

Date Received: 8 August 2024 Ward: Kerne Bridge Grid Ref: 360348,220510

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Local Member: Cllr Simeon Cole

- 1.1 The application site is located to the north-east of Howle Hill, positioned to the east and south of the U70415 and to the north of the U70416. The site lies within the Wye Valley National Landscape and partly within a Special Wildlife Site (Howle Hill and Marks Well) and is within the hydrological catchment of the River Wye Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The topography of the site rises steeply towards the north-east and there are no identified fluvial flood risk associated with the site (Flood Zone 1).
- 1.2 This application seeks full planning permission for the erection of a one-bedroom detached bungalow, comprising a footprint of approximately 171.21 square metres (measuring 17.19 metres in length and 9.96 metres in width), with a proposed ridge height of 4.58 metres. The proposed dwelling is located to the north east of the wider site. Access is to the north east of the plot.



Further information on the subject of this report is available from Mr Joshua Evans on 01432 260327

- 1.3 The proposed external materials include lime render and timber cladding for the walls, with a combination of sedum and corrugated metal sheeting for the roof. Plans are inserted below for ease of reference.



Proposed Elevations

Proposed Floor Plans and section

- 1.4 The application has been supported by the following:
- Design and Access Statement
 - Preliminary Ecological Appraisal
 - Geo-Environmental Desk Study Report
 - Highways Technical Note
 - Drainage Strategy (and additional WET system details and composting toilet method statement)
 - Self Build Statement of Intent
 - Biodiversity/Ecological Compliance Checklist
 - Climate Change Compliance Checklist
- 1.5 These can be accessed in the supporting documents section of the website:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242024&search-term=242024

2. Policies

2.1 The Herefordshire Local Plan Core Strategy

- | | | |
|-----|---|---|
| SS1 | - | Presumption in Favour of Sustainable Development |
| SS2 | - | Delivering New Homes |
| SS3 | - | Releasing Land for Residential Development |
| SS4 | - | Movement and Transportation |
| SS5 | - | Employment Provision |
| SS6 | - | Environmental quality and local distinctiveness |
| RA1 | - | Rural Housing Strategy |
| RA2 | - | Herefordshire's Villages |
| H3 | - | Ensuring an Appropriate Range and Mix of Housing |
| MT1 | - | Traffic Management Highway Safety & Active Travel |
| LD1 | - | Landscape and Townscape |
| LD2 | - | Biodiversity and Geodiversity |
| LD3 | - | Green Infrastructure |
| SD1 | - | Sustainable Design and Energy Efficiency |
| SD2 | - | Renewable and Low Carbon Energy |
| SD3 | - | Sustainable Water Management and Water Resources |
| SD4 | - | Wastewater Treatment and River Water Quality |

The Core Strategy 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

2.2 **Walford Neighbourhood Development Plan**

<https://www.herefordshire.gov.uk/directory-record/3112/walford-neighbourhood-development-plan>

Policy WALF1: Promoting Sustainable Development
 Policy WALF2: Development Strategy
 Policy WALF4: Conserving the Landscape and Scenic Beauty of the Parish
 Policy WALF6: Enhancement of the Natural Environment
 Policy WALF8: Wastewater Drainage
 Policy WALF10: Sustainable Design
 Policy WALF12: Highway Design Requirements
 Policy WALF17: Design and Appearance
 Policy WALF20: Housing Development in Howle Hill

2.3 **National Planning Policy Framework**

https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Section 2 – Achieving sustainable development
 Section 4 – Decision Making
 Section 5 – Delivering a sufficient supply of homes
 Section 9 – Promoting sustainable transport
 Section 11 – Making effective use of land
 Section 12 – Achieving well-designed places
 Section 15 – Conserving and enhancing the natural environment

2.4 **Wye Valley AONB Management Plan**

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

Wv-D2: Design, Materials and Energy Efficiency
 WV-T2- Transport Infrastructure and Traffic Management

- 2.5 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 made on 9th November 2020 and the review process is currently underway. 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 most relevant policies of the CS – which are considered to be those relating to meeting housing needs, guiding rural housing provision, highways safety and safeguarding features of environmental value (amongst others). These have been reviewed and are considered to be consistent with the NPPF. As such, it is considered that they can still be attributed significant weight and any policy tension is set out within the assessment and planning balance in the Appraisal section below.

