zone 1 on the Environment Agency's indicative flood plain maps, and as such has little or no risk of flooding, however due to the size of the development in accordance with standing advice a Flood Risk Assessment (FRA) is required.
- 6.18 In this particular case the primary consideration is whether or not the proposed development will give rise to increased flood risk either within the site itself or elsewhere in the locality, arising from increase in surface water run-off from the proposed impermeable surfaces (roofs, and hard standing)
- 6.19 The FRA indicates that the surrounding ditches and watercourses are capable of accommodating the additional run-off, and in order to ensure they are not overloaded at times of heavy rainfall a balancing pond is proposed on the northern boundary of the application site to store any excess flows. Therefore it is not considered that there are any flooding issues associated with the proposal.

Conclusion:

- 6.20 Overall the siting design and layout of the building and associated hard and soft landscaping complies with the relevant policies in the Local Plan, and as such, approval is recommended.

RECOMMENDATION

Subject to the receipt of suitably amended plans, officers named in the delegation agreement be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1. **A07 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

2. **B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

3. **F32 (Details of floodlighting/external lighting).**

Reason: To safeguard local amenities.

- 4. **G04 (Landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

- 5. **G06 (Scope of landscaping scheme).**

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

Informative:

- 1. **N15 - Reason(s) for the Grant of PP/LBC/CAC**

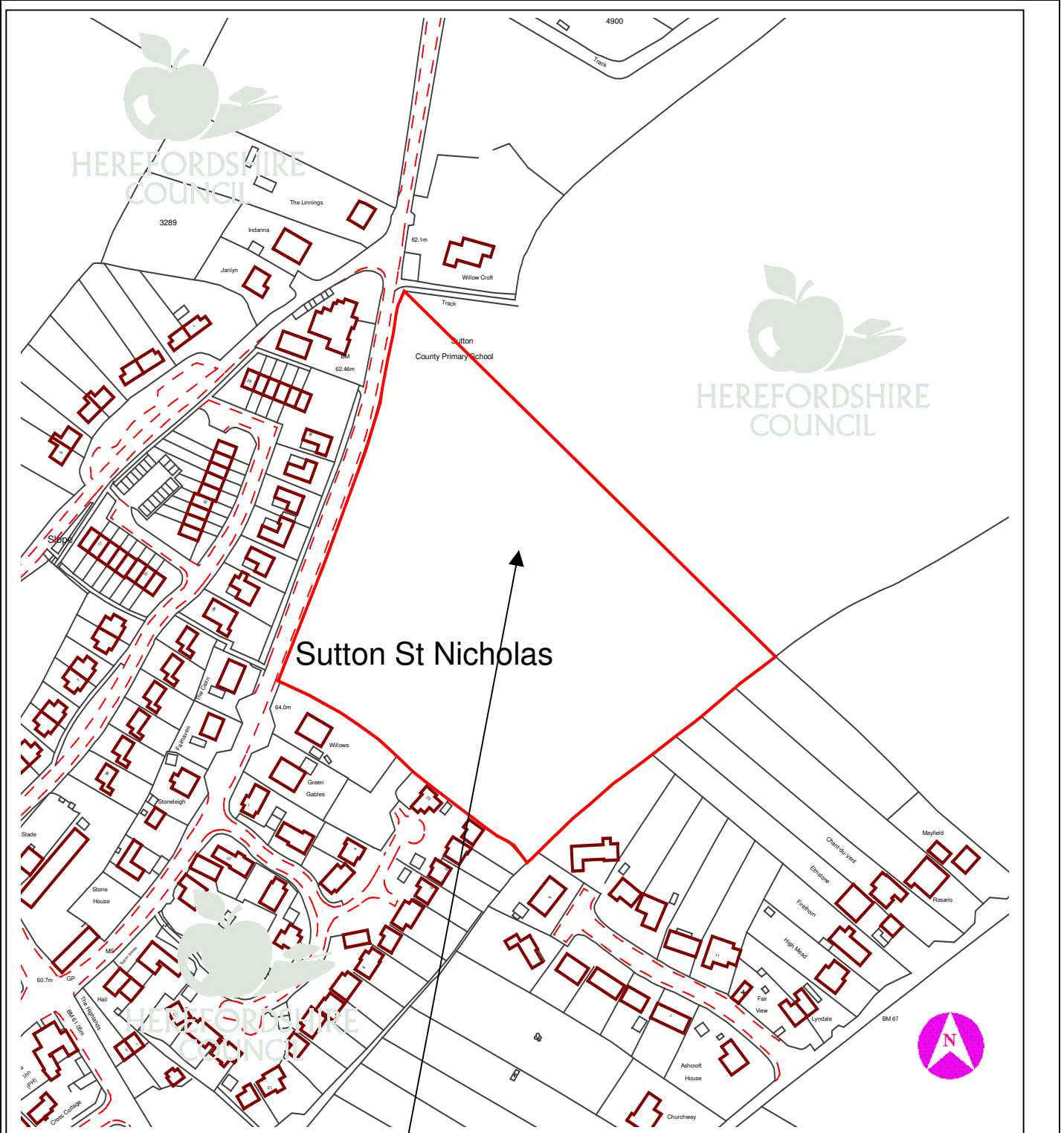
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1247/RM

