

**DCNC2009/0168/F - PROPOSED CHANGE OF USE
FROM AGRICULTURAL TO A SITE FOR THE
ACCOMMODATION OF SEASONAL AGRICULTURAL
WORKERS IN MOBILE HOMES AND DEMOUNTABLE
PORTABLE BUILDINGS AND SPORTS PITCH ON LAND
AT BRIERLEY COURT FARM, BRIERLEY,
HEREFORDSHIRE HR6 0NU**

**For: S & A Produce (UK) Limited, Antony Aspbury
Associates, 20 Park Lane Business Centre, Park Lane,
Basford, Nottingham, NG6 0DW**

**Date Received: 28th January 2009 Ward: Leominster South Grid Ref: 48947, 56010
Expiry Date: 29th April 2009**

Local Member: Councillor R Hunt

1. Site Description and Proposal

- 1.1 The application site lies on the south side of the u/c 93600 road, approximately 500m west of Brierley. The site is rectangular in shape, and flat in nature. It is set back from the road, behind a field proposed to be used to site polytunnels, and a bunded sewage treatment works. Both of these areas are subject to separate planning applications. The site measures approximately 250 x 340 metres, amounting to approximately 7.5 hectares in total, of grades 1 and 2 agricultural land.
- 1.2 The site does not benefit from any special landscape designation and the Landscape Character Assessment defines the site as lying within an area of Principal Settled Farmlands, a landscape that is resilient to change.
- 1.3 The scheduled Ancient Monument, Ivington Camp Hillfort, lies approximately 1 Km to the south-west. The rivers Arrow and Little Arrow approximately 1 Km and 0.5 Km to the north. A number of public rights of way cross the applicant's land and also bound it to the east and west from which the site would be visible.
- 1.4 The application is for the change of use of land for the siting of accommodation to be used for seasonal agricultural workers. The applicant's agent has been advised that should planning permission be granted, a further application for the associated operational development, including the laying out of access tracks and the construction of an amenity building, will be required.
- 1.5 The plans submitted show the siting of 500 two person residential 'pods' with 40 associated service units providing kitchen and bathroom facilities. The pods are laid out in single storey terraces, grouped around a series of grassed squares within which the service units are located.
- 1.6 The applicant's agent requests that the Council considers the imposition of a three year time period for the re-organisation and completion of their accommodation strategy in

order that they can move from the current mix of caravans, portacabins and pods on an adjacent unauthorised site, and also allow for the submission of a further application for the operational development as described above.

1.7 The application is accompanied by a range of supporting documents and these are listed as follows:

- Design and Access Statement
- Town Planning Statement
- Statement of Community Engagement
- Economic Appraisal of the S&A soft fruit business at Brook Farm, Marden and Brierley Court Farm, Brierley
- Landscape and Visual Appraisal
- Ecological Impact Assessment
- Outline Landscape and Ecological Management Plan
- Flood Risk Assessment
- Water Resources Evaluation

1.8 A Unilateral Undertaking was also submitted by the applicant and received by the local planning authority on 3rd June 2009 in relation to a woodland management plan for an area of land owned by the applicant and included as part of the application site to the north that is currently a Poplar plantation. The plan seeks to ensure the retention of a belt of woodland that will continue to screen the proposal whilst increasing the bio-diversity of the area.

2. Policies

National Guidance

- 2.1 PPS1 - Delivering Sustainable Development
PPG4 - Industrial and Commercial Development and Small Firms
PPS7 - Sustainable Development in Rural Areas
PPG11 - Regional Planning
PPG13 - Transport

Herefordshire Unitary Development Plan 2007

- 2.2 Policy S1 - Sustainable Development
Policy S2 - Development Requirements
Policy S4 - Employment
Policy DR2 - Land Use and Activity
Policy DR3 - Movement
Policy DR13 - Noise
Policy DR7 - Flood Risk
Policy H7 - Housing in the Countryside Outside Settlements
Policy H8 - Agriculture and Forestry Dwellings and Dwellings Associated with Rural Businesses
Policy E10 - Employment Proposals Within or Adjacent to Main Villages
Policy E13 - Agricultural and Forestry Development
Policy HBA4 - Setting of Listed Buildings
Policy LA2 – Landscape Character and Areas Least Resilient to Change
Policy LA3 - Setting of Settlements
Policy CF2 - Foul Drainage

3. Planning History

3.1 This is one of three applications currently being considered. The other two are for the retention of a sewage treatment plant (DCNC2009/0166/F) and for the erection of fixed Spanish polytunnels (DCNC2009/0167/F).