3. **Planning History**

P232500/F- Proposed erection of dwelling and ancillary outbuildings and creation of access-
 Withdrawn 31 October 2023

4. Consultation Summary

Statutory Consultees

4.1 **Welsh Water-** Qualified Comment (12 September 2024)

This application is located in an un-sewered area and since the proposal intends on utilising an alternative to mains drainage, we would advise that the applicant seek advice from the Environment Agency and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

4.2 **Environment Agency**

No Objection/Qualified Comment (29 May 2025) – comments specifically in respect of the proposed WET system

As this is a non-standard drainage arrangement with the ability to discharge to surface waters, it would require a bespoke surface water discharge permit. This would need to be in place before any discharge can commence. I understand that the proposal is to line the ponds/lagoon with an impermeable liner. This will need to happen to ensure that there is no discharge to ground.

No objection/Qualified Comment (14 October 2024)

Thank you for your consultation on the above application received by us on 25/09/24.

We previously commented upon a similar proposal for the erection of a single dwelling on this site (your ref: 232500), at that time the risks of pollution to controlled waters were not demonstrated and we requested a desk study to be carried out.

We have reviewed the Pre-Planning Geo-Environmental Desk Study Report by Wilson Associates (ref: 5331, dated May 2024) submitted with this application and have the following comments to make in regard to the protection of controlled waters only.

Queries relating to human health should be directed to the relevant department of the Local Authority.

Site Context

The 1:50,000 scale geological map indicates that the bedrock underlying the site is the Avon Group Formation, consisting of interbedded Mudstone and Limestone forming a Secondary A aquifer. There are no superficial deposits mapped on site, which increases the bedrock aquifers vulnerability to pollution. The site is not within a source protection zone or drinking water safeguard area.

In our previous response (your ref: 232500), we noted that the previous use of the Eastern portion of the site was a landfill, known as Howle Hill which presents a high risk of contamination to groundwater. We understand the site boundary has now been moved and the site is not now proposed on this historical landfill. We are therefore satisfied that the risk from the landfill is sufficiently reduced

Risk to Controlled Waters

We understand from the Desk Study Report that due to historical land uses and proximity to Howle Hill Landfill, possible elevations of toxic metals and PAH Hydrocarbons may exist near the surface made ground from quarry soil and lime kiln fire ash, and it is possible that these contaminants could permeate down to the unsaturated zone and reach the water table.

The findings of the Desk Study Report suggest there is a low risk that the site may contain contaminants at elevations sufficient to pose a significant risk to environmental receptors. Thus, testing and producing a quantitative risk assessment is considered unnecessary as no evidence of contamination was identified during the site walkover.

During groundworks we recommend that a watching brief is conducted to identify any potential existing contamination. If anything untoward is found, works should stop, and the substance should be checked with a professional environmental consultant to confirm whether contamination is present. Works should not restart until any contamination has been appropriately dealt with.

In light of the above, we recommend that the following condition be added to any granted planning permission in the interest of protecting controlled waters:

Condition: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan (a long-term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Reason: To ensure that any unexpected contamination is dealt with, and the development complies with approved details in the interests of protection of ground and surface waters (controlled waters as defined under the Water Resources Act 1991).

4.3 **Natural England – No Objection/Qualified Comment (27 May 2025)**

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/planning-and-transport-authorities-get-environmental-advice-on-planning)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- Protected sites and areas: how to review planning applications - [GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Further guidance is also set out in Planning Practice Guidance on the natural environment Natural environment - [GOV.UK \(www.gov.uk\)](https://www.gov.uk) and on Habitats Regulations Assessment Appropriate assessment - [GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Internal Consultees

4.4 **Environmental Health (Noise/Nuisance) Comments** - No Objection (09 September 2024)

4.5 **Environmental Health (Contamination) Comments** – Qualified comment 17 July 2025)

We refer to the above application and would make the following comments in relation to contaminated land and human health issues only.

“Pre-planning Geo-Environmental Desk Study Report for Land Opposite and East of Caenwood, Howle Hill, Ross-on-Wye, Herefordshire.” Prepared by Wilson Associates, Dated : 24th May 2024, Report No.: 5331

The qualitative Desk Study assessment carried out identified a principal risk from an adjacent, closed, landfill site authorised to accept inert wastes. It concludes that, in lieu of ground gas monitoring to quantify these risks, ground gas protection (equivalent to CS2 as defined in BS8485) should be included in the development.

Whilst it is generally accepted that ground gas protection measures should be designed and implemented on the basis of monitoring data, the specialist considers the inclusion of appropriate ground gas protection to be adequate from the information assessed as part of the desk study. It notes that the installation of ground gas monitoring wells is expensive and whilst this is the case, such work may negate the requirement for time consuming ground gas design and verification plans to be prepared and submitted, on site independent verification and subsequent verification reporting.

