

<b>MEETING</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>29 June 2022</b>
<b>TITLE OF REPORT:</b>	<b>211678 - PROPOSED RESIDENTIAL DEVELOPMENT OF 6 NO. DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT LAND SOUTH EAST OF GREYHOUND CLOSE, LONGTOWN, HEREFORD, HEREFORDSHIRE,</b>  <b>For: Ms Price per Miss Katherine Dowdall, Office 16 House 1, 2nd Floor, The Maltings, East Tyndall Street, Cardiff, CF24 5EA</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=211678&amp;search-term=211678">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=211678&amp;search-term=211678</a>
<b>Reason Application submitted to Committee – Redirection</b>	

**Date Received: 26 April 2021**

**Ward: Golden Valley  
South**

**Grid Ref: 332449,228640**

**Expiry Date: 1 July 2022**

Local Member: Cllr P Jinman

## **1. Site Description and Proposal**

- 1.1 This application sites comprises of agricultural land that lies in the heart of the village of Longtown and is positioned to the south east of the existing residential development known as Greyhound Close. Greyhound Close is a modern development of 7 dwellings which was granted permission in December 2001. Longtown is a rural village located in south west Herefordshire. Access to the site is from Greyhound Close and via currently a turning head and a field gate. This existing access will remain the primary access into the site. The site is located within the main built form of Longtown, a settlement designated under Core Strategy policy RA2 for proportionate growth. It is appreciated that Longtown as a settlement predominantly consists of dwellings arranged in a linear pattern along the main road which runs through the village. The village albeit in a rural location, has a wide array of properties nearby including modern properties, listed buildings and benefits from a village shop, a public house, church, primary school and village hall. There is a bus service providing a service to Hereford (weekly 441), albeit this is infrequent.
- 1.2 The main built-up part of Longtown is some 17 miles to the south-west of Hereford City. The site is proposed to be built on the west side of the village and looking out towards the Olchon valley.
- 1.3 The site consists of an area of approx. 0.57ha and this proposal is on an allocated parcel of land for housing within the Longtown Group Neighbourhood Development Plan for the area. An ordinary watercourse known as the Olchon Brook, flows to the south of the site. The topography of the site slopes down from approximately 150m in the north-west to 144m in the south east. The site is bordered by existing residential properties to the east and north and with countryside to the south and west. Hedgerow planting is located on the south and north-western boundaries and the site meets boundaries of existing residential properties to the north-east.

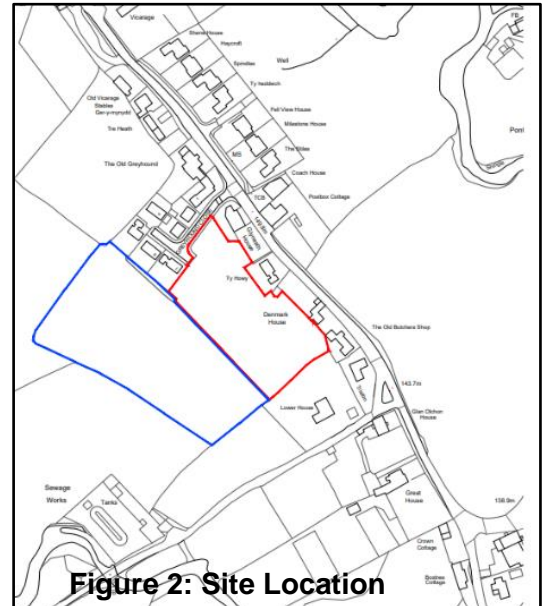
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Further information on the subject of this report is available from Ms Heather Carlisle on 01432 260453

- 1.4 There are no public rights of way through the site, the site is not within an area of AONB and does not lie within a Conservation Area or designated historic landscape. The site does not contain any listed buildings or scheduled monuments. However, it is located in proximity to a scheduled ancient monument, Longtown Castle and Town as well as two listed buildings: 'The Old Greyhound' (Grade II Listed) and there is a 'Milestone on West Side of approximately 15 metres West of the Old Greyhound' (Grade II Listed).



**Figure 1: Aerial Image of Site Location**



**Figure 2: Site Location**

- 1.5 The application seeks full planning permission for the erection of 6 residential detached 2 storey dwellings and garages. As shown on the submitted site layout plan, the proposed access into the site will be via Greyhound Close located to the north. This access would provide vehicular access to all of the dwellings within the development. Greyhound Close connects onto the main access road serving the village.

The proposed developments consists of 4 house types:

Plot 1: House Type A: 5 bedroom: 218sqm  
Plots 2 & 3: House Type B: 4 bedroom: 194sqm  
Plot 6: House Type C: 4 bedroom: 148sqm  
Plots 4 & 5 House Type D: 3 bedroom: 148sqm

- 1.6 The application includes a proposal for landscaping on the site and members are directed to the proposed landscape plans for full details.
- 1.7 The scheme has been amended twice during the application process with the reduction of 4 units from 10 to 6, the insertion of the suds drainage feature within the application site and reducing the proposed site layout. As well as alterations in the design of the dwellings, housing mix and the insertion of pedestrian connectively improvements have also been negotiated. The details of the proposed dwellings are described in more detail in section 6 of this report.
- 1.8 Foul sewerage will be managed by connecting to the mains sewer to serve the dwellings and surface water will be managed by means of SUDS.



**Figure 3: Proposed Site Layout Plan**

1.9 The following supporting documentation has been supplied with the application and considered by officers:

- Landscape Character and Visual Impact Assessment
- Transport Statement
- Landscape specification and Management plan
- Planning, Design and Access Statement and Addendum
- Archaeology Report
- Heritage Assessment
- Preliminary Ecology Appraisal
- Climate Checklist
- Surface and Water Drainage Strategy and updated report
  - Infiltration Tests letter report

## 2. Policies

### 2.1 Herefordshire Local Plan Core Strategy (CS)

The following policies from the CS are considered to be of relevance to the current proposal;

- SS1 - Presumption in favour of sustainable development
- SS2 - Delivering new homes
- SS3 - Releasing land for residential development
- SS4 - Movement and transportation
- SS6 - Environmental quality and local distinctiveness
- SS7 - Addressing climate change
- RA1 - Rural housing distribution
- RA2 - Housing in settlements outside Hereford and the market towns
- MT1 - Traffic Management, highway safety and promoting active travel
- LD1 - Landscape and townscape
- LD2 - Biodiversity and geodiversity
- LD3 - Green Infrastructure
- SD1 - Sustainable Design and energy efficiency
- SD3 - Sustainable water management and water resources

## SD4 - Waste water treatment and river water quality

It is highlighted to Member's that the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was confirmed on 9<sup>th</sup> November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

The Herefordshire CS policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/info/200185/local\\_plan/137/adopted\\_core\\_strategy](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy)

### 2.2 Longtown Group Neighbourhood Development Plan (LNDP)

The Longtown Group Neighbourhood Development Plan was made on 6<sup>th</sup> March 2020. The following policies from the NDP are considered to be of relevance to the current proposal;

Policy LGPC 1: Housing within Longtown Village  
Policy LGPC 2: Land South East of Greyhound Close  
Policy LGPC 8: Highway Design Requirements  
Policy LGPC 10: Protecting and Enhancing the Landscape and its Features  
Policy LGPC 13: Protecting Heritage Assets  
Policy LGPC 14: Foul and Storm Drainage

The Longtown Group Neighbourhood Development Plan policies can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/downloads/file/19148/neighbourhood\\_development\\_plan\\_november\\_2019.pdf](https://www.herefordshire.gov.uk/downloads/file/19148/neighbourhood_development_plan_november_2019.pdf)

### 2.3 National Planning Policy Framework 2021 (NPPF)

The following Chapters of the NPPF are considered to be relevant to the current proposal:

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

The revised National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. The NPPF, as most recently revised in July 2021, can be viewed using the following link:-

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

### 2.4 National Planning Practice Guidance (PPG)

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Further information on the subject of this report is available from Ms Heather Carlisle on 01432 260453



### **3. Planning History**

- 3.1 There are no applications relevant to this site.

### **4. Consultation Summary**

#### Statutory Consultations

4.1 **Welsh Water** - comments on amended plans: (27/5/2022)

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

#### **Sewage**

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

We can advise that Longtown WwTW does not have a phosphate permit. This matter will need to be considered further by the local planning authority.

With respect to the disposal of surface water flows from the proposed development, the developer is required to explore and fully exhaust all surface water drainage options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority, Natural England and/or the Environment Agency.

#### **Conditions**

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

#### Advisory Notes

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

#### **POTABLE WATER SUPPLY**

The proposed development is in an area where there are water supply problems for which no improvements are planned within our current Capital Investment Programme. Any increased demand will exacerbate the situation and adversely affect our service to existing customers and

potential users of this proposed development. We consider the proposal to be PREMATURE and therefore OBJECT to the development. It may be possible for the developer to fund the accelerated provision of essential improvements by way of water requisition under Sections 40 - 41 of the Water Industry Act 1991 or through planning obligations of the Town and Country Planning Act 1990.

#### Previous Comments

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. The water mains serving this area are known to have minimal pressures at times of peak demand. Any increased demand will exacerbate the situation and would adversely affect our service to existing customers and potential users of this proposed development.

It may be possible for the developer to fund the accelerated provision of essential improvements by way of water requisition under Sections 40-41 of the Water Industry Act 1991 or through planning obligations of the Town and Country Planning Act 1990.

We recommend that the applicant contacts us to discuss this matter further and where necessary commission a Hydraulic Modelling Assessment to either identify a suitable connection point or reinforcement works in order to facilitate the development.

In light of the above, if you are minded to grant planning permission we request that the following Conditions and Advisory Notes are included within any subsequent consent.

#### Conditions

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason: To ensure the site is served by a suitable potable water supply.

#### Advisory Notes

We can advise that Longtown WwTW does not have a phosphate permit. This matter will need to be considered further by the local planning authority. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991).

The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011.

The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times

#### **4.2 Historic England Comments: Comments: 10 unit scheme - Raised Strong Concerns (no comments received on revised proposal for 6 dwellings)**

##### **Summary**

Historic England has strong concerns on heritage grounds regarding this proposal. Longtown has exceptional historic value, retaining much of its medieval character which contributes to the significance of the scheduled monument. The proposal site makes a positive contribution to the significance of the scheduled monument by preserving the open space that was occupied by the gardens of the medieval properties that fronted the main street.

The proposal represents harm to the significance of the scheduled monument and is not in accordance with national or local policies. We have recognised that there is scope for some development on the site and we would welcome further discussion with the local authority and the applicant to arrive at a scheme that minimises harm to the significance of the scheduled monument.

##### **Historic England Advice**

The proposal is for a residential development of 10 dwellings with associated access, parking and landscaping on land south east of Greyhound Close, Longtown.

##### **Significance of designated heritage assets**

Longtown is a settlement with exceptional historic character, having a very evident and legible medieval form. The settlement is dominated by Longtown Castle, a substantial medieval castle site occupying the high point in the settlement sited on a northwest-southeast ridge. The medieval town was principally located below this to the southeast along the ridge. Immediately below the castle was an enclosed part of the town that incorporated the church and market place. The medieval town then extends a further 500m southeast as a series of laid out medieval house plots fronting onto the spinal road of the settlement with their gardens behind. The castle, core of the medieval town and some of the areas of medieval house plots that survive as earthwork features have been included in the scheduled monument of 'Longtown Castle and town' (National Heritage List for England 1021347). Other medieval house plots are occupied by current dwellings or are present within the gardens of properties. The form of the medieval house plots is well preserved in the current settlement form with properties or archaeological earthworks of medieval houses still being of single depth and fronting the road. The former garden areas of the medieval house plots, which extended to the full width of the ridge top, are well preserved on both sides of the road as open, permanent pasture fields. These open areas are part of the setting of the scheduled monument and make a strong positive contribution to the historic form of the settlement and to the significance of the scheduled monument. Loss of these open areas is limited to the housing on Greyhound Close, which were built on the site of agricultural buildings.