SCALE : 1 : 2500

SITE ADDRESS : Land opposite Sutton County Primary School, Sutton St. Nicholas, Hereford, HR1 3AZ

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DCSE2006/1146/F - CREATION OF A GREEN SPACE FOR RECREATIONAL USE BY WHOLE COMMUNITY. LANDSCAPING TO CREATE TWO FLAT AREAS TO PROVIDE PLAYGROUND AND GENERAL USE AREA FOR CHILDREN AND ADULTS AT LAND BEHIND GOODRICH SCHOOL, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HY

For: Mrs H Amos, Clerk to Goodrich and Welsh Bicknor Parish Council, Great Trewen Farm, Llangrove, Ross on Wye, Herefordshire HR9 6ES

Date Received: 12th April 2006 Ward: Kerne Bridge Grid Ref: 57364, 19248
Expiry Date: 7th June 2006

1. Site Description and Proposal

- 1.1 The application site comprises an irregularly shaped area of land of about 0.8 ha situated to the west of Goodrich Primary School. This area of open land rises sharply from the adjoining school playing field. It is bounded to the north by housing, with agricultural land to west and south. The site appears not to have been cultivated or maintained for some time. A public footpath (GR1) and overhead power lines cross the site.
- 1.2 The current proposal is to develop a public open space. The proposal would involve some regrading to form a flat area for play and events near to the north-west corner of the site, a new fenced children's play area near the entrance to the open area and the Primary School and new planting of trees, shrubs and a wildflower meadow. New paths would criss-cross the site, opening up the area and linking to the village church.
- 1.3 The northern section of the application site to the west of the old school was allocated in the South Herefordshire District Local Plan for residential development, with the remainder to be part of the new school. Drainage problems and concerns about the suitability of the site for housing led to it being identified as "safeguarded open space" and included within the settlement boundary for Goodrich in Herefordshire Unitary Development Plan (Revised Deposit Draft).

2. Policies

2.1 Planning Policy Guidance

PPG17 - Planning for Open Space, Sport and Recreation

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Area of Outstanding Natural Beauty
 Policy CTC2 - Area of Great Landscape Value
 Policy LR2 - Leisure and Recreation Development

2.3 South Herefordshire District Local Plan

Policy C4	-	AONB Landscape Protection
Policy C5	-	Development within AONB
Policy C8	-	Development Within Area of Great Landscape Value
Policy R3E	-	Provision and Maintenance of Public Open Space and Play Areas
Policy R5	-	Improvements to existing Recreation Land and Public Open Space

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Policy LA1	-	Areas of Outstanding Natural Beauty
Policy NC8	-	Habitat Creation, Restoration and Enhancement
Policy RST1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST2	-	Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty
Policy RST4	-	Safeguarding Existing Open Space

3. Planning History

3.1	SE2001/0088/F	Conversion and change of use of old school building into 3 houses and construction of 2 houses on land to west.	-	Refused 6.3.01
	SE2001/2840/O	Erection of new dwellings.	-	Not determined.
	SE2005/0409/O	Residential development	-	Withdrawn

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objection but recommends that parking provision be considered (3 or 4 spaces).