Given its proximity (estimated at 3m beyond the development boundary) and likely inaccuracy of recorded site extents, consideration should also be given to confirming no wastes are present in the soils within the development 'red line'. Trial pitting or similar would likely prove valuable in demonstrating the site is waste free if such information cannot be found in the paper records.

On the basis of the above, and because it is considered that there is value in reviewing files held by the Local Authority indicating the deposition of unauthorised wastes at the landfill, we would recommend the condition below be appended to any approval. It retains the desk study element on the basis that an addendum or revision of the report may be required following review of these records and the comments above.

Recommended Condition

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:
 - a) a Preliminary Risk Assessment report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice
 - b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors
 - c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed shall be submitted in writing. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted and agreed in writing before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Technical notes about the condition

1. Assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework.
2. All investigations of potentially contaminated sites are required to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.
3. Where ground gas or vapour protection measures are required, they shall be validated in accordance with current best practice guidance.

4.6 **Minerals and Waste Comments - No Objection (13 September 2024)**

I can confirm that the application site is identified as being within an area safeguarded for minerals due to the presence of a large hard rock deposit. There are a number of small historic quarries within the area and as a result areas of unknown landfill. I would advise that the Environmental Health Officer for Contaminated Land is consulted in relation to the potential for contamination on the site.

In terms of the safeguarding of minerals, the site is not identified as a preferred area for extraction within the emerging Minerals and Waste Local Plan. Given the context of the site and permitted reserves of hard rock which the County currently has, I would raise no objection to the proposed development in relation to the safeguarding of minerals at the current time.

4.7 **Natural Environment Officer Ecology**

Original comment Objection (23 September 2024)

Summary: further surveys are required. Objections from other consultees need to be removed before we are able to proceed with a HRA.

Notes in respect of Ecology

The proposed site is within the Wye Valley AONB, 2 km from the river Wye SSSI, 5 km from the Wye Valley & Forest of Dean Bat SAC. Neighbouring the wider site to the south is a priority habitat, an orchard. Wrapping the site from the South West to the North is a parcel of woodland part of which is classified as an ancient woodland (Howle Hill Wood and Marks Well Wood).

A Preliminary Ecological Appraisal by NewWays Ecology dated 10/06/24 and a Mitigation and Biodiversity Enhancement Management Plan also by NewWays Ecology dated 25/07/24 has been provided in support of this application. The PEA found the site to be of moderate ecological importance based on its semi-improved grassland with herb rich mix within the sward and the BAP priority habitat hedgerow on the north-western boundary.

The proposed development on this site would impact 4 m of priority habitat species rich hedgerow to be removed for visibility splay, and 200m² area of semi-improved grassland, as well as the Local Wildlife Site. A silt trap has been recommended to stop runoff impact on the LWS, as well as replanting to limit the effects on the hedgerow and grassland.

Bats

The new smaller proposed site has no roosting features but likely that it has potential to host foraging and commuting bats due to the surrounding habitat. The wider site includes disused Lime Kilns. The previous PEA tied to the withdrawn application (232500) on this site recommended further bat surveys due to records of bats emerging from the Kilns. The current PEA mentions that these are currently being assessed by Herefordshire Mammals, who have already carried out a hibernation survey, and are carrying out emergence surveys. We have not yet seen sight of these, and it is unclear if the wider site supports bat species and how this development is likely to impact them.

GCN

The closest GCN record is within 600m of the site and the pond on the wider site has been assessed as having average suitability using the Habitat Suitability Index. The previous PEA also evidenced that there was knotweed onsite and that this would require further surveys as it had the potential to spread offsite, it also recommended the further surveying of ponds on/near the site. We also requested these surveys as part of the previous application on this site, our response remains the same and we need GCN surveys or eDNA testing as the proposed site has the potential to support GCN.

To carry out a presence/absence survey for great crested newts, this must be made up of either 4 survey or an eDNA survey. The four visits need to be between mid-March and mid-June with at least 2 visits between mid-April and mid-May. Three survey methods (preferably torch survey, bottle trapping and egg searching) should be used on each survey visit. If great crested newts are discovered on the site then it may be necessary to carry out a population size class estimate which involves an additional 2 visits in the specified time period. Negative results using the eDNA technique are also acceptable.

The ecologist should make recommendations as to whether a European Protected Species Licence with respect to great crested newts would be necessary and the need for a mitigation scheme and/or precautionary method statement.