##### **Impact on designated heritage assets**

The proposal is for 10 houses filling the site between the current houses that front the main street of the settlement and the edge of the ridge. The proposal therefore fills the area that would have been occupied by the medieval house gardens causing harm to its contribution to the significance of the scheduled monument.

In addition, the proposed layout of plot form, access road and green space, and house design does not respect the historic form of the settlement and brings an urban character to this sensitive location. The access road runs parallel to the main road of the settlement reducing its dominance. The provision of green space has the character of urban amenity space that is out of character with this settlement and the proposed housing lacks sufficient variation to sit well with the organic form of the historic housing. All these matters add to the harm of infilling this important open space. The construction of a sustainable drainage system on the slope below the proposed development would also create a feature discordant with the historic character of the area and cause further harm. The overall impact of these proposals is that they would result in harm to the significance of the scheduled monument.

### **Policy**

The National Planning Policy Framework (NPPF) sets out that great weight should be given to conserving the significance of designated heritage assets (NPPF 193) and that through appropriate assessment any conflict between the asset's conservation and any aspect of the proposal should be avoided or minimised (NPPF 189 and 190). Proposal should seek to sustain and enhance the significance of heritage assets (NPPF 192) and any harm should be clearly and convincingly justified (NPPF 194) before being weighed against public benefit.

It is our view that the current proposal does not meet these NPPF requirements. Historic England has previously expressed its concern regarding the site as part of the development of the Longtown Group Neighbourhood Plan stating that it could not support its allocation in our response to the regulation 16 consultation. Our response indicated that with further discussion it may be possible for a sensitive design to be arrived at for a small number of houses on this site dependent on layout and design.

Unfortunately no further discussion has been undertaken. The neighbourhood plan examiner's report noted our comments and made amendments to the policies for this allocation (LGPC 2).

The neighbourhood plan has been adopted and policies LGPC 1 and 2 are relevant to this development. It is Historic England's view that the proposal is over development of the site and does not meet the neighbourhood plan policies as follows: LGPC 1a - The proposal causes adverse effect to the contribution made to the setting of Longtown Castle and its associated medieval settlement, a scheduled monument.

LGPC 1c - The proposal results in the loss of green space that contributes to the historic character of the village.

LGPC 2a - The scale and nature of the development harms the highly sensitive landscape of this area and its historic form.

LGPC 2b - The proposed tree planting and structural landscaping does not protect the setting of the settlement and Longtown Castle.

LGPC 2d - The design of the buildings does not reflect the historic character of the village and creates an urban appearance.

### **Position**

Historic England has strong concerns on heritage grounds regarding the proposed development. Longtown has exceptional historic value, retaining much of its medieval character which contributes to the significance of the scheduled monument. The site makes an important contribution to the significance of the scheduled monument through the preservation of the open space between the road and break of slope of the ridge that would have formed the garden areas of medieval dwellings.

It is our position that proposed development would result in infill this open space and introduce a design and layout that challenges the historic character of the settlement. We assess the proposal as causing harm to the significance of the scheduled monument. Harm is less than substantial harm. We recognise that the site has been allocated as part of the neighbourhood plan and we have previously indicated that with further detailed discussion it may be possible for a sensitive



design to be arrived at for a small number of houses dependent on about and design. It is likely, subject to further assessment that this would be up to 4 houses immediately adjacent to Greyhound Close. We would welcome further discussion with the local authority and the applicant to arrive at a scheme that minimises harm to the significance of the scheduled monument.

### **Recommendation**

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189, 190, 192, 193 and 194 of the NPPF, and policies LGPC 1a, 1c, 2a, 2b and 2d of the Longtown Group Parish Neighbourhood Plan. We recommend you also seek the views of your specialist conservation and archaeological advisers regarding this proposal.

### Internal Council Consultations

- 4.3 **Team Leader Area Engineer (Highways) comments: No Objection.** Comments on amended plans: (27/5/2022)  
No objections to the proposed

CAE - Vehicular access construction

CAF - Single access - outline consent

CAH - Driveway gradient

CAJ -Parking - Estates

CAP -Highways Improvement/off site works – this is to include a drop crossing point on the C1203

CAQ - On site roads - Submission of Details

CAT - Construction Management Plan

CB2 - Secure covered cycle parking provision

I11 – Mud on highway

I09 – Private apparatus within the highway

I08 – Section 278 Agreement

I07 – Section 38 Agreement & Drainage details

I47 – Drainage other than via highway system

I35 – Highways Design Guide and Specification

### Previous Comments

The submitted documents show a number of changes which can be agreed however there still needs to be a pedestrian crossing point over the C1203 to connect to community facilities. Please can this be changed?

### Original comments:

1. The proposed access road, needs to meet HC standard for shared surfaces. Tarmac surfacing is required with 4.5m width. The proposed footway also needs to be tarmac.
2. There is an odd footway and carriageway connection at the entry.
3. Turning head isn't the right size as it's too short, 14.5m x 14.5 width demarcation at the end needs to be provided to allow for a clear turning head.
4. What do the colours/hatching mean on the plan? HC would not support raised features.
5. Parking - Plots 2, 3, 9 and 10 need more parking to meet HC design guide. The parking for plot 5 should be reviewed to put the parking next to the dwelling rather than further away.
6. Remove the service strips.
7. It should be noted that a commuted sum of £100000 will be asked for if you wish for the suds pond is to be adopted.
8. Dropped kerbs are required on the C1203 both sides of the junction with Greyhound close to link with community facilities.

#### 4.4 **Public Rights of Way Officer: No objection**

#### 4.5 **Land Drainage Engineer: No objection**

Due to the length of these comments, please see the summary of the comments below.

In principle we do not object to the proposed development on flood risk and drainage grounds. Should the Council be minded to grant planning permission, we recommend that the following information is requested within suitably worded planning conditions:

- Detailed design/construction drawings of the proposed surface water and foul water drainage systems and proposed features;
- Full network calculations to demonstrate that the proposed surface water drainage system has been designed to prevent the surcharging of any below ground drainage network elements in all events up to an including the 1 in 2 annual probability storm event;
- Confirmation that the adoption and maintenance of the foul drainage system has been agreed with Welsh Water.

Full comments (Jan 2022) can be viewed at:

<https://myaccount.herefordshire.gov.uk/documents?id=4fc9e79d-8f29-11ec-a491-0050569f00ad>

Previous comments (June 2021) from the drainage officer can be viewed at:

<https://myaccount.herefordshire.gov.uk/documents?id=d985e9a2-da6c-11eb-9daf-0050569f00ae>

#### 4.6 **Principal Building Conservation Officer: Qualified comments:**

These comments only relate to historic buildings, for archaeology advice please contact Julian Cotton, the Council's Archaeologist comments below.

I note the amended plans which appear to have been produced in part as a result of the archaeological constraints on the site and neighbouring sites

Longtown is an area rich in heritage remains many of which are designated. In addition it has exceptional landscape value and visible over some distance.

I note the comments raised previously by the built heritage team and would share those concerns. In the response dated 14 June 2021 the comments from the built heritage officer could be summarised as follows;

1. The development of this site should be of an exemplary standard respecting the scale, massing, materials and green space of Longtown.
2. There should be a significant reduction in the number of units.
3. It would be preferable to limit the number of detached buildings and group units.
4. Given the visually exposed site edge of settlement the predominant material should be facing stonework and not render which draws the eye.
5. Front garden to have boundary walls as the earlier development of Greyhound Close.

I note the reduction in units. However the proposal is still for 7 detached houses in large plots and as such are clustered in a suburban manner and not necessarily indicative of the built form of Longtown. The fact that this is a proposed estate and not linear development along the road accentuates this difference. Whilst duly acknowledging the constraints on the site, the layout would not appear to be in response to the visual aspects of the site, and still retains a suburban appearance. It is not clear how the layout has been produced in respect of views in, out and through the site. I note the criteria of Policy LGPC2 of the Longtown Group Parish Neighbourhood

Plan in respect of the heights desired and to protect the view of Hatterall Hill and the criteria of RA2 in respect of housing schemes to make a positive contribution to the surrounding development and its landscape setting.

I note the materials proposed and would have concerns with the front elevation only being stone and the remainder being render. Whilst acknowledging the vernacular tradition on stone and lime wash, with some stone properties only part being lime washed, the elevation treatment as proposed is particularly modern and not considered appropriate in this setting where it is not only the front elevation that is visible. I would repeat the concerns raised previously and request that stone be used on all four elevations, if not on all properties at least one half of them, which would give a mix of stone and render to the estate and not stone to the front elevation only. I note the neighbouring development has houses completely of stone and others completely of render and as such the change in material application is not readily understood. I note the boundary treatment is hedging and not a wall as previously requested.

I note the Longtown Group Parish Neighbourhood Plan, and in particular reference to question 3 of the Detailed Site Assessment, that the adjacent site whilst improving the environment by the removal of unsympathetic buildings, the development of this site would exacerbate the uncharacteristic form of development. However the proposal as submitted would appear to be continuing this form of development with individual houses on individual plots reflecting of a suburban character and not such a sensitive site. I also note the criteria of Policy LGPC2 of the Longtown Group Parish Neighbourhood Plan in respect of the design to reflect local distinctiveness and village character and avoid an urban appearance.

I would repeat the comments made previously that larger buildings forming 2 or 3 units would be more appropriate for this edge of village site. This could produce a challenging but exciting development, as in this location a larger rural character building (such as a traditional barn) would be more appropriate form of development when viewed from the Black Mountains, and would provide opportunities for glazing patterns reminiscent of barns that would afford the occupier the reverse views, and resulting in a less suburban character which does not seem appropriate for edge of village. This is more significant in this location than other villages, not only because of the sensitivity of the site, but also the other potential housing sites identified, which may result in the neighbouring land never being developed and as such the entrance to this sensitive historic village is a suburban development. A mix of house styles could also achieve other aims in terms of size of units, and height of proposed dwellings. I note the comments from the Longtown Group Parish Council in this regard.

I am aware that there has been pre-application advice given on this site which clearly identified the constraints and the requirement for a high quality design which should be heritage and landscape led, and not off the peg development nor to take the design influence from Greyhound Close.

Whilst not opposing the development per se, it would not appear that the amended plans have addressed the previous comments of the built heritage officer in a significant or meaningful manner. As such I would not be able to support the amended proposal as submitted and would suggest that if acceptable on all other matters that the application be amended to reflect the design layout and materials appropriate for this site, taking into account all advice provided at pre-application stage and during consultations.

#### Original comments

The site proposed for development has exceptional landscape value with extensive views over open farmland to the Black Mountains. The settlement of Longtown, a border settlement on the boundary with England and Wales retains its medieval character with dwellings of relatively small scale and individuality aligned with the street.