3.2 The following applications are all considered to be relevant to the determination of this application as they show the planning history in relation to the entirety of the applicant's land in relation to the development of their soft fruit growing business:

NC2004/0224/S - Construction of new access roads - Prior approval not required - 06/02/2004

NC2004/0321/F - Construction of amenity building, toilet buildings and site works for 300 unit caravan standing (change of use) for farm workers accommodation - Refused 12/05/2004 and dismissed on appeal.

3.3 In dismissing the appeal the Inspector concluded that the proposal would have an unacceptably damaging impact on the quality of the landscape, particularly in that its regimented layout would result in a harsh, imposing and alien form of development, and that the increased level of noise and activity of the inhabitants of the site would intrude upon the peaceful nature of the location, harming the tranquillity of the countryside.

3.4 Furthermore, whilst the Inspector concluded that there was a need to accommodate a temporary workforce within a reasonable distance of the site used for strawberry growing, she was not convinced that the proposal was fully justified due to the fact that the appellant had failed to consider whether there were any other alternative solutions. Without any such special justification, the Inspector concluded that a development that would seriously damage the character and appearance of the countryside was unacceptable.

3.5 NC2004/0902/F - Proposed sewage treatment plant and pumping station - Refused 12/05/2004 and dismissed on appeal.

3.6 NC2007/1801/S - Proposed general purpose storage building for the housing of irrigation equipment - Prior approval required - 06/07/2007

3.7 DCNC2008/0155/F - Proposed use of land for the siting of seasonal agricultural workers accommodation (caravans and pods), construction of amenity building and associated works at The Fisheries, Elm Green, Brierley Court Farm - Refused 07/05/2008

3.8 The application was refused for the following reasons:

1. The need for this development is dependent upon the use of the land at Brierley Court Farm for soft fruit production under polytunnels. At the time at which this application has been determined, no planning permission exists for the siting of polytunnels on the land, and those which are currently on the site are subject to enforcement proceedings. In the absence of any lawfully sited polytunnels, the long term use of the land for the production of soft fruit is not assured and therefore the siting of 576 caravans, accommodation pods, service pods and an amenity building

cannot be justified. Accordingly the proposal is contrary to Policy H8 of the Herefordshire Unitary Development Plan.

2. The site lies within an area defined by the Council's Landscape Character Assessment as Riverside Meadow. In the absence of an overriding need for the accommodation, the proposal has an unacceptably adverse visual impact which will detract from the character of this landscape particularly by virtue of the introduction of 576 caravans, accommodation pods and service pods and a large amenity building into a landscape characterised by its open nature and absence of built structures. The proposal is thereby contrary to Policy LA2 of the Herefordshire Unitary Development Plan.
 3. In the absence of an ecological survey of the site, the local planning authority is unable to assess the impact of the proposal on its ecology, whether it will affect any recognised protected species and if so what mitigation strategies will be employed to ensure its acceptability. As a result the proposal is contrary to Policy NC1 of the Herefordshire Unitary Development Plan.
- 3.9 DCNC2008/0167/F - Retention of sewage treatment plant - Refused 14/05/08

4. Consultation Summary

Statutory Consultations

Natural England

- 4.1 We consider significant effects on the SAC to be unlikely. However, given the unfavourable condition of the River Lugg and the sites hydrological connections to it, we recommend the production of a Habitat Regulations Assessment screening report to formally assess the likelihood of any significant effects on the SAC.

Provided this recommendation is achieved and significant effects are not found to be likely we would have no objection to the application.

English Heritage

- 4.2 Has commented both in its capacity in relation to the historic built environment and that of archaeology. Their comments in relation to each are as follows:
- 4.3 Historic Buildings Inspector - Raises no objection to the proposal and advises that the application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.
- 4.4 Inspector of Ancient Monuments - Considers that the proposal will affect the landscape setting of Ivington Camp and recommends that if the local planning authority is minded to approve the application that mitigation to remove the visual impact of the scheme is carefully designed.

