

PLANNING COMMITTEE

Date: 2 September 2015

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

143842 - OUTLINE APPLICATION FOR 37 DWELLINGS (13 OF WHICH WOULD BE AFFORDABLE) WITH ALL MATTERS EXCEPT ACCESS RESERVED FOR FUTURE CONSIDERATION AT LAND TO THE NORTH OF THE A40, EAST OF HUNSDON MANOR, WESTON-UNDER-PENYARD, ROSS-ON-WYE, HEREFORDSHIRE

For: Mr & Mrs Mills per c/o RCA Regeneration Limited, Unit 6 De Salis Court, Hampton Lovett, Droitwich Spa, Worcestershire, WR9 0QE

ADDITIONAL REPRESENTATIONS

No specific representations of objection have been received in relation to the reconsultation exercise with respect to the revised scheme for 37 dwellinghouses.

OFFICER COMMENTS

The third sentence in paragraph 6.5 should read:-

“It is understood that 2 have already been built and 8 were committed as of 1st April 2014, leaving a residual of at least 55 new dwellinghouses”

NO CHANGE TO RECOMMENDATION

150431 - PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 50 HOMES AT LAND OPPOSITE BROOK FARM, MARDEN, HEREFORDSHIRE, HR1 3ET

For: Mr Paske per Hook Mason Limited, 41 Widemarsh Street, Hereford, Herefordshire, HR4 9EA

ADDITIONAL REPRESENTATIONS

Natural England

**River Wye SAC - Habitats Regulations Assessment (HRA) screening needed.
- Consideration is required of how and if this proposal will fit into the tally of modelled headroom.**

Natural England is concerned that the cumulative impact of developments approved should be considered relative to the conservation objective target for phosphates in the River Wye SAC.

The proposed housing numbers within the emerging Core Strategy are based on modelling which has shown that up to approximately 5300 population equivalent can be accommodated across rural HMAs 1) within the existing discharge consents (permission for Welsh Water to discharge to the River Wye SAC, granted by the Environment Agency), and 2) without causing the River Wye SAC conservation objective target for phosphates to be exceeded (without causing adverse effect on integrity (AEOI)). Additional development above what has been proposed in the emerging Core Strategy and therefore modelled as part of the Nutrient Management Plan (NMP) will affect the ability of the NMP to reduce phosphate in the River Wye SAC, and the emerging Core Strategy's HRA compliancy.

OFFICER COMMENTS

The comments from Natural England point to the need to monitor planning permissions granted, which is work on-going for a number of reasons. Ultimately sufficient headroom capacity exists to accommodate this development and the Natural England comments are not a barrier to granting outline planning permission in this case; particularly in the light of Welsh Water's acknowledgement that they can accommodate foul waste from this site without the need for any sewerage system upgrade.

NO CHANGE TO RECOMMENDATION