Any development of this site needs to be of an exemplary standard which respects the scale, massing materials and green space of Longtown. The proposal is in my opinion an over-development of the site which results in a sub-urban appearance which is not characteristic of the settlement. There should be a significant reduction in the number of units proposed and it would be better to group units to limit the individual number of detached buildings and increase the scope for improving the scale and massing. As the site lies on a visually exposed edge of the settlement the predominant if not all of the units should be constructed with facing stonework and not render which does draw the eye. I would like to see front gardens with boundary walls as there are in the earlier development of Greyhound Close.

#### **4.7 Principal Natural Environment Officer (Ecology) comments: No objection**

The response from Welsh Water dated 31/12/2021 is noted confirming that the local main sewer Wastewater Treatment Plant operated by them as the statutory undertaker does have sufficient capacity to manage the additional foul water flows created by the proposed development; and that these flows can be accommodated within the discharge permit granted, managed and enforced by the Environment Agency as the relevant competent authority. This demonstrates compliance with relevant regulations and Core Strategy policy SD4 (LD2)

The supplied detailed drainage report demonstrates that all surface water can be managed through an appropriate Sustainable Drainage System (SuDS) and no discharge of surface water to the local mains sewer system will occur. This demonstrates compliance with relevant regulations and Core Strategy policy SD3 (LD2)

The relevant foul and surface water management systems should be secured through approval of supplied plans or by separate specific conditions as relevant in any final planning permission granted.

Using guidance from Natural England and their published SSSI Impact Risk Zone mapping there are no identified triggers requiring any specific consideration of any SSSI designated nature conservation site (includes SSSI that form part of any National Network site)

The Preliminary Ecological Appraisal by Wildwood Ecology dated 06/05/2020 is noted and based on all information available to LPA Ecology appears relevant and appropriate. No further surveys have been identified as being required and no significant effects on protected species from the development have been identified.

The applicant and their contractors have their own legal duty of care towards wildlife protection under UK Legislation that applies throughout any demolition and construction process. Any breach of this legal Duty of Care would be a criminal offence. In this instance this LPA has no reasonable cause to require further information as part of the planning process. However a relevant information note is requested:

##### Wildlife Protection Informative

The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended), with enhanced protection for special "protected species" such as all Bat species, Great Crested Newts, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it is advised that advice from a local professional ecology consultant is obtained.

In support of NPPF, Core Strategy and declared Climate and Ecological Emergency and as supported by wider national strategy and regulations all developments should provide a clear and

sustainable biodiversity net gain for the lifetime of the development. A condition to require a comprehensive Biodiversity Net Gain enhancement plan to be approved prior to any construction above damp proof course that is based on final plans and designs approved is requested.

#### Nature Conservation – Biodiversity and Habitat Enhancement

Prior to any construction work above damp proof course level commencing a detailed scheme and annotated location plan for proposed biodiversity net gain enhancement features including provision of ‘fixed’ habitat features such as habitat boxes supporting a range of bird species, bat roosting features, hedgehog homes, ‘hedgehog highways’ and pollinator homes must be supplied to and approved in writing by the local authority. The approved scheme shall be implemented in full and hereafter maintained as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all protected species are considered and habitats enhanced having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), Wildlife and Countryside Act 1981, National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy (2015) policies SS1, SS6 LD1, LD2 and LD3.

The site is in an area with an intrinsically dark that benefits local amenity and nature conservation, including nocturnal protected. Any significant or additional permanent additional illumination could impact the foraging and commuting of this local bat population and affect other nocturnal species. A condition to ensure all external lighting is kept to the essential minimum and any systems installed compliant with current best practice is requested:

#### Protected Species and Lighting (Dark Skies)

At no time shall any external lighting except low power, ‘warm’ LED lighting in directional down-lighter luminaires, on motion operated and time-limited switches required in relation to the immediate safe use of the approved dwellings be installed and no permanently illuminated external lighting shall be operated at any time, without the written approval of this local planning authority. All lighting installed shall demonstrate compliance with latest best practice guidance relating to lighting and protected species-wildlife available from the Institution of Lighting Professionals.

Reason: To ensure that all species and local intrinsically dark landscape are protected having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3.

#### **4.8 Principal Natural Environment Officer (Landscape) comments:** No Objections comments on amended plans: (20/4/2022)

I have compared the revised scheme (Detailed Soft Landscape Proposal), Rev C, with the previously submitted scheme, Rev B, and cannot find any significant change, other than the building layouts are much clearer, than the previously submitted drawing. Therefore, I have no further comments

#### Earlier comments

I have compared the revised scheme (Refer to figure 1), with the original proposed scheme (Refer to figure 2). One of the defining features of the original proposal, was the central open space. In the revised scheme, this has been reduced by the inclusion of two dwellings, with the open space located at the entrance. I consider this less effective. I recommend that the dwellings are adjusted, and that the open space is connected to the SuDs area, with the aim to also provide some degree

of connection with the central space to the north (Refer to figure 3). This approach will also reduce the extra hard surfacing required to access the carpark to the south.

By increasing the open space, larger legacy trees (such as oak) can be planted, that will significantly improve the place making, biodiversity potential and the overall local landscape character. It is well regarded that oak trees are one of best native trees for a wide and diverse species mix.



Figure 1: Revised scheme



Figure 2: Original scheme





Figure 3: Reconfigure dwellings to create a larger and more connected open space, providing more potential for place making and biodiversity.

Original comments: No objection

In terms of landscape character and appearance, I am satisfied that the development location is such, that visual harm is reasonably minimal viewed from the public domain. The combination of existing vegetation, built environment and proposed landscaping contains the development. There is visual impact from long distance views looking down onto Longtown from surrounding higher elevations, however with the correct colour, material and finish of the roofs and facades, and with the covering of tree foliage overtime, the visual impact can be reduced. The colours and finishes of the development are provided, however confirmation from the applicant that the colours, material and finish are harmonious with the existing buildings would reinforce that an environmental colour assessment or contextual study has been undertaken to provide an objective rationale for the external design.

The development itself provides tree lined streets, and provides orchard and hedgerows. Although some of the dwellings are within close proximity to the hedgerows. This in my view needs to be addressed, to ensure the integrity of the hedgerows are maintained, and that the hedgerows can actually be maintained. Refer to the below mark-up (Figure 1), that highlights areas that the buildings are within close proximity to hedgerows. This closeness, may be a reflection of the number of dwellings, and it must be noted that the issue of density was raised during the pre-application stage.

It would be preferable to have the drawing revised, without the requirements of conditions.

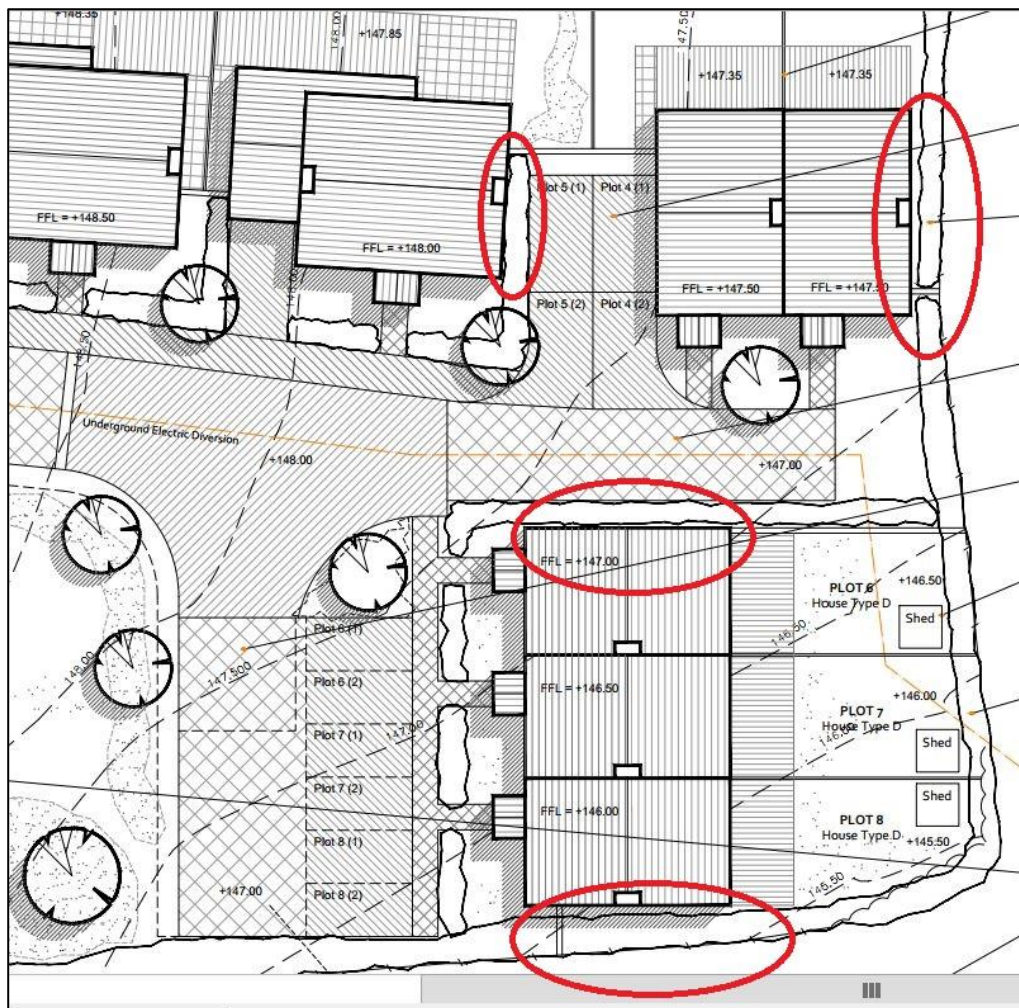


Figure 1: Extract of a part of the development where the buildings are within close proximity to hedgerows. A review of the whole scheme is required.

#### 4.9 Archaeology – No objections

This is a better scheme that limits direct impact, and confines it to areas already assessed. For the record, the applicants should provide as part of the submitted documents a report on the (negative) archaeological field evaluation undertaken previously. No objections.

##### Earlier comments:

We would agree with Historic England's comments and objections for this application. The visual impact upon the medieval planned settlement of this scale of development is a major concern and would have a significant impact. As HE has stated, we would welcome discussions concerning changes to the design and layout of the proposed development in order for it to "fit" better into the historic landscape and better reflect the historic character of the historic settlement. The construction of the sustainable drainage system is also a concern as noted by HE. It would appear that the current proposals have not considered the fact that large areas of Longtown are Designated as Scheduled Ancient Monuments and that the group value of these makes the character of the entire settlement highly significant. The proposals as they currently stand would have a detrimental impact upon the historic layout of the settlement

##### Original Comments:

As identified by the archaeological advisor and supported by the Heritage Impact Assessment there is a high possibility of significant archaeology being present across the site relating to the medieval development of Longtown (and possibly earlier). This would require further information

before we could make a decision. In the first instance a geophysical survey of the area should be undertaken which would be used to inform archaeological evaluation requirements.

**4.10 Crime and Disorder officer: Qualified comments**  
Original scheme

I do not wish to formally object to the proposals at this time. However there are opportunities to design out crime and/or the fear of crime and to promote community safety.

I note that this application makes reference to crime reduction within the Design Access Statement, specifically regarding natural surveillance opportunities, which I endorse. There is, however, a clear opportunity within the development to achieve the Secured by Design award scheme. The development appears to have good access control and natural surveillance already built into the design. The principles and standards of the award give excellent guidance on crime prevention through the environmental design and also on the physical measures. The scheme has a proven track record in crime prevention and reduction which would enhance the community within this village.