Environment Agency

- 4.5 Raise no objection to the proposal. The Agency is satisfied that the sewage treatment plant has sufficient capacity to deal with the proposed occupancy levels and the site has a 'consent to discharge' which was granted in May 2005. A condition is

recommended to ensure that surface water run-off shall be limited to the relevant Greenfield run-off rate in accordance with the submitted Flood Risk Assessment.

River Lugg Drainage Board

- 4.6 Raise no objection to the proposal as it will have no direct effect on its interests or operations, nor will it affect watercourses under the Board's operational control. A condition relating to the management of surface water drainage is recommended.

Internal Council Advice

4.7 Transportation Manager

Remains concerned about pedestrian traffic between the site and Leominster. Despite the welcome provision of buses, there will still be many people walking to and from Leominster. Any assemblage of 1000 people will have travel needs outside the times the buses operate, and to potentially different places.

Given the unfortunate fatality on the B4361, there is still a need to improve the pedestrian route between the site and Leominster. A detailed survey would be necessary to confirm exactly where improvements are required, depending on the condition of the route at the time the permission is granted.

4.8 Conservation Manager

- 4.9 Historic Buildings - Listed buildings are sufficiently remote and there will be no visual harm to their immediate setting. No objection.

- 4.10 Archaeology - The new location of the 'seasonal workers accommodation site' is very close to where significant Roman and other remains were found previously, and also close to areas of high potential for medieval / post medieval finds at Brierley Court. Therefore, there may be issues regarding damage to below ground archaeology here, and more information about the sensitivity of the site is required.

- 4.11 Ecology - No objection to the proposal subject to the imposition of conditions.

- 4.12 Landscape - The landscape and Visual Impact Assessment submitted with the application is fair and accurate and is carried out in accordance with recognised guidance and good practice. The assessment identifies an impact on the character of the landscape and it is therefore reasonable to secure some form of mitigation.

It is not considered that the impact of the development is sufficient reason to refuse the application. The landscape proposals represent the minimum necessary to mitigate their impact and there remains an unresolved negative impact resulting from the potential felling of the Poplar plantation to the north of the site.

- 4.13 Environmental Protection Manager - No objection subject to the imposition of a condition to require the submission of details of any external lighting.

- 4.14 Public Rights of Way Manager - The proposal would not appear to significantly affect the use and enjoyment of the various public rights of way from which views across the site are available.

The proposed planting to mitigate the impact on the public rights of way will take time to mature and there will continue to be moderate visual impacts. However, this is not significant and there is no objection to the proposal.

- 4.15 Land Drainage Engineer - Suggests that the additional hardstanding will produce additional surface runoff volume and this will need to be attenuated to accommodate the 1 in 100 year +20% storm event. Further information is required about the type of attenuation storage that is proposed.

5. Representations

- 5.1 Leominster Town Council - Raise no objection but suggest that the accommodation and community building should be operational in the first season.

- 5.2 Arrow Valley Residents Association (AVRA) - Object to the application on the following grounds:

- The application is flawed and incomplete
- Lack of an Environmental Impact Assessment
- Adverse landscape impact
- No proof of need for the accommodation

The objection submitted by AVRA also includes a 170 signatory petition.

- 5.3 Leominster Civic Society - Object to the application on the following grounds:

- That it will adversely affect the landscape
- The proposed land use would waste large areas of agricultural land
- The proposal is unsustainable
- The development does not provide suitable employment opportunities for the County's teenagers
- It will damage small businesses dependent upon tourism
- Highway safety issues both in terms of high volumes of traffic and as a hazard for site workers walking along the road

- 5.4 CPRE - Object to the application. Concern is expressed about the scale of the proposal and that it will be out of character with the character of the agricultural rural scene. They also comment that the proposal is likely to give rise to traffic problems.

- 5.5 Campaign for Polytunnel Control - Object to the application. The proposal will be detrimental to the residential amenities of residents of Brierley and that residential development on this scale would not normally be permitted.

