

Development Management
Planning Department
Herefordshire Council
Brockington
35 Hafod Road
Hereford
HR1 1SH

27th February 2014

Dear Mr Thomas

**OUTLINE APPLICATION FOR THE ERECTION OF 120 DWELLINGS, ACCESS, PARKING, PUBLIC OPEN SPACE WITH PLAY FACILITIES AND LANDSCAPING.
LAND SOUTH OF HAMPTON DENE ROAD, HEREFORD
PLANNING REFERENCE 132851/O**

I am writing in relation to planning application 132851/O, and in specific response to your email dated 26th February 2014.

Our understanding is that contributions are being sought from you as follows:

- 35% Affordable Housing to be delivered on site.
- A children's play area (LEAP) and allotments will be provided on site. A reduced financial contribution is requested for off-site playing pitch provision for the balance of provision not provided on site. This financial contribution is based on the following:

1 bed open market house = £588
2 bed open market house = £714
3 bed open market house = £966
4+ bed open market house = £1,176

- In respect of education, your education officer has requested a financial contribution based on the following breakdown for market housing only:

2 bed open market apartment = £2,845.00
2/3 bed open market house = £4,990.00
4+ bed open market house = £8,955.00

- In respect of Sustainable Transport, contributions are sought towards infrastructure contributions towards improvements to the public right of way network within the vicinity of development, upgrading of the bridleway along Holywell Gutter Lane, improved crossing facilities between the application site and local schools and reduction in the speed limit along the Ledbury Road.

Financial contributions are sought as follows:

2 bed open market apartment = £1,465.00
2 bed open market dwelling = £1,720.00
3 bed open market dwelling = £2,580.00

-- 2 --

4+ bed open market dwelling = £3,440.00

I can confirm that in principle my client agrees to provide these financial contributions to address the impact of the proposed development. This agreement is made upon the assumption that the need is demonstrable and based upon a robust methodology that reflects the genuine needs of the community and cost of mitigation, thus ensuring any payment is legally compliant with CIL Regulation 122.

I hope that this letter clarifies the outstanding issues and enables the application to be recommended for approval as discussed and determined at planning committee on the 12th March 2014.

Yours sincerely



Rachael Adams MRTPI – Senior Planner
For and on behalf of Planning Prospects Ltd