4.3 Parks Development Manager considers that this will be a good scheme making good use of this difficult piece of land and approves the play area situations.

- (i) The gated play area should be as level as possible to provide disabled access.
- (ii) A risk assessment on the stream would be beneficial.
- (iii) Overhead cables are a risk to play and ground levels should not be raised under them and warning signs are advised.

4.4 Conservation Manager comments as follows:

"I have no objection to the sketch design proposals. I do think it is very important that any tree and shrub planting on the grass slope, is native species, to maintain the rural character. To this end I will require details of the proposed species. I have no

objection to 'decorative' planting being undertaken along the edge of the car park area (item 17).

With regard to the proposed wildflower meadow, I have no objection to this concept, but the specification would need to be very carefully considered. It is quite difficult to establish a wildflower meadow successfully. They require quite a high level of maintenance which will have cost implications. In addition, wildflower meadows are only in flower for a few months of the year (normally Summer), when they can look spectacular – for the remaining time they can look rather dull and unkempt.

I do not wish to discourage the Parish Council from establishing a wildflower meadow, particularly as it would increase the diversity of wildlife habitat, but I suggest that they ask their agent to prepare a detailed schedule of ground preparation, seeding and maintenance and to check the likely cost implications of on-going maintenance. Given the relatively small area of wildflower meadow proposed it is possible that voluntary labour could be used for some maintenance tasks.”

5. Representations

5.1 The applicant (Parish Council) would be leasing the land from the Council and requests that the following be noted:

- (i) Location of children's play area is recommended by Council's Parks Department as most safe and suitable location.
- (ii) Plan subject to extensive local consultation funded by Wye Valley AONB Sustainability Fund and have strong community support and involvement.
- (iii) Aimed to minimise visual impact and scope to move upper flattened area further from Endene if necessary.
- (iv) Feedback from consultation within Parish is included.

5.2 Parish Council fully supports this application. We would note that an open meeting, held recently, voted unanimously to support the application.

5.3 7 letters have been received objecting to the proposals or expressing reservations. The points made are as follows:

- (1) a vague proposal : what is intended by “general use”? Is it for village residents only?
- (2) not suitable for use by whole community and general use by children and adults
- (3) very real fear that will become a centre for inappropriate activities and behaviour especially from out of parish participants
- (4) loss of peaceful and quiet enjoyment by nearby residents (Well Cottage and Greenspace adjoin the site) of their properties
- (5) loss of security - need much more substantial fencing along boundaries with residential properties
- (6) if paths used as cycle tracks would conflict with elderly walkers
- (7) problem of supervision/policing - reliance on voluntary assistance has not always proved successful elsewhere
- (8) future costs are unknown - no decision should be made until this information is disseminated
- (9) 90 out of potentially 500 attended the open meeting - hardly a majority
- (10) in view of public subsidy should be planning gain : upgraded public footpath for wheelchair users is suggested
- (11) who is responsible for insuring the open space?

(12) concern that works would cause movement of nearby houses.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 In principle the proposal accords with the emerging Unitary Development Plan. This is not as attractive as it might be and the proposals would ensure that this was remedied and the land used for the benefit of the community. The main planning issue is whether the amenities and security of adjoining residents would be affected.
- 6.2 The two main play areas would be close to houses and the potential problem of noise and disturbance would be eased if moved further into the site. However this is constrained by the site's topography, the overhead power lines and the need for ready access. The location has been carefully considered by the Council's Parks Development Manager taking all these factors into account and the sites selected are considered the optimum. Details of boundary treatment are not shown and these could be the subject of a planning condition. Further details of planting should also be submitted.
- 6.3 The open space is intended as a local facility. There is car parking at the school and there appears to be no reason why this cannot be used outside school hours. If this is confirmed further car parking may not be essential.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

3 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5 No development shall take place until details of the fencing, surfacing and play equipment forming part of the children's play area have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a safe and satisfactory play area.