- 5.6 39 letters of objection have been received in response to the public consultation process. In summary the points raised are as follows:

- Adverse landscape impact
- Unnecessary use of high quality agricultural land
- Permanent residential development of this nature and at this scale is not appropriate in a rural area - the proposal equates to a new town
- The business could quite readily take place on brownfield or industrial land
- The site of the old hop buildings should be used to accommodate temporary workers

- Nothing has changed since the Inspector's decision to dismiss the appeal in 2005
- Increased pressure on local services
- Concerns about highway safety
- The proposal will not have the significant economic benefits suggested by the applicant
- The scale of the accommodation required does not equate to the need demonstrated on other sites in the county.
- There are no details of the community building. The application is therefore incomplete
- The proposal will damage the local tourism economy
- If permitted the development would be capable of accommodating twice as many people. Conditions to regulate this would be unenforceable
- Fear of crime and intimidation
- Lack of an Environmental Impact Assessment

5.7 Eight letters of support have been received. In summary the points raised are as follows:

- The applicant has made every effort to consult with neighbours and stakeholders
- The plans include landscape mitigation, which requires significant investment
- Labour requirements must be accommodated on site due to a lack of low cost housing in the locality
- The company makes a significant contribution to the local economy and uses local businesses

5.8 Two non-committal letters have also been received. They ask that if the committee is minded to grant permission, that it thinks carefully about the conditions that it imposes and ensures that they are monitored and robustly enforced. One letter suggests that the colour of the pods should be the subject of a condition.

5.9 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The Council has issued a Screening Opinion as to whether the proposal constitutes EIA(Environmental Impact Assessment) development. The Screening Opinion concludes that the proposal does not constitute EIA Development and therefore an Environmental Statement has not been requested. This is in accordance with the First Secretary of State's conclusion in his letter of 29th December 2004 in relation to the earlier appeal where he directed that the development for which permission was sought was not EIA development. This proposal is no so significantly different in terms of its scale or effects to warrant any different outcome.

6.2 Notwithstanding the concerns raised by some of the objectors about the lack of an EIA, it should not be a determining factor as to whether or not planning permission is granted.

6.3 In determination of this application the main issues would appear to be as follows:

- The justification for residential accommodation in the countryside

- The impact on visual amenity and character of the area, including upon the Scheduled Monument
- Ecological issues
- Highway safety

Justification for Accommodation in the Countryside

6.4 In determining the appeal in 2005 the Inspector stated that:

“...it is clear that the Appellant relies upon a very large temporary workforce, the size of which peaks from mid May to mid July...”

- 6.5 However, one of the main criticisms levelled by her was that the applicant's were operating other sites without the need for on-site accommodation (Wickton and Wharton) and had not considered any other options for providing accommodation for workers.
- 6.6 In response to this the applicant's agent has prepared a supplementary document that relates to the operational need and justification for on-site workers accommodation. The report advises that the applicant has undertaken and continues to conduct regular reviews of local property agents' databases, but these rarely reveal any suitable properties.
- 6.7 The report goes on to suggest that, notwithstanding the availability of suitable properties, it will often be the case that properties will require planning permission for multiple occupational use. Reference is made to an application made in 2002 to use a former nursing home to house seasonal workers. This was refused on amenity grounds.
- 6.8 Enquiries were also made about the possibility of using land at Moreton Business Park at a similar time. The site became unavailable to the applicant and has since been designated as land with a commercial use in the adopted Unitary Development Plan.
- 6.9 On balance, the applicant's agents' assessment of the situation is fair and accurate. The business employs 100 permanent staff and relies on large influxes of seasonal workers. The numbers identified by the applicant are significantly less than those considered by the Inspector at the time of the appeal in 2005, primarily due to the switch to table top growing which is seen to be more efficient. The number of workers required were not in question in 2005 and there is no evidence to suggest that workers will be employed anywhere other than on the application site.
- 6.10 Your Officers understand that the applicant recently undertook a recruiting campaign in the local area with advertisements in local newspapers and job centres. It is understood that this resulted in just 20 enquires. Therefore the applicant seemingly has little option but to rely on seasonal labour recruited mostly from Eastern European Countries under the Home Office approved Seasonal Agricultural Workers Scheme.
- 6.11 There are not large areas of vacant land available to the business. The only area of any significant size within reasonable proximity to the application site is land that is as yet undeveloped on the Leominster Enterprise Park, but this is also allocated for commercial use in the Unitary Development Plan. The application referred to evidences the assertion that applications for change of use to dwellings in multiple occupation will often give rise to objections and refusal of planning permission.