Great crested newt survey should be carried out by an experienced, licensed ecologist in line with the Great Crested Newt Mitigation Guidelines by Natural England (2001) and should be submitted with any necessary mitigation scheme and method statement to the Local Planning Authority in support of the planning application.

The use of the eDNA technique in line with the established guidelines for use is acceptable to provide evidence of likely absence.

Reptiles

Due to the habitat on site the PEA has suggested the development could have some impact on reptiles but precautionary working methods and reasonable avoidance measures have been provided.

Birds

No evidence of nesting on site but high potential for birds on site due to the mixed species hedge on the northwest boundary.

Dormice, badgers

No evidence of badgers or dormice on site.

There is no certainty that the proposed development will not affect or harm local protected species populations. An Ecology OBJECTION raised as the application does not demonstrate compliance with Core Strategy LD2, (SS1, SS6 also apply); 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'); NPPF (2021); NERC Act (2006) obligations and considering the council's declared Climate Change and Ecological Emergency.

Notes in respect of River Wye SAC & Wye Valley & Forest of Dean Bat SAC

The site is within the hydrological catchment which comprises part of the River Wye Special Area of Conservation (SAC); a habitat recognised under the Habitats Regulations, (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')) as being of international importance for its aquatic flora and fauna. The site is within 10km of sites included within the Wye Woodlands and Forest of Dean Bat SAC (Horseshoe species). This triggers the requirement for effects on Horseshoe Bat species – foraging, commuting and roosting (Core Sustainance Areas) to be considered within the HRA process

The competent authority (in this case the Local Planning Authority) is required to consider all potential effects (either alone or in combination with other development) of the proposal upon the European site through the Habitat Regulations Assessment process.

The HRA process must be based on a demonstration of legal and scientific and be undertaken with a 'precautionary' approach.

The site lies within the River Wye SAC and Natural England must be formally consulted in relation to the triggered Habitat Regulations Assessment.

Notes in respect of Habitat Regulation Assessment (River Wye SAC & Wye Valley & Forest of Dean Bat SAC)

Wye Valley & Forest of Dean Bat SAC

- The site is within 5 km of the Wye Valley & Forest of Dean Bat SAC (Horseshoe Species).
- The proposed site has no roosting features but it is likely that it has potential to host foraging and commuting bats due to the surrounding habitat. The wider site includes disused Lime Kilns that have previous records of bats, these are currently being surveyed.
- We have not seen sight of these surveys, so it is unclear if this proposal will likely significant effect the Wye Valley & Forest of Dean Bat SAC.

River Wye SAC

- This application lies within the lies within the hydrological catchment which feeds to the River Wye SSSI.
- A mains sewer connection is not available at this location. This has been confirmed by DCWW on the 12 September 2024.
- Based on the Foul Drainage Assessment Report the site will make use of a compost toilet and a Biologic Design Wetland System to treat grey water.
- The wetland is now not included in the red line boundary.
- Compost will be spread in the wider site belonging to the applicant, not included in the red line boundary for this development.
- The system would have to conditioned and legally secured for the lifetime of the development.
- Based on the previous consultation with EA the site lies within a secondary aquifer, increasing its vulnerability to pollution.
- The proposed development creates additional overnight or new residential accommodation.
- The new application leads to additional surface water.
- This will be harvested and stored in a SuDS system to be used on site.

We have some initial queries outlined below:

Species surveys are requested for this site as outlined in 'Notes in respect of Ecology'.

There has been a recent change in the condition of the River Wye, which has been downgraded from 'Unfavourable-no change' to 'unfavourable – declining' and the LPA has a duty to ensure developments do not make this situation worse or hinder the improvement of the condition of this SSSI.

We note that there is still an outstanding Land Drainage consultation, and previously they gave a holding objection for a similar scheme on this site. We need confirmation of No Objection to ensure the proposed scheme is legally and technically feasible before we can further assess the application in regards to HRA.

In addition, the previous application had an Objection from the Environment Agency due to potential effects on the watercourse and a secondary aquifer. I note that the EA has not yet been consulted and we will await their response.

Once this information has been submitted and the Environment Agency/Land Drainage have been consulted and responded with a No Objection the LPA can look to progress the required

HRA process, Appropriate Assessment and required full consultation with Natural England can be progressed.

At this time due to legal and scientific uncertainty and phosphate neutrality not secured there is an identified Adverse Effect on the Integrity of the River Wye Special Area of Conservation and Wye Valley & Forest of Dean Bat Special Area of Conservation (a European Site, 'National Network Site' or 'Higher Status' nature conservation site). There is also no certainty that the proposed development will not have an effect on the integrity of national nature conservation sites (SSSI) or local irreplaceable habitats. There is an Ecology OBJECTION raised as the application does not demonstrate compliance with Core Strategy SD3 (SS1, SS6 and LD2 also apply); 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'); NPPF; and NERC Act obligations.