Informative:

1 N15 - Reason(s) for the Grant of Planning Permission

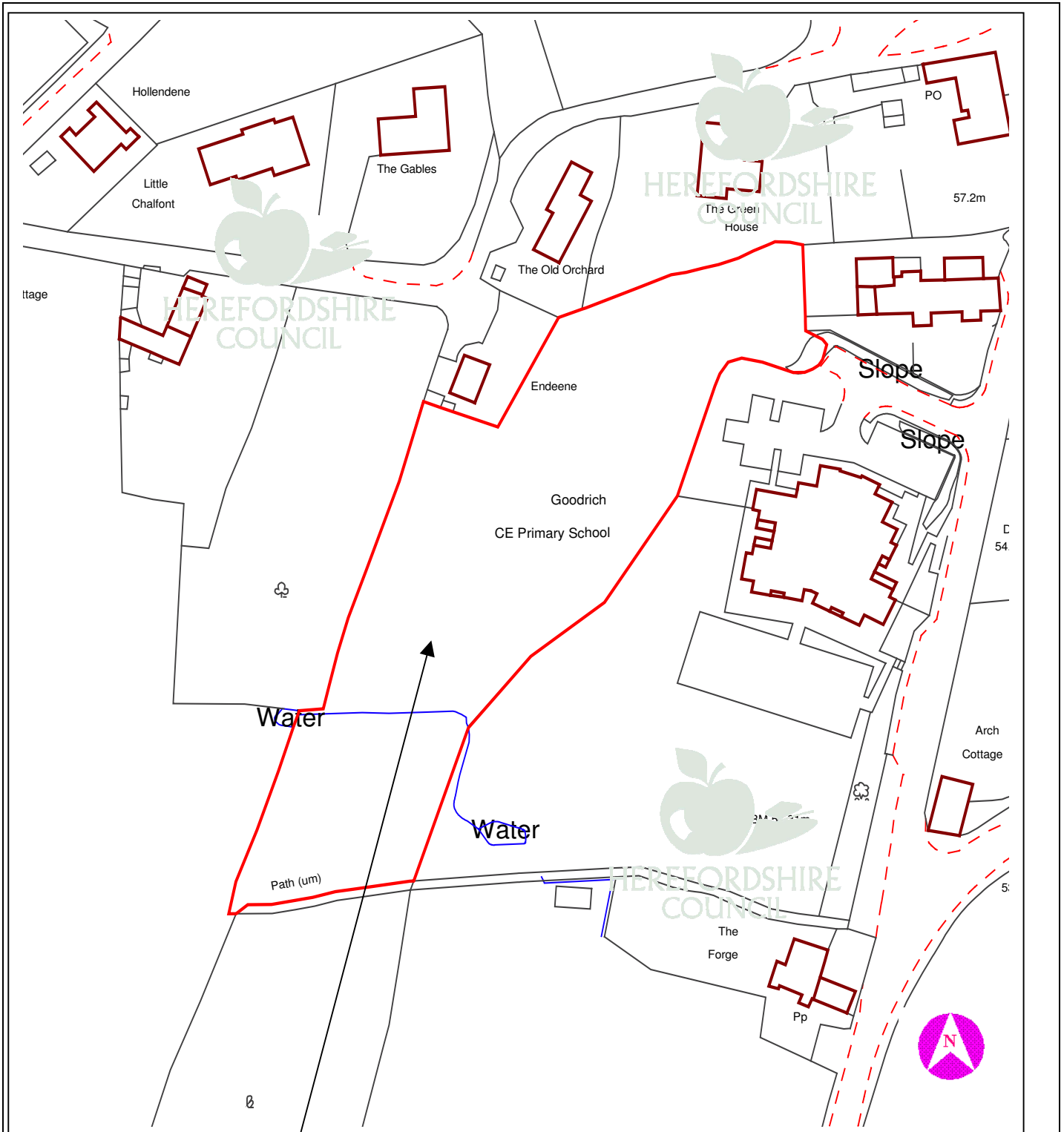
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1146/F

SCALE : 1 : 1250

SITE ADDRESS : Land behind Goodrich School, Goodrich, Ross-on-Wye, Herefordshire, HR9 6HY

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