**5 Representations**

**5.1 Longtown Parish Council: - Objection**

*Updated Comments: January 2022*

It is not in line with the NDP because

- Urban design does not match the style of the village
- House type not the preferred single storey building for this site recommended in Policy LGPC2 in the NDP which says d) the design of new buildings and materials used should be locally distinctive reflecting existing village characteristics and avoiding an urban appearance. e) If appropriate could provide low density, single-storey housing to suit older people and to protect the view of Hatterall Hill.
- The two storey buildings proposed will destroy the view and impact too heavily on the historic site and the visual impact of the village from the hillside. They will also spoil the view existing houses have of the hillside and the view of the hills from the road In the consultation about the NDP 85% of people did not want to see executive homes built in the village.
- As stated in the NDP the local need is for affordable housing not larger, more expensive housing.
- Single storey dwellings are needed for elderly residents to downsize.

Objections related to water.

Sewage treatment

- The current treatment plant is at least 40 years old and is currently not meeting the legal requirements for the number of houses in the village (in times of heavy rain it overflows polluting the Olchon Brook)

Water supply

- At times of peak demand there are currently water pressure issues. This problem would get worse.

Destruction of archaeological evidence

- The site is part of the medieval gardens of the historic village. The open nature of the former medieval gardens is part of the setting of the scheduled ancient monument. This development risks significant harm to a designated heritage asset.

### Roads

- The access road is too small and narrow
- The entrance splay is problematic
- The current houses need to park their cars in the road narrowing it further
- The development proposed would be likely to increase the traffic by about 20 cars
- The children have no play area and play in the road
- Significant risk and danger would result
- The local road network is mainly narrow lanes which are under strain because of increased traffic. Further development would increase the Uber cars and the number of journeys.

## **5.2 Longtown Parish Council: Comments July 2021**

Further to our earlier telephone conversation regarding the above issue. A meeting of the Longtown Group Parish Council was held last night, 21<sup>st</sup> July, where this matter was discussed. Members of the public were present along with the Ward Councillor Mr Peter Jinman. Strong opposition to this application was heard and various reasons cited including a lack of infrastructure i.e school places and poor roads but to be concise Council decided to object to the application on the following grounds.

It does not reflect the NDP

- Urban design does not match the style of the village
- House type not the preferred single storey building for the site recommended in policy LGPC2 of the NDP
- The large number of two storey buildings will destroy the view and impact too heavily on the historic site and the visual impact of the village from the hillside

It does not match the needs of the Parish –

- Local housing need is for affordable houses not larger more expensive family homes
- Single storey dwellings are needed for elderly residents to downsize too

Sewage Treatment

- The current treatment plant is at least 40 years old and is not meeting the needs of the numbers of houses in the village (in times of heavy rain it overflows polluting the Olchon Brook)

Water Supply

- At times of peak demand there are currently water pressure issues. This problem would get worse.

Destruction of archaeological evidence

- The site is part of the medieval gardens of the historic village. The open nature of the former medieval gardens is part of the setting of the scheduled ancient monument. This development risks significant harm to a designated heritage asset.

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- The access road is too small and narrow
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- The children have no play area and play in the road
- Significant risk and danger would result

### 5.3 Representations (In response to publicity)

3 Rounds of Public Consultation.

67 Letters of Objection have been received.

- First round of consultation: for 10 dwellings: July 2021: 24 letters from 21 households
- Second round of consultation: Amended drawings for 6 dwellings: December 2021/January 2022: 11 letters
- Third Round of Consultation: Amended drawings house types: April 2022: 12 letters from 10 households

### 5.4 The matters raised are summarised as follows:

- **Principle:**
  - Does not meet the NDP.
  - Conflicts with LGPC 12, LPPC 2
  - Market Housing not low cost or for rent or affordable
  - Parish Plan is ignored. No first homes or bungalows for elderly.
- **Character:**
  - Too many houses. Unsuitable and inappropriate. Negative impact/out of keeping
  - Materials need to be in keeping with houses of Longtown. Village is overwhelmed with render
  - Over development of rural landscape
  - Out of keeping. Use brownfields sites in existing urban areas
  - Houses to be in keeping with Greyhound Close in regards to size and materials
  - Not characteristic with the older style built properties: Glyneath House, Denmark House, The Old Greyhound.
  - Does not respond to the village character.
  - Suggest landscape scheme, low rise dwellings (bungalows).
  - Large homes – more suited to an urban or suburban estate.
  - Another new build estate (Roman Way and Greyhound Close) will exacerbate the fact that new build do not blend with the predominant stone older buildings.
  - Why built so close to hedgerows?
  - Deep square plots and detached garages no precedent in village
  - Not sensitive infilling
  - Mini housing estate. 6 dwellings still excessive in this location
- **Environment:**
  - Loss of green fields
  - Blot on landscape
  - Development not conducive to tourism (Offa's Dyke trail)
  - Presence of archaeology. No archaeology report/assessment.
  - Commentary on the submitted archaeology report.
  - Visual impact from Brecon Beacons National Park and Offas Dyke Path
  - Light pollution
  - Documents do not provide adequate demonstration of the visual impact on the proposal
  - No information given on core construction eg foundations, insulations etc
  - No details on Building regulations given.
  - No details on passive energy
  - If landscaping and public areas are not maintained then this will reduce quality
  - Management strategy for landscaping detail?
  - Lack of design detail
  - Historic England comments on NDP. Scale proposed. Suggest 4 houses.
  - Hedgerow – south east should not be interfered with.



- **Ecology:**
  - Detrimental effect on wildlife
  - Loss of habitats/natural vegetation/prevent loss of rare and endangered flora and fauna
  - Health of nearby water courses: Olchon Brook, the Monnow River
  - Wildlife loss due to excessive traffic
  - Phosphate record for sewage plant – outfall into Olchon Brook which flow into River Monnow and then the Wye
  - Dark Sky Area
  - What has been offered for Biodiversity net gain?
- **Drainage/sewer:**
  - Provide additional capacity to water treatment plant. Built over 40 years ago.
  - Over flows after rainfall. Raw Sewage.
  - Longtown Sewage Plant. When rebuilt and for how many households
  - Surface water (heavy rain) overflows down the village from Greyhound Close/Penrihw Lane
  - Flow of water
  - Sewer. Problems with existing system forcing effluent onto land/down road
  - Current sewage arrangements are incapable
- **Water Supply:**
  - Minimal pressure of watermains at peak times. Increase demand will exacerbate this. Proposal is premature
- **Highways:**
  - Infrastructure can't cope. Roads can't cope with extra traffic
  - Additional vehicles on local roads Narrow lanes to get to A465
  - Existing entrance not wide enough. Greyhound Close road not hard wearing and needs to be upgraded.
  - Existing roads can't cope/pot holes
  - Parking chaos around School drop off and collection times
  - Narrow lane. Mostly single track.
  - The Village street needs to be 20 mph
  - Construction Traffic. Not appropriate to use Greyhound Close.
  - Need additional street parking with Greyhound Close as loss of 2 informal spaces to access this proposal
  - Need traffic calming in Greyhound close if built
  - More passing bays within the village and surrounding area
  - PROW: within site
  - Increase in traffic through Cloddock
  - Layout. Have to reverse into spaces/garages
- **Amenity:**
  - Noise and disturbance of increased traffic and houses, children, bonfires, human activity. Loss of hedge next to No 7 Greyhound.
  - No need for street lighting. No external street lighting
  - Noise and traffic during construction. Pollution
  - Loss of privacy, overlooking and light, Denmark House. Views obstructed
  - Lower House. Privacy due to fenestration and orientation of dwellings
  - Glyneath House: Overlooking and privacy concerns Plot 1
- **Infrastructure**
  - Shortage of school places. Primary and secondary
  - Pressure on existing drainage, water and sewage systems



- Phones, wi-fi, doctors surgery and public services.
- Limited employment opportunities
- Water pressure has decreased. Will put further pressure on water supply
- No play area within this proposal
- Poor bus service (one per week to Hereford and one to Abergavenny)

- **Procedural:**

- Sets precedent for loss of more green fields. Previous application was rejected on this site?
- No public engagement with local community by developer
- No details on phasing of the proposals
- North point on original plan misleading (TDA 2579.02 (A))
- Should be decided by committee not delegated authority
- Comments are not an objection but raised as a concern

- **Other matters:**

- Loss of view
- Can't sell properties

5.5 The consultation responses can be viewed on the Council's website by using the following link:-  
[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=211678&search-term=211678](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=211678&search-term=211678)

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

## 6. Officer's Appraisal

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

*"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

6.2 In this instance the adopted development plan comprises the Herefordshire Local Plan – Core Strategy (CS) and the Longtown Group Neighbourhood Development Plan (NDP). The latter was 'made' on the 6<sup>th</sup> March 2020. The National Planning Policy Framework (NPPF) 2021 is a significant material consideration, but does not hold the statutory presumption of a development plan.

6.3 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has been made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application. In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

- 6.4 Policies SS2 (Delivering new homes) and SS3 (Releasing land for residential development) of the CS clearly set out the need to ensure sufficient housing land delivery across the County. In order to meet the targets of the CS the Council will need to continue to support housing growth by granting planning permissions where developments meet with the policies of the CS, (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans). Policy SS2 states that a supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need. 6,500 of these will be in Hereford, where it is recognised that there is a wide range of services and consequently it is the main focus for development.
- 6.5 Outside of Hereford City, and the market towns, CS Policy RA1 identifies that Herefordshire Rural areas will need to find a minimum of 5,300 new dwellings between 2011 and 2031 to contribute towards the county's housing needs. The dwellings will be broadly distributed across the seven Housing Market Areas (HMA's). Longtown is within the Golden Valley HMA, which is identified for being a main focus of proportionate housing growth of 12% via Policy RA1 of the CS.
- 6.6 Core Strategy Policy RA2 – Housing in settlements outside Hereford and the market towns states:

*To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.*

*The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15.*

*Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.*

*Housing proposals will be permitted where the following criteria are met:*

- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;*
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;*
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and*
- 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.*

*Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.*



Table 2 shows how the required level of housing growth might be met (and exceeded) through policies based upon the assessment above.