6.12 It is therefore concluded that the need for accommodation in this location is justified and that the applicant has demonstrated to the satisfaction of your Officers that there are no alternative options for housing such a large workforce, even in a dispersed fashion, within the local area.

Landscape Impact

6.13 The site is not located within a landscape with any national designation and is characterised as Principal Settled Farmland in the Council's Landscape Character Assessment, a landscape that is resilient to change.

6.14 Almost without exception, the letters of objection received express concern that provision of 500 pods to accommodate workers is tantamount to the creation of a new village in the open countryside, is contrary to policy and will be detrimental to the appearance and views across the landscape for some distance.

6.15 The Landscape Officer has fully considered the Landscape and Visual Impact Assessment submitted with the application and carried out in accordance with adopted guidelines. He acknowledges that the proposal will have some visual impact, as indeed does the submitted Landscape Assessment, but also highlights the fact that the area does not have any landscape designation. He is satisfied that the mitigation measures proposed are sufficient to negate the impact subject to appropriately worded conditions.

6.16 A fundamental part of this mitigation strategy relates to the long-term management over a 30 year period of the Poplar plantation with its expressed intentions being to:

- Create a wet and broadleaved woodland
- Diversify tree species and encourage the creation of new habitats
- To filter views of the site from elevated positions on the southern fringes of Leominster
- Enhance the setting and ecological value of the river corridors
- Enhance the visual and landscape quality of the woodland, particularly where the public have access through or near it.

6.17 The plantation is in itself a rather alien feature in the landscape. A detailed plan that secures its replanting with native species and its active management over a 30 year period is considered to represent a positive enhancement of the landscape and the biodiversity of the local area. The resulting woodland would exist as a feature in the landscape well beyond the change of use that this application proposes, particularly as it is anticipated that any planning permission is granted for a limited period.

6.18 The applicant has decided to actively promote this through the submission of a Unilateral Undertaking. At the time of writing the report the undertaking is being scrutinised by the Council's Legal Services Department. Assuming that its contents are in order, it would have to be signed and sealed prior to the issue of any planning permission if the committee is minded to approve this application.

6.19 The existence of the Scheduled Ancient Monument at Ivington Camp and the impact upon it is also assessed. The comments from English Heritage acknowledge that there will be an impact its setting and refer to the need for a carefully designed mitigation strategy.

- 6.20 It is noted that in dismissing the appeal in 2005 the Inspector highlighted the fact that the regimented layout of the proposed accommodation at that time would result in a harsh, imposing and alien form of development, and that the increased level of noise and activity of the inhabitants of the site would intrude upon the peaceful nature of the location, harming the tranquillity of the countryside.
- 6.21 This proposal can only be acceptable on the basis that planning permission is granted for the polytunnels, as they provide the justification for seasonal workers accommodation. If the former are considered to be acceptable in accordance with the officer's recommendation (DCNC2009/0168/F), then the visual impact of allowing a change of use of the land to site the pods should be considered cumulatively. Whilst the Inspector's concerns about the appearance of the site are noted and fully understood, this is the fundamental difference between the two proposals. Indeed, she noted in her conclusions that:
- "...it is not necessary to consider the impact of the polytunnels in determining these appeals and that to do so would prejudge any future application for the retention of the polytunnels."*
- 6.22 The application site would be surrounded by polytunnels and it is considered unreasonable to suggest that, on this basis, the proposal would cause such harm to the character or appearance of the landscape to warrant refusal of the application in its own right.
- 6.23 It is therefore concluded that the visual impact and impact upon the character of the countryside more generally are not sufficient reasons to warrant the refusal of this proposal. The submission and implementation of a landscape management plan is required by condition in relation to the application for the polytunnels and, should that application be approved, it is not considered necessary to replicate the same condition here as the scheme will benefit from the improved landscaping that results.

