

231806 - PROPOSED SITING OF 12 NO. HOLIDAY LODGES FOR USE AS TOURIST ACCOMMODATION ON LAND WITHIN THE ESTABLISHED PLANNING UNIT. AT HILLCREST, FOY, ROSS-ON-WYE, HR9 6RD

For: Mr Sutton per Mr Ed Thomas, 13 Langland Drive, Hereford, Herefordshire, HR4 0QG

ADDITIONAL REPRESENTATIONS

None received

OFFICER COMMENTS / UPDATES

The application site is located within the Wye Valley National Landscape (formerly designated as the Wye Valley Area of Outstanding Natural Beauty). As such, the Wye Valley AONB Management Plan 2021–2026 is a material consideration in the assessment of the proposal.

This document can be viewed here:

<https://www.wyevalley-nl.org.uk/wp-content/uploads/Wye-Valley-AONB-Management-Plan-2021-26-finalised.pdf>

Objective WV-S1 of the Management Plan seeks to encourage and promote the Wye Valley as a sustainable tourism destination. It supports forms of tourism and associated development that are grounded in the conservation, enhancement, and enjoyment of the area's recognised Special Qualities and distinctive landscape features. However, such support is conditional upon compliance with the Habitats Regulations, requiring appropriate assessment at either the plan or project level to ensure that environmental protections are upheld.

Within this context, the proposed development is considered to result in a degree of harm to the visual and landscape character of the Wye Valley National Landscape. This harm derives principally from the uniformity in the design and the formal layout of the proposed holiday lodges. The proposal also presents a number of public benefits which must be weighed in the planning balance. In particular, the development supports the growth of rural tourism, which is a key objective of both national and local policy.

Amendments to Conditions

Following comment and queries raised during the site visit, we would recommend amendments to the following conditions.

In order to address the concerns raised around waste management associated with the removal of the structures on site we would recommend a further element to this condition (in bold).

Condition 4 Shall read:

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
- Site compound / site welfare facilities location
- Security or other lighting
- **Waste Management Plan - Removal of redundant equipment and apparatus from the site**

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 amenity, highway safety and landscape impact and character to conform to the requirements of Policies Sd1, LD1, LD2 and MT1 of Herefordshire Local Plan – Core Strategy and the guidance contained within the National Planning Policy Framework.

In order to address the concerns raised around conflict of traffic movements in respect of arrival and departures from visitors we would recommend a further element to condition 9 (in bold).

Condition 9 shall read:

Prior to the first occupation of the lodges hereby permitted details of the future management / maintenance arrangements in relation to:

- A. Road and drainage infrastructure
- B. All open spaces and landscape areas (including boundaries)
- C. Shared cycle store / parking facilities
- D. EV charging points Shall be submitted to and approved in writing by the local planning authority.
- E. Arrival and departure information**

The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: To ensure that shared facilities 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

CHANGE TO RECOMMENDATION

To amend the conditions as detailed above.

APPENDICES

Appendix 2 – Ramblers Way Official Copy (Title Plan) HE52456 (1)