**Table 2: Achieving the Housing Target 2011-2031**

	Number of Dwellings
HC Core Strategy Requirement 2011 – 2031	32
1 Number of Completions April 2011- 2017	10
2 Dwellings with outstanding planning permissions April 2017	9
3 Site Allocations	
i) Land north of Penbailey	12 - 16
ii) Land south-east of Greyhound Close	8 – 12
4 Windfall site within settlement boundary: Land south of Perthy Perton	2 (Frontage development only)
5 Provision for rural windfall allowance	19
<b>Potential Total during Plan Period</b>	<b>60 - 68</b>

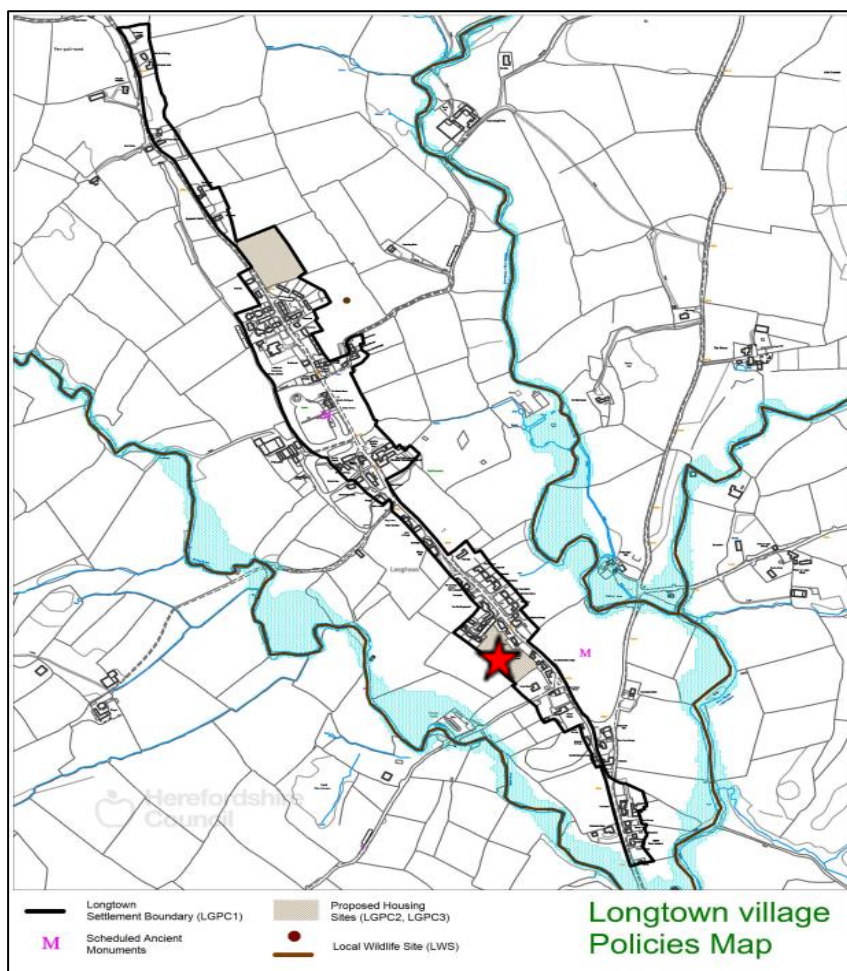
The estimates of dwellings under rows 3 and 4 above are for the purposes of showing how the Herefordshire Local Plan Core Strategy target for the Group Parish might be met. It is based upon the lower end of a medium density and seeks to consider amenity and other site-specific constraints. It is possible that the number of dwellings may be higher on some sites/areas than indicated, depending upon the type of dwellings provided.

**Figure: 5: NDP housing target.**

- 6.12 When looking at estimated numbers of dwellings on this site known as Land to the South of Greyhound Close it advises: *HC SHLAA suggests 18 although this is considered too high given its location within a rural settlement. A figure of 8-12 is considered more appropriate.*
- 6.13 Finally, as detailed above, the Neighbourhood Area is tasked with developing a minimum of 32 dwellings up to 2031. As of the 1<sup>st</sup> April 2022, the area has built out 16 units and has a further 13 commitments. Officers would acknowledge that this proposed development will help to boost the housing supply in the locality, assisting the area in meeting their growth targets in the immediate area as well as wider county requirements.
- 6.14 The Longtown Group Parish Neighbourhood Area (which covers Craswell, Llanveynoe, Longtown and Walterstone) progressed through the various stages of Neighbourhood Development Plan preparation to referendum and the NDP was made in March 2020.

## Principle of Development

- 6.15 The made LGNDP identifies a settlement boundary. The application site is located within the designated Settlement Boundary and is also an allocated proposed housing site. Spatially, and having regard to the requirements of policy RA2 of the Core Strategy, the sites allocation and siting within the defined settlement boundary of the NDP, the sites location is one that is considered to be acceptable in principle. For ease of reference, the policies map that forms a part of the NDP is inserted below and the red star demarks the sites location.



**Figure 6: Extract from Longtown Neighbourhood Plan: Longtown Village Policies Map**

- 6.16 Acknowledging the in principle acceptability, Policy LGPC 2: Land South of Greyhound Close of the Neighbourhood Development Plan is therefore of key relevance to the determination of this application and is inserted below:

**Policy LGPC 2: Land South East of Greyhound Close**

The development of 0.6 ha (1.5 acres) of land to the south east of Greyhound Close identified on the Longtown Village Policies Map is proposed for housing development subject to the following additional conditions:

- The scale and nature of development on this site should be informed by a robust Heritage Impact Assessment ensuring that any proposals would not harm the setting of "The Old Greyhound " Grade 2 Listed Building and respect the highly sensitive landscape of this area with its views of the village, showing its historic form, from the Brecon Beacons National Park.*
- There should be tree planting and structural landscaping to protect the setting of the settlement and Longtown Castle.*
- Landscape proposals should include measures to protect and enhance biodiversity.*
- The design of new buildings and materials used should be locally distinctive reflecting existing village character and avoiding an urban appearance.*



*e) If appropriate the development could provide low-density, single-storey housing to suit older people and to protect the view of Hatterall Hill.*

- 6.17 Within the NDP it makes it clear that any proposals for new housing should meet the criteria above. Adherence to the conditions listed above (a-d) are deemed to be satisfied as explored within the main body of this report under the design, landscape and heritage and housing mix sections alongside other relevant policies of the Core Strategy, taking into account any other material considerations as appropriate.
- 6.18 The main material planning issues which have been identified are considered to be:
- The impact of the development on local character, design, and amenity;
  - The visual impact of the development on the landscape character;
  - The implications of the proposal on surface water, foul drainage and connection to water supply within the area;
  - The impact of the proposal on heritage assets;
  - The impact upon the local highways;
  - The impact the proposal has on local residential amenity;

### **Local Character, Design, and Amenity**

- 6.19 The NPPF promotes a high level of design. Para 126 states that:
- “The creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work”
- 6.20 The detail of the design is assessed by policy SD1 of the Core Strategy. This policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.
- 6.21 The requirements of RA2 are underpinned by Policy LD1 Landscape and Townscape. Development proposals need to demonstrate that features such as scale and site selection have been positively influenced by the character of the landscape and townscape, and that regard has also been had to the protection and enhancement of the setting of settlements. Development proposals should also conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including locally designated parks and gardens; and should incorporate new landscape schemes and their management to ensure development integrates appropriately, through the retention of important trees, appropriate replacement of trees lost through development, and new planting to support green infrastructure. Green infrastructure is also covered by Policy LD3, which requires development proposals to protect, manage and plan for the preservation of existing and delivery of new green infrastructure; and to protect valued landscapes, trees and hedgerows. Proposals will be supported where the provision of green infrastructure enhances the network and integrates with, and connects to the surrounding green infrastructure network.
- 6.22 Policy SS6 of the Core Strategy states that development needs to conserve and enhance environmental assets that create the county's distinctiveness. With SD1 going on to state that development should be designed to maintain local distinctiveness, achieved through the incorporation of architectural detailing and the use of appropriate materials. Development should safeguard amenity of existing and proposed residents and ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination and therefore scale, height and proportion needs consideration. This refers to the overshadowing or overlooking of neighbouring properties and how overbearing a structure is. The Core Strategy



seeks, via policy LD1, to ensure development proposals demonstrate how the character of the landscape and townscape has positively influenced the design, scale, nature and site selection of the proposal. Development should be integrated appropriately through the use of landscape schemes and their management. Furthermore LD1 seeks to maintain and extend tree cover where important to amenity.

NDP policy LGPC 2 under condition d) also states:

*‘The design of new buildings and materials used should be locally distinctive reflecting existing village character and avoiding an urban appearance.’*

- 6.23 During the application process the numbers of dwelling on site has been reduced from 10 units to 6 and the size of the units reduced. The dwellings proposed consist of two storey properties with communal living space on the ground floor and bedrooms above. The form of the dwellings has been amended through the application process. The design of the 6 plots reflect a more traditional rural approach. The scheme has evolved to take into consideration the historic setting of the village through the provision of a smaller units and improved landscaping. Examples of the elevations of the dwellings can be seen below:

**Figure 7: House Type D: 3 bed: 107M2**



**Figure 8: House Type B: 4 bed: 194M2**



- 6.24 The proposed development is considered to be a stand-alone development from the existing Greyhound Close and has been designed to retain the character and through views from the main road.
- 6.25 Additional landscaping also helps to break up the site massing and provide green infrastructure between the dwellings. The layout as submitted also has the opportunity to allow sightlines through the site to the surrounding countryside from various positions within and outside of the site. The proposed landscaping scheme now includes the SuDs features within the formalised boundaries that surround the site. There is a provision of green spaces, the entrance green incorporates some orchard planting alongside Greyhound Close and the layout afford views through to the countryside from the site entrance; the ‘central green’ which is enclosed by 4 houses offer passive surveillance over this space; the southern wild garden that will incorporate the SuDs feature and be a less formal space to encourage wildflower growth and insect and bird habitat. Each of these spaces are visually linked to one another and have been designed so that there is a through site view available from most positions within the site.

- 6.26 The layout is now looser which is more appropriate to the local development grain. This has also provided more openness through the site, especially from the main road via Greyhound Close and the changes to the materiality of the houses, soft and hard landscaping will help to settle the houses into their context.
- 6.27 The development is relatively well self-contained. It is evident that the village of Longtown has an eclectic mix of design types so there is no definitive style characterising in the area.
- 6.28 In terms of the architecture and style of the houses, revisions have secured natural stone façade and thus creating suitable vernacular through material use. Also, changes to entrance porches, window proportions and style, and the treatment additional forms attached to the houses are better proportioned and styled. The overriding concept for the design of the houses is a traditional cottage hence the symmetrical arrangement, chimneys on gable ends, steep pitched roof and smaller scale add-ons which help to break up the volumes created. All house types have a predominance of stone to the main front elevation and revert to render on gable ends. Additional stone features have been used on porches, smaller elements and recessed features.
- 6.29 Within the application, materials proposed to include:
- Painted sand render
  - Painted timber sash windows
  - Painted timber fascias and soffits
  - Blue grey roof slates
  - Brick chimneys
  - Natural Stone –roughly coursed
  - Timber painted front door
  - Timber doors
  - Green oak framed porches
  - Conservation rooflights
- 6.30 The proposed materials of the dwellings are not found to be out of keeping with the locality or unacceptable in principle. However, it is found to be appropriate to condition exact details and finishes of the materials on any approval.
- 6.31 It is noted there are concerns raised in regards to the building design, the designs have evolved over the application period. This has included a reduction in units. Clearly design is a matter of subjectivity but it is considered that the style of the units sits comfortable in this setting.
- 6.32 Officers would conclude that the design of the dwellings are found to have been influenced the locality, the materials are in keeping with the surroundings and the differing form respects the adhoc way in which the settlement has grown. Officers during the application process secured changes to the proposals and sought the removal of render on the rear of the elevations, however this was not secured albeit officers acknowledge that it would be difficult to refuse the application on these grounds due to the local context.
- 6.33 When looking at specific amenity impacts, each dwelling will benefit from its own garden to the rear. Given the orientation of the dwellings, there are not found to be detrimental issues of overlooking for future occupiers. In relation to existing properties within the settlement in close proximity there are no concerns due to the distance and no concerns in regards to overshadowing or privacy are anticipated. It is however found to be appropriate to condition working hours during the construction phase of any development on the site.
- 6.34 The proposal in its amended form is considered to be an appropriate and informed response to context which safeguards existing and new residential amenity and that results in a development of architectural quality thus reflecting the desire for high quality design in both the design aims

and objectives of the NPPF; Policies RA2, LD1 and SD1 of the adopted Core Strategy and policies within the NDP policy LGPC2 part d.