Ecological Issues

- 6.24 Many of the issues relating to the ecology of the site are inter-linked with the landscape improvements proposed through the woodland management plan referred to above. Its implementation and completion will represent a long term improvement to the biodiversity of the area and is something that would be unlikely to be achieved in isolation. Its inclusion is therefore considered to represent significant mitigation in terms of ecological enhancement as well as landscape improvement.
- 6.25 The Habitats Regulations Assessment (HRA) Screening Report has been completed and it concludes that there will be no impact on the River Lugg or River Wye SAC due to their distance away from the application site.

Highway Safety

- 6.26 Concerns about highway safety arise not from traffic movements in relation to the business, as these have minimal impact on the local area because of the service track that gives direct access onto the B4361, but from the advent of workers on the site walking along the road into Leominster.
- 6.27 The Transportation Manager has referred to a fatal accident involving a pedestrian and on the basis of this recommends that there is a need for a detailed survey from which further improvements could be made to secure pedestrian safety.

6.28 This is considered to be entirely reasonable and necessary as the development will result in pedestrian movements along the B4361 that would not occur without the development. A Grampian condition requiring the completion and submission of a survey to the local planning authority, and then the completion of improvement works within a specified period is seen as an appropriate way to address this particular matter.

Other Issues

6.29 The comments from the Environment Agency and the Council's own Land Drainage Engineer highlight the potential for additional surface water runoff to be created by the proposal. Accordingly a condition to limit this is recommended.

Summary

6.30 Your officers consider that a sufficient case has been made to justify the accommodation that is proposed. In coming to this conclusion a fall back position has been taken into account which sees a similar number of caravans and/or pods sited on the land for a season as a permitted use of the land. Clearly this situation has been the source of debate for a number of years on this site, but nevertheless it is realistic to expect that the applicant would rely on these permitted development allowances if planning permission is not forthcoming. The visual harm that this would cause could not be mitigated.

6.31 The granting of a temporary planning permission in conjunction with one to permit the erection of Spanish polytunnels on the surrounding land will give an opportunity to secure a detailed landscape mitigation regime through the imposition of conditions and through the acceptance of the Unilateral Undertaking, and this is considered to outweigh the harm that will be caused.

RECOMMENDATION

Subject to the completion of the Unilateral Undertaking as submitted by the applicant in accordance with the provisions of Section 106 of the Town & Country Planning Act 1990 in relation to the provision of a Woodland Management Plan, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers.

1. F21 (Temporary permission (mobile home/caravan))

Reason: To enable the local planning authority to retain effective control over the site and to re-assess the need for on-site workers accommodation and to conform with Policy H7 of the Herefordshire Unitary Development Plan.

2. The occupation of the pods shall be limited to persons employed at Brierley Court Farm, Brierley and shall be limited to a maximum of two persons per pod.

Reason: Planning permission has only been granted for the farming requirements of Brierley Court Farm and to conform with Policy H7 of the Herefordshire Unitary Development Plan.

3. Prior to the commencement of development the colour of the accommodation pods shall be agreed in writing with the local planning authority.

Reason: To protect the visual amenities of the area and to ensure that the development conforms with Policy DR1 of the Herefordshire Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that order with or without modification no other caravans or pods shall at any time be placed on the land which is under the control or ownership of the applicant as defined by Drawing No. 1856/29. Those currently located on land lying to the west of the application site shall be permanently removed within 12 months of the date of this permission.

Reason: In order to clarify the terms of this planning permission and to maintain control over the scale of accommodation provided in the interests of visual amenity and to conform with Policy LA2 of the Herefordshire Unitary Development Plan.

5. Within three months of the date of this permission the applicant shall complete and submit to the local planning authority a survey of the B4361. The survey should identify areas where pedestrian safety is currently compromised and propose methods for its improvement. The approved works shall be completed within three months of their written approval by the local planning authority.

Reason: In the interests of highway and pedestrian safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

6. All surface water shall be limited to the relevant Greenfield run-off rate, with attenuation for the 1% plus climate change storm event, in accordance with the Flood Risk Assessment (Ref:P:\SAD Brierley Court (5795)\FRA v0.3.doc), dated November 2008. Details of the methods to be introduced for attenuation storage shall be submitted to and approved in writing by the local planning authority before the use hereby approved is first commenced.

Reason: To prevent flood risk and ensure sustainable disposal of surface water run-off and to conform with Policy DR7 of the Herefordshire Unitary Development Plan.