### **Landscape Impact**

- 6.35 Policies SS6, RA2, LD1, LD3 of the Core Strategy as details above are key policies when considering the environmental impacts of the development. In this context NDP Policy LGPC2 condition b), c) and e) as described below also addresses landscape character and appearance
- b) There should be tree planting and structural landscaping to protect the setting of the settlement and Longtown Castle.*
- c) Landscape proposals should include measures to protect and enhance biodiversity.*
- e) If appropriate the development could provide low-density, single-storey housing to suit older people and to protect the view of Hatterall Hill.*
- 6.36 The application site is visible from Black Mountains (Brecon Beacons National Park) and as such mitigation and landscape is an important to address any effects that the proposal may have on the landscape. The landscape is also an important part of the heritage assessment and this aspect is discussed in more detail below.
- 6.37 Core Strategy Policy LD1 requires proposals to demonstrate that the character of the landscape has positively influenced the design, scale, nature and site selection of the development. The application has been supported by a Landscape and visual impact and landscape and character visual impact assessment and this has influenced the submitted layout and to assess long views to and from the site. These assessments and concluded by the landscape officers comments who has raised no objection and has confirmed in terms of landscape character and appearance and is satisfied that the development location is such, that visual harm is reasonably minimal when viewed from the public domain. The combination of existing vegetation, built environment and proposed landscaping contains the development.
- 6.38 There is visual impact from long distance views looking down onto Longtown from surrounding higher elevations, however with the correct colour, material and finish of the roofs and facades, and with the covering of tree foliage overtime, the visual impact can be reduced. A revised landscape plan has been submitted to ensure the proposed dwellings were relocated away from close proximity to the hedgerows. The proposed landscaping scheme now includes the SuDs features within the formalised boundaries that surround the site. .
- 6.39 There is no denying that the proposal for residential development on this site will alter its character. However, the reduction of dwellings to 6 is considerably lower than the proposed 8-12 (as suggested within the NDP) and the harm from the proposed development of six dwellings is limited and localised. The provision of landscape planting and biodiversity enhancements to help integrate the development into its surroundings has been proposed. This mitigation will also ensure the overall proposal will integrate into the surrounding landscape character. Appropriately worded conditions have been added to safeguard that the external finishes are appropriate to ensure they are locally appropriate.
- 6.40 Officers consider that the layout as submitted appears not too prominent or discordant and respects the rich landscape it sits within. The site is well proportioned for the provision of 6 properties, with sufficient space for parking and private amenity space. See landscape plan below for details.



**Figure 9: Proposed Landscape Plan**

- 6.41 Officers are satisfied that with appropriate landscape mitigation and enhancement, a residential development of the site would not impact upon the visual amenity of the site's surrounds, and would conserve the landscape character of its immediate and wider setting of the settlement. The Council Landscape Officer raises no objection to the proposals.
- 6.42 With the above in mind, the proposals are not considered to be such which would result in any undue impact on the otherwise open and attractive landscape character, according with the requirements of Core Strategy Policies RA2, LD1 and Section 15 of the NPPF and the proposal is considered to adhere to and have compliance with conditions b, c and e of LGPC 2.

## Heritage

- 6.43 As referenced within para 5.3.23 of the Core Strategy, the historic environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of significance with statutory protection are referred to as designated heritage assets. Policy LD4 is applicable to heritage assets throughout Herefordshire whether formally designated e.g. listed building and conservation areas, or not, ranging from individual structures and their settings, archaeological remains, to larger neighbourhoods of historic value, parks, gardens and other green spaces of local interest.
- 6.44 When considering the impact of a development proposal upon the setting of a heritage assets, there are several stages. Firstly identifying those assets which may be affected and their significance. Then those aspects of their setting which contribute to the significance are identified and lastly the impact of the development upon this significance is considered. It should be noted that a view to or from a heritage asset does not necessarily mean that a site is within that assets setting, this depends upon whether that view contributes to the significance of the asset. Also a site can be within the setting of a heritage asset without their being a direct view under certain

circumstances. The fundamental principle is whether or not a development affects the significance of a heritage asset, including those aspects of its setting which contribute to its significance.

- 6.45 The proposed development site does not lie within a Conservation Area but there are a number of listed buildings and a scheduled monument (Heritage Assets) that are a material consideration due to them being in close proximity.

- The Old Greyhound Grade 2 Listed Building
- Milestone on West Side of approximately 15 metres West of the Old Greyhound'
- SAM

- 6.46 Under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority is required, when considering development which affects a listed building or its setting:

*“to have special regard for the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

It follows that the duties in section 66 do not allow a local planning authority to treat the desirability of preserving the setting of listed buildings merely as material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a proposed development would harm the setting of a listed building, it must give that harm “considerable importance and weight”. Importantly, this does not mean that an authority’s assessment of likely harm of proposed development to the setting of a listed building or to a conservation area is other than a matter for its own planning judgement. Nor does it mean that an authority should give equal weight to harm that it considers would be limited or “less than substantial” and to harm that it considers would be “substantial”.

- 6.47 The NPPF offers further guidance about heritage assets, recognising that they are irreplaceable resources that should be conserved; ‘...in a manner appropriate to their significance.’

- 6.48 Paragraphs 194 to 198 offer particular clarity about the assessment to be made of the significance of heritage assets. Paragraph 190 outlines three criteria to be taken account of in the determination of planning applications. These are as follows:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

- 6.49 While Policy LD4 of the Core Strategy does require heritage assets to be protected, conserved and enhanced, and requires the scope of the work to ensure this to be proportionate to their significance, it does not include a mechanism for assessing how harm should be factored into the planning balance. As a result, and in order to properly consider the effects of development on heritage assets, recourse should be had to the NPPF in the first instance.

- 6.50 A Heritage statement has been submitted to support the application, in line with Paragraph 194 of the NPPF and as required by NDP policy LGPC 2 condition which says:

*The scale and nature of development on this site should be informed by a robust Heritage Impact Assessment ensuring that any proposals would not harm the setting of “The Old Greyhound “ Grade 2 Listed Building and respect the highly sensitive landscape of this area with its views of the village, showing its historic form, from the Brecon Beacons National Park.*

- 6.51 As discussed in Paragraph 130 of the NPPF, when looking to undertake development, one needs to look at a surrounding context, setting, its character and particularly how the works affect the character and appearance of the surrounding heritage assets and how the works reinforce local character and distinctiveness.
- 6.52 The site is sensitive to development, but remains suitable for a carefully designed scheme that can enhance the site, and positively contribute to the character and appearance of the wider area. Longtown village and including this site has both historic and archaeological value, and this has been recognised by the insertion of the specific condition attached to the NDP policy for this site requiring the heritage impact assessment.



Figure 10 Historic England Map:

- 6.53 Location of nearby listed buildings identified by blue triangular mark and scheduled monument by infilled red line.
- 6.54 Members will noted there is a listed building close to the entrance to Greyhound Close and another opposite its entrance. However, it is evident from the map above that Greyhound Close separates the site from these and the site's development does not affect their settings.
- 6.55 The Council's Historic buildings Officer has not objected to the development but members will note has also not supported the proposal. They have however raised observations in regards to the built form and the materials and requested stone for all elevations and raise concern that it is suburban in appearance.
- 6.56 The site is located sufficiently far away from Longtown Castle SAM that officers do not consider the proposal will have a significant adverse effect on its setting. Similarly unlikely to have a significant adverse effect on the setting of Pont Hendre Castle Mound.
- 6.57 In regards to archaeology, the application has been supported by specialist reports to assist in the assessment of the proposal upon both archaeological and heritage assets. These reports have been reviewed and following the amended reduced scheme the archaeology officer have confirmed no objection to the proposal.
- 6.58 Historic England's Inspector of Ancient Monuments made very detailed comments on the proposal for 10 dwellings and raised concerns about the design and quantum of development, it is also noted that raised concerns at this site's inclusion with the NDP at its drafting stage. Again I remind members the NDP has the site allocated for 8-12 units. Members will also note Historic England have they have not commented on the revised scheme for 6 units



but members may note that they quantify harm as being less than substantial in respect of the 10 units and recommend consultation with the Councils own advisors. This was undertaken following receipt of the amended plans and supplementary information and both the Councils Building conservation Officer and County Archaeologist raise no objection.

- 6.59 Having considered the merits of this scheme, it is officer's opinion that the proposed reduced development of 6 units is unlikely to cause harm to any heritage assets or their setting. As such officers are able to confirm that the proposals would comply with the requirements of policy LD4 of the Herefordshire Local Plan – Core Strategy, NDP Policy LGPC 2, Policy LGPC 13 and with the guidance set out in the National Planning Policy Framework.

### **Highways and Access**

- 6.60 In respect of matters pertaining to highways safety, Core Strategy policy MT1 is applicable, and this requires that proposals demonstrate that the strategic and local highway network can absorb the traffic impacts of the of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development. It also requires under (4) that developments are designed and laid out to achieve safe entrance and exit and have appropriate operational and manoeuvring space, having regard to the standards of the Council's Highways Development Design Guide. Policy LGPC8 from the NDP sets out similar requirement, with the former in particular stating that 'development proposals must be accompanied by appropriate evidence to show that the proposal will have a satisfactory impact on the road network in the area, including capacity, and on the living conditions of residents particularly arising from noise generated by any traffic movement'.
- 6.61 There have been a number of letters of representation which have been received raising concerns regarding the transport impact of the proposed development. The proposed development would be served via an existing turning head on Greyhound Close. The access road will be 5.5m in width and designed to adoptable standards, with 1.8m footways provided along each side, where development exists on both sides. The Council's Transportation Manager has confirmed the proposal is acceptable with regards to the nature of the local network and are adequate to ensure that safe access can be achieved. Amended plans have been received during the application process to respond to original comments from the Highways Engineer in regards to the requirement of a pedestrian crossing point over the C1203 to improve connectivity to community facilities. A condition is recommended to secure its delivery. The internal layout makes adequate provision for the parking and manoeuvring of vehicles, and a condition is recommended to secure storage for cycles. Subject to this being imposed, the Transportation Manager has offered no objections to the scheme and there is no conflict with policies MT1 and LGPC8 found.

### **Climate change**

- 6.62 CS policy SS7 requires focus on measures to address the impact that new development in Herefordshire has on climate change, outlining how development proposals should include measures which will mitigate their impact on climate change, with policy SD1 also seeking to support these measures. Herefordshire Council has unanimously passed a motion declaring a Climate Emergency, signalling a commitment to ensuring that the council considers tackling Climate Change in its decision-making, with this resolution came a countywide aspiration to be zero carbon by 2030; and a Climate Change Checklist to aid the consideration of development proposals.
- 6.63 Proposals for residential development are considered by the Council to need to help redress the climate emergency, and so notwithstanding the sustainable location of the development thus reducing the need to travel for services, the proposal is considered to need to include measures to support low-carbon ways of living & sustainable modes (as defined by the framework). The NPPF sets out at paragraph 110 that LPA's in assessing sites for specific applications for

development should ensure that appropriate opportunities to promote sustainable transport modes can be, or have been, taken up. Further to this paragraph 112 sets out that developments should be designed to enable the charging of plug-in and other ultra-low emission vehicles, with such vehicles contributing to the objectives of reducing reliance on fossil fuels and so climate change.

- 6.64 In line with the provision of car charging points, the government has reaffirmed by way of a Written Ministerial Statement on 18 November 2020 (Statement UIN HCWS586), the commitment to electric vehicles by seeking to “accelerate the transition to electric vehicles, and transforming our national infrastructure to better support electric vehicles” as it has announced the ban on the sale of new fossil fuel reliant vehicles by 2030, thus the need for the provision of electric vehicle charging points is amplified; it follows that to make the decision acceptable given the above material planning considerations, a condition for electric vehicle charging points is recommended to require such provisions are available for future residents.
- 6.65 The agent has submitted a completed ‘Climate Change’ checklist which states that electric vehicle charging points as well as consideration of the orientation of the plots and thermal has been considered. However, elements such as solar panels and air source heat pumps due to the setting of the proposals, and their historic / archaeological sensitivity, have not been considered suitable or appropriate. Officers concur with this approach due to the importance of maintaining a traditional aesthetic for the site.

#### **Foul and Surface Water Management Drainage**

- 6.66 Policy SD3 of the Core Strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk, avoid an adverse impact on water quality, protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation and will be achieved by many factors including developments incorporating appropriate sustainable drainage systems to manage surface water. For waste water, policy SD4 states that in the first instance developments should seek to connect to the existing mains wastewater infrastructure. Where evidence is provided that this option is not practical alternative arrangements should be considered in the following order; package treatment works (discharging to watercourse or soakaway) or septic tank (discharging to soakaway).
- 6.67 During the application process a new site layout and a revised Surface Water and Foul Drainage scheme was submitted. The runoff from the impermeable areas on the site are directed into an attenuation pond located in the south-western corner of the development, upon the lowest elevated land within the site boundary. The main purpose of the pond will be to provide sufficient attenuation for all surface water runoff generated by the development however, the use of above ground SuDS will also provide ecological and amenity benefits.
- 6.68 It is proposed to discharge all foul effluent generated by the development to a main foul sewer run located 50m south west of the site. Welsh Water records indicate the presence of a main foul sewer some 50m south west of the site, flowing beneath private land adjacent to Penyrhwiau. Records indicate that this foul sewer drains into a treatment plant approximately 110m south west of the development.
- 6.69 The applicant has confirmed that they own land up to the sewer treatment plant therefore it is proposed to install a new pipe which will connect effluent from the development to the existing foul sewer network before it enters the treatment works. It is recommended that connection be made either into, or downstream of, the existing manhole 65m south west of the development boundary. Local concerns have been raised in regards to capacity of the existing treatment works, however Welsh Water have confirmed capacity exists within the public sewerage network in order to receive the domestic foul from the proposed development site.

- 6.70 As the proposed development site is located within Flood Zone 1 and is less than 1ha, in accordance with Environment Agency standing advice, the planning application does not need to be supported by a Flood Risk Assessment (FRA). It is noted that drainage colleagues have not objected to the proposal, although have sought further clarification during the application on the management of existing surface water flows and the proposed foul water drainage strategy which has been provided. The most recent comments of the Council's Drainage Engineer are noted. Given the size of the site and the supporting information, the methods are found to be policy compliant and achievable on the site. As such, it is considered that the requirements of Policies SD3 and SD4 and Policy LGPC 14: would be satisfied subject to suitably worded conditions.

### **Water Supply**

- 6.71 Welsh Water have identified infrastructure capacity in regards to this proposed development and have advised that there are currently no improvements are planned in regards to upgrading water supply. However, the applicant can fund the provision of essential improvements by way of water requisition under Sections 40 - 41 of the Water Industry Act 1991. As such your officers have added a suitable worded condition to ensure that the water supply can cope with an increased load. This will be secured through a planning condition to secure funding the provision of Welsh Water services via Sections 40-41 of the Welsh Water Act. The applicant has confirmed they are happy to engage with Welsh Water via this separate process at the appropriate time. The condition is to be 'pre-commencement' to ensure that a resolution to this issue before works are commenced.

### **Ecology**

- 6.72 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity.
- 6.73 Policy LD2 of the CS seeks the conservation, restoration and enhancement of biodiversity and geodiversity assets. As such, development will not be permitted where it has the potential to harm these assets or reduce the effectiveness of the ecological network of sites. The introduction, restoration and enhancement of biodiversity and geodiversity features will be actively encouraged.
- 6.74 The application is supported by a Preliminary Ecological Appraisal undertaken by Wildwood Ecology dated 6<sup>th</sup> May 2020. This has been reviewed, along with details of the site and relevant ecological records by the Council's Ecologist. The Ecologist has stated there are no immediate ecology related concerns and that the PEA is relevant and suitable for the proposed development. The developer will be reminded of their own legal duty of care for wildlife.
- 6.75 Conditions have been recommended by the Ecologist to gain biodiversity net gain enhancements across the site, ensure that external lighting is strictly controlled and secure protection for the existing hedgerows on the site. All of these form part of Officer's recommendation. The proposal would therefore comply with the requirements of LD2 and LGPC 2 (c) policy.

### **Habitats Regulations Assessment**

- 6.76 At this current time it is considered and as advised by Natural England to Ecology that an HRA is not required for the Dore/Olchon/Monnow catchments. The Council Ecology considers the matter further in their comments above.

### **Housing mix and affordable housing**

6.77 Policy H1 of the Core Strategy sets the threshold for the delivery of affordable housing at sites of more than 10 dwellings. The proposal is only for 6 and therefore there is no requirement for its provision.

6.78 Policy RA2 (4) seeks to ensure that schemes generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand. Policy H3 builds on this, requiring residential developments to provide a range and mix of housing. In particular, larger sites, such as this will be expected to:

1. *provide a range of house types and sizes to meet the needs of all households, including younger single people;*
2. *provide housing capable of being adapted for people in the community with additional needs; and*
3. *provide housing capable of meeting the specific needs of the elderly population by:*
  - *providing specialist accommodation for older people in suitable locations;*
  - *ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population; ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation. .*

6.79 Policy H3 of the Core Strategy states that residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. The Herefordshire Local Housing Market Assessment (available on the Council website) details the affordable and open housing market requirements across the County. The market housing required within the Golden Valley Housing Market Area (and more specifically for Golden Valley where the site lies) can be found below:

	1 Bed	2 Bed	3 Bed	4 Bed +
Open Market	5%	30%	50%	15%
Affordable Home Ownership	20%	35%	40%	5%
Affordable Rented	35%	35%	25%	5%

**Figure 11: Housing market area figures (Iceni report July 2021)**

6.80 The proposal is only for a 6 units and policy H3 does not restrict the development of 3, 4 and 5 bedroom dwellings and there is an identified need for such dwellings. Overall given the positively worded nature of these policies Officer's do not identify conflict. It is also noted that the scheme has been amended to include 3 bedroom units.

6.81 It is acknowledged that NDP Policy LGPC 2: Land South East of Greyhound Close does states under condition

*e) If appropriate the development could provide low-density, single-storey housing to suit older people and to protect the view of Hatterall Hill.*

6.82 Officers acknowledge that single storey properties have not been secured within this proposal, however the wording of the policy means that there is no conflict with this policy as the landscape officer and supporting LVIA documents confer that the view of Hatterall Hill is protected.

#### **Other matters:**

#### **Open Space Provision**

6.83 Policy OS1 and OS2 of the Core Strategy require the provision of open space. Open space requirements from all new developments are to be considered on a site by site basis and in

accordance with all applicable set standards. In this instance, the small scale development that provides private garden areas and is in close proximity to access to open countryside would not be expected to provide on-site play / open space provision and officers are satisfied that the site is capable of being developed in accordance with the requirements of policy OS1 and OS2 of the Core Strategy.

### **Non material planning considerations**

- 6.84 Issues such as loss of a view, or negative effect on the value and resale of properties are not material planning considerations.

### **Planning Balance and Conclusions**

- 6.85 The application is to be considered in the context of the presumption in favour of sustainable development as required by the NPPF. This means approving development that accords with the development plan without delay.
- 6.86 The ability to demonstrate a five year housing land supply is such that the policies of the development plan can be afforded full weight for decision making. In this case, the adopted development plan comprises the Core Strategy and the Longtown Group NDP. The application must be determined in accordance with this, unless material considerations indicate otherwise.
- 6.87 Longtown is a settlement which has been identified as a sustainable location for new housing growth within the spatial strategy of the Development Plan. The site, albeit sensitive in nature and context lies within an identified settlement boundary and is allocated for residential development within the made Neighbourhood Development Plan.
- 6.88 Whilst the proposed development would deliver less units than the NDP suggests, the proposal, having regard to its design and layout, and with suitable mitigation and biodiversity enhancement would respect the character of this sensitive village location and would not have a detrimental impact on amenity, its surroundings and landscape setting.
- 6.89 Whilst it is noted that the Council's Building Conservation Officer has concerns with the proposal, they have not identified any harm in this regard, in any case the delivery of a 6 units on an allocated housing site within the settlement boundary within the NDP is a clear public benefit.
- 6.90 Drainage colleagues have raised no objection in regards to foul or surface water and a condition can be applied to address portable water supply in accordance with the recommendations of the statutory provider. The Council's Area Engineer raises no objection. There are no technical reasons for refusal that are advanced.
- 6.91 Overall therefore, the scheme is considered to accord with the policies of the development plan and is hence found to be representative of sustainable development. The scheme benefits from the positive presumption and it is recommended that permission be granted, subject to the conditions set out below.

### **RECOMMENDATION**

**That planning permission be granted subject to the following conditions and any other further conditions/amendments considered necessary by officers named in the scheme of delegation to officers:**

- 1           The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason: Required to be imposed by Section 91 of the Town and Country P**

**2 The development hereby approved shall be carried out strictly in accordance with the approved plans:**

- **Revised Proposed Site Plan: Dwg 1102 Rev E**
- **Revised Proposed Site Plan: Dwg 1103 Rev D**
- **Revised House Type A Floor Plan: Dwg 1201 Rev A**
- **Revised House Type B Floor Plan: Dwg 1202 Rev A**
- **Revised House Type C Floor Plan: Dwg 1203 Rev**
- **Revised House Type D Floor Plan: Dwg 1204 Rev A**
- **Revised House Type A: Elevations: Dwg 1301 Rev A**
- **Revised House Type B: Elevations: Dwg 1302 Rev A**
- **Revised House Type C: Elevations: Dwg 1303 Rev A**
- **Revised House Type D: Elevations: Dwg 1304**
- **Detailed Soft Landscape Proposals (amended site layout): Dwg TDA 2579.02**
- **Location Plan: Dwg 1001 Rev A**
- **Garage Plan and elevations: Dwg 1205**

**Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy, LPG-2 of the Longtown Neighbourhood development Plan and the National Planning Policy Framework**  
**Pre - Commencement**

**Before any work approved under this permission commences works to improve and upgrade the existing public water supply system has been completed and written confirmation of this has been issued to the Local Planning Authority.**

**Reason: To prevent further hydraulic overloading of the public potable water supply network, to protect the health and safety**

**3 Pre-occupancy or other stage conditions**  
**With the exception of site clearance and groundworks, no development shall take place until details pertaining to the following matters have been submitted to and approved in writing by the Local Planning Authority:**