Informatives:

1. N15 - Reason(s) for the Grant of Planning Permission
2. N19 - Avoidance of doubt - Approved Plans

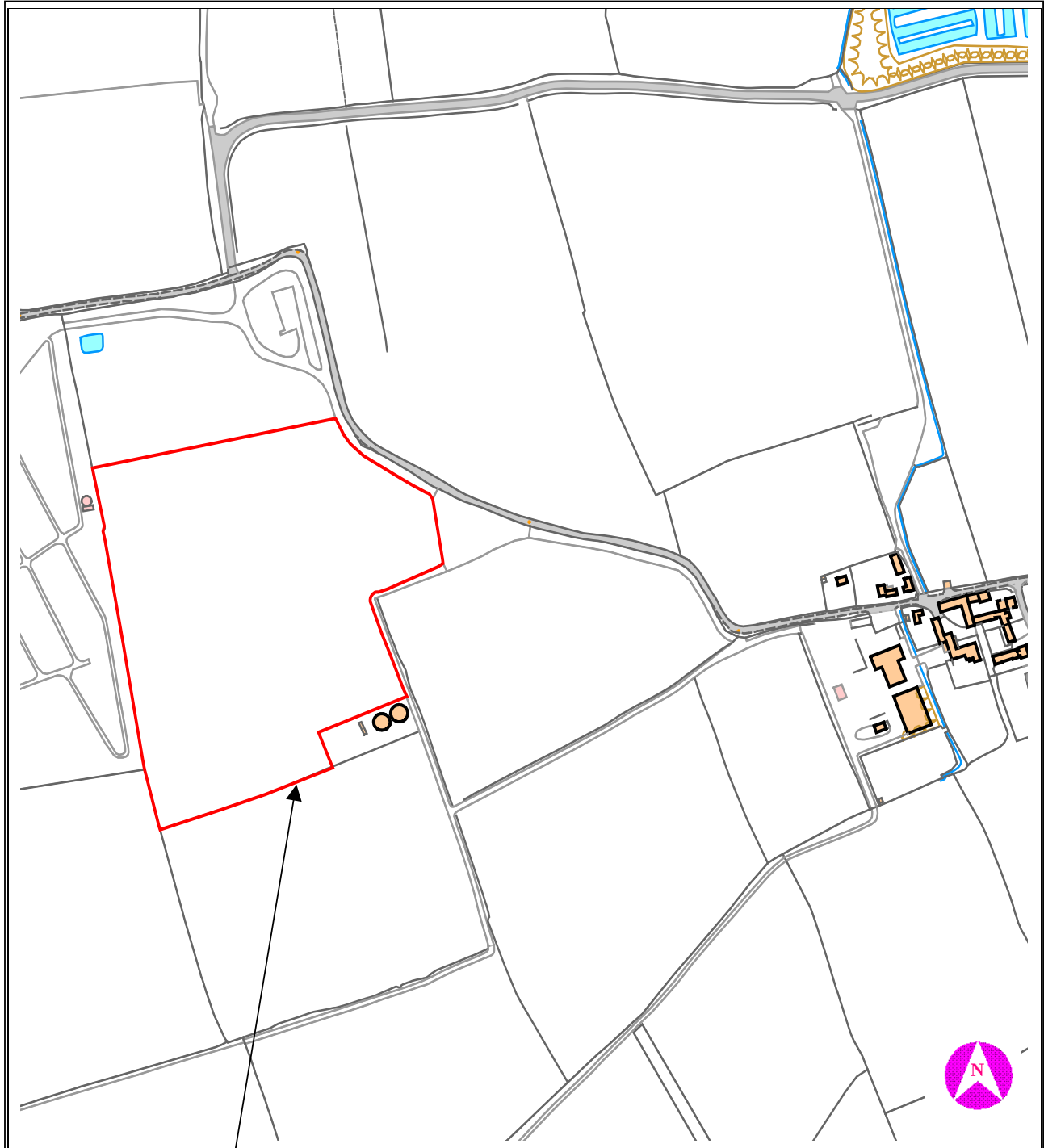
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2009/0168/F

SCALE : 1 : 5001

SITE ADDRESS : Land at Brierley Court Farm, Brierley, Herefordshire HR6 0NU

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