- \*Detailed design/construction drawings of the proposed surface water and foul water drainage systems and proposed features;**
- \*Full network calculations to demonstrate that the proposed surface water drainage system has been designed to prevent the surcharging of any below ground drainage network elements in all events up to an including the 1 in 2 annual probability storm event;**
- \*Confirmation that the adoption and maintenance of the foul drainage system has been agreed with Welsh Water**

**The development shall be carried out in accordance with the approved details prior to the first occupation of the dwellings hereby approved and thereafter maintained as such unless otherwise agreed in writing by the local planning authority.**



**Reason: To ensure satisfactory drainage arrangements, in accordance with policies SD3 and SD4 of the Herefordshire Local Plan Core Strategy 2011-2031.**

- 4 With the exception of site clearance and groundworks, no development shall take place until details pertaining to the following matters have been submitted to and approved in writing by the Local Planning Authority:**

- Roof materials to be used externally**
- Wall materials to be used externally**
- Details (i.e. location, design and appearance – including stain colour of any timber fencing) of all means of enclosure (i.e. gates, walls, fencing and other means of enclosure)**
- Full details of all rainwater goods (i.e. design, profile, material & colour); The development shall be carried out in accordance with the approved details.**

**Reason: To ensure a satisfactory appearance to the development and to ensure a quality development, in accordance with policies SS6, LD1 and SD1 of the Herefordshire Local Plan Core Strategy 2011-2031.**

- 5 With the exception of site clearance development shall not begin until details and location of the following have been submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved:**

- A method for ensuring mud is not deposited onto the Public Highway**
- Construction traffic access location**
- Parking for site operatives**
- Construction Traffic Management Plan**

**The development shall be carried out in accordance with the approved details for the duration of the construction of the development.**

**Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 6 Prior to first residential occupation, a scheme demonstrating measures for the efficient use of water, as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan Core Strategy, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

**Reason: To ensure compliance with Policies SS7, SD3 and SD4 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.**

- 7 With the exception of any site clearance and groundworks, no development shall commence until written and illustrative details of the number, type/specification and location of electric vehicle charging point, shall be submitted to and approved in writing by the local planning authority. The electric vehicle charging points shall be installed prior to first occupation and be maintained and kept in good working order thereafter as specified by the manufacturer.**

**Reason:** To address the requirements policies in relation to climate change SS7, MT1 and SD1 of the Herefordshire Local Plan Core Strategy, to assist in redressing the Climate Emergency declared by Herefordshire Council and to accord with the provisions at paragraphs 108 and 110 of the National Planning Policy Framework.

- 8** Prior to the first occupation of each dwelling, the related area for car parking shall be laid out within the curtilage of such dwelling, in accordance with the approved plans. These car parking areas shall be properly consolidated, surfaced and drained, in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall not, thereafter, be used for any other purpose than the parking of vehicles.

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 9** Development shall not begin in relation to the provision of road and drainage infrastructure until the following details are submitted to and approved in writing by the local planning authority:

- Surface finishes
- Drainage details
- Future maintenance arrangements

The development shall be carried in accordance with the approved detail and out prior to the first occupation of the dwellings hereby permitted unless an alternative delivery / completion schedule is submitted to and approved in writing by the Local Planning Authority) and thereafter maintained in accordance with the approved details.

**Reason:** To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 10** Construction of highway works proposed for adoption shall not begin until details of such works have been submitted to and approved in writing by the Local Planning Authority, following the completion of the technical approval process by the Local Highway Authority. The development shall not be occupied until the approved works have been constructed in accordance with the approved details.

**Reason:** To ensure the safe and free flow of traffic on the highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy Plan and the National Planning Policy Framework.

- 11** Prior to first residential occupation, details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling shall be submitted to the Local Planning Authority for their written approval. The covered and secure cycle parking facilities shall be provided in accordance with the approved details and made available for use upon the first occupation of each residential dwelling.

**Reason:** To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 12** Development shall not begin in relation to any of the specified highways works until details the drop crossing point on the C1203 as shown on dwg 1102 Rev E have been submitted to and approved by the Local Planning Authority in writing following the completion of the technical approval process by the Local Highway Authority. The development shall not be occupied until the scheme has been constructed in accordance with the approved details.

**Reason:** To ensure pedestrian connectivity and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy Plan and the National Planning Policy Framework.

#### **Compliance Conditions**

- 13** No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- 14** During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00 am-6.00 pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

**Reason:** To protect the amenity of local residents and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 15** The construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

**Reason:** In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

- 16** Prior to the first occupation of the first dwelling on the site hereby approved the driveway and/or vehicular turning area shall be consolidated and surfaced at a gradient not steeper than 1 in 8. Private drainage arrangements must be made to prevent run-off from the driveway discharging onto the highway. Details of the driveway, vehicular turning area and drainage arrangements shall be submitted to and approved in writing by the local planning authority prior to commencement of any works in relation to the driveway/vehicle turning area.

**Reason:** In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 17** Prior to the first occupation of the dwellings hereby approved, provision shall be made for a single vehicular access onto the highway.

**Reason:** To ensure the safe and free flow of traffic using the adjoining highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

- 18** At no time shall any external lighting except low power, ‘warm’ LED lighting in directional down-lighter luminaires, on motion operated and time-limited switches required in relation to the immediate safe use of the approved dwellings be installed and no permanently illuminated external lighting shall be operated at any time, without the written approval of this local planning authority. All lighting installed shall demonstrate compliance with latest best practice guidance relating to lighting and protected species-wildlife available from the Institution of Lighting Professionals.

**Reason:** To ensure that all species and local intrinsically dark landscape are protected having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3.

- 19** The Landscaping and Open Space shall be implemented and maintained in accordance and specified within the submitted Landscape Specification and Management Plan (Author TDA dated February 2021).

**Reason:** To ensure implementation of the landscape scheme approved by local planning authority in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework

- 20** All foul water shall discharge through a connection to the local Mains Sewer network (Longtown Wastewater Treatment Works) and all surface water shall be managed through a Sustainable Drainage System (SuDS) within land under the applicant’s control; unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to comply with The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2, SD3 and SD4

#### **Informatives**

- 1** The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable

proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

- 2 The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended), with enhanced protection for special “protected species” such as all Bat species, Great Crested Newts, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it advised that advice from a local professional ecology consultant is obtained
- 3 It is an offence under Section 148 of the Highways Act 1980 to allow mud or other debris to be transmitted onto the public highway. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 4 This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel: 01432 261800), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority. A minimum of 4 weeks notification will be required (or 3 months if a road closure is involved).  
  
Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to coordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.
- 5 The developer is required to submit details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations. It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Adequate storm water disposal arrangements must be provided to enable Herefordshire Council, as Highway Authority, to adopt the proposed roadworks as public highways. The applicant is, therefore, advised to submit the engineering and drainage details referred to in this conditional approval at an early date to the Senior Engineer, PO Box 236, Plough Lane, Hereford HR4 0WZ for assessment and technical approval. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act 1980 entered into
- 6 No work on the site should commence until engineering details of the improvements to the public highway have been approved by the Highway

- Authority and an agreement under Section 278 of the Highways Act 1980 entered into. Please contact the Senior Engineer, PO Box 236, Plough Lane, Hereford HR4 0WZ to progress the agreement
- 7 It is the responsibility of the developer to arrange for a suitable outfall or discharge point. It cannot be assumed that the highway drainage system can be used for such purposes.
- 8 The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'

Decision: .....

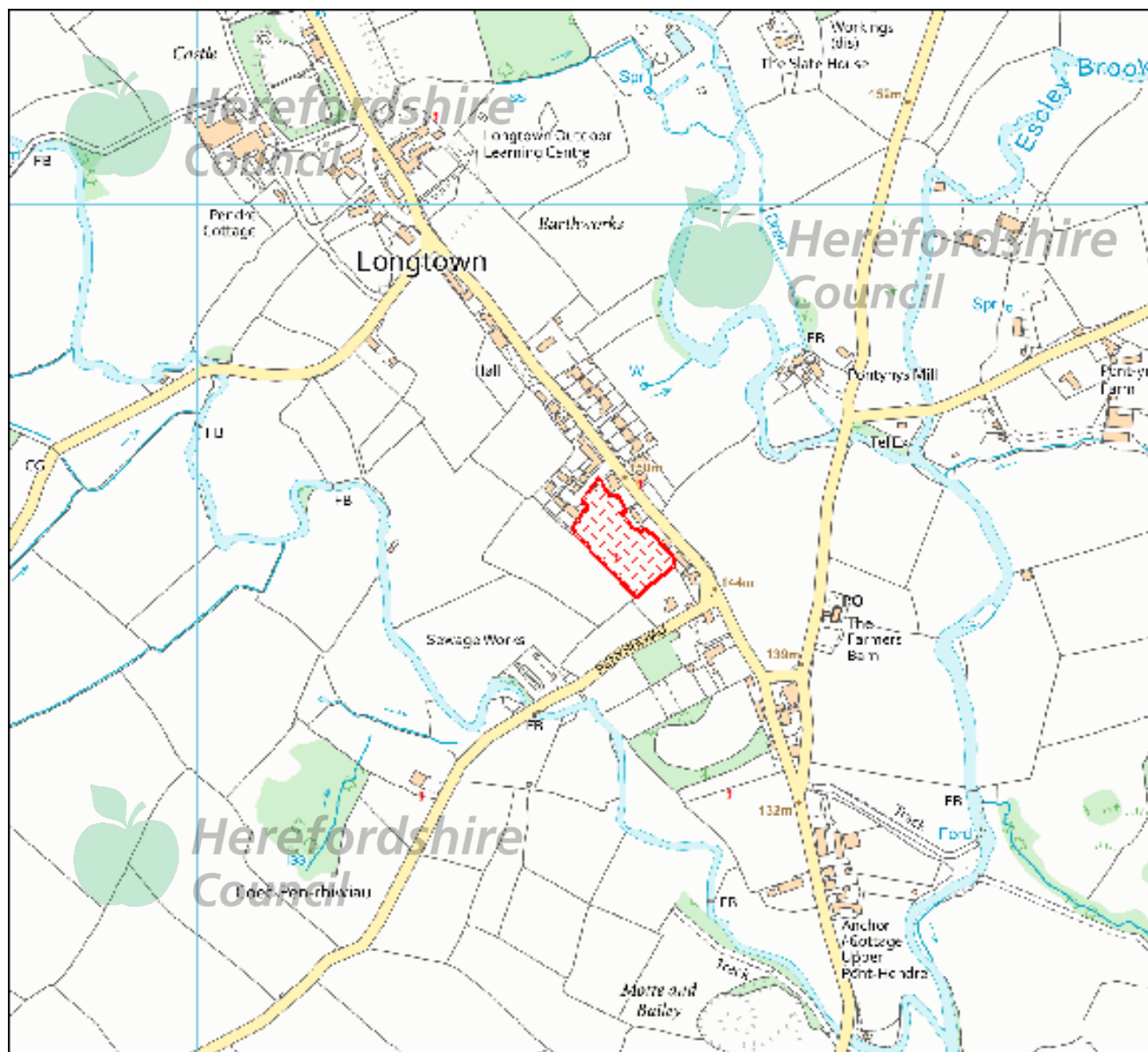
Notes: .....

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### **Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** 211678

**SITE ADDRESS :** LAND SOUTH EAST OF GREYHOUND CLOSE, LONGTOWN, HEREFORD, HEREFORDSHIRE

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