Further comments- No Objection (6 May 2025)

The site is within River Wye SAC catchment and this proposed development triggers the legal requirement for a Habitat Regulations Assessment process to be carried out by the LPA, the final HRA 'appropriate assessment' completed by the LPA must be formally approved by Natural England PRIOR to any future planning consent being granted.

This HRA process needs to be completed based on all current requirements and considerations and on information supplied in support of this specific application and that is sufficiently detailed to allow any relevant conditions to be secured.

The HRA process must be completed with legal and scientific certainty and using a precautionary approach.

From the start of August 2023, there have been changes in the conservation status of the River Wye SSSI - downgraded to "unfavourable declining" by Natural England; and these comments have been completed based on this recent change and updated SSSI Impact Risk Zone information available from Natural England (River Wye SAC – bespoke buffer – Any discharge of water or liquid waste including to mains sewer). The applicant must demonstrate with scientific and legal certainty that the proposed development will create no significant nutrient pathways into the River Wye that may make the current situation worse or hinder any recovery.

The demonstration of the use all best available 'natural' technology to minimise the discharge of phosphates in to the River Wye SAC catchment must be demonstrated

Notes in respect of HRA

The proposal creates ONE new residential dwelling with associated new-additional foul water and surface water flows (nutrient pathways) created.

- No mains sewer system is available at this location.
- The applicant's additional information and plans received 26th March 2025 are noted and refer.
- Details of proposed composting toilet system and solid and liquid water management are noted.
- A bespoke private foul, grey and surface water management system is proposed.

Foul Water/WC

- The proposal is to utilise a composting toilet. The system will separate solid and liquid waste,
- Solid waste will be dry composted for at least 12 months prior to use a natural fertiliser within the garden of proposed dwelling and within the ownership of the applicant.

- Liquid waste will be used in a similar way as a natural fertiliser after natural treatment processes and will be used within the garden of the proposed development under the ownership of the applicant.
- All nutrient pathways are retained within the applicant's garden and naturally used by the growth of plants and trees; or managed with soil processes or chemical reaction with underlying limestone geology.
- A condition can be used to ensure all waste is managed and used as a fertiliser within the applicant's garden associated with the approved dwelling; for the lifetime of the permitted dwelling.

Grey Water

- All grey water will be directed to a designed 'WET' system that has been designed to manage all grey water flows created by the proposed dwelling.
- The WET system has been sized and designed to ensure that precipitation on the system, in addition to grey water flows, is fully accommodated.
- The WET system uses natural processes and plant/tree growth to ensure all nutrients are taken up and used in their growth; or are managed through natural infiltration and natural soil processes and natural chemical processes within the local limestone geology.
- No grey water is discharged outside the curtilage of the proposed dwelling.
- No nutrient pathways outside the curtilage of the proposed dwelling are identified.
- The WRT system and its management can be secured for the lifetime of the dwelling it supports through condition on any planning permission granted.

Surface Water

- All clean surface water will be collected and managed separately to greywater to ensure the WET system for greywater is not overloaded at times of high precipitation.
- All surface water will be managed through onsite Sustainable Drainage Systems.
- No surface water is discharged outside the curtilage of the proposed dwelling
- The SuDS and its management can be secured for the lifetime of the dwelling it supports through condition on any planning permission granted.

All potential nutrient pathways are managed and fully mitigated within the curtilage of the proposed dwelling and no pathways into the wider hydrological catchment of the River Wye SAC are identified as a result of the proposed new dwelling.

Suggested conditions

Foul Water (Nutrient Management) River Wye SAC (SSSI)

Unless otherwise approved in writing by the Planning Authority:

- All foul water created by the dwelling permitted under this permission shall be managed by a composting toilet system with solids and liquids being separated and stored for further management.
- All solids created by the composting toilet shall be subject to a dry composting process for a period not less than 12 months and then shall be used a fertiliser within the curtilage of the permitted dwelling.
- All liquids created by the composting toilet shall be used a fertiliser within the curtilage of the permitted dwelling.
- The permitted foul water system shall be managed and maintained as approved.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981, National Planning Policy Framework (2021),

NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, SD3, SD4, LD1, LD2 and LD3 and the council's declared Climate & Ecological Emergency.

Grey Water (Nutrient Management) River Wye SAC (SSSI)

Unless otherwise approved in writing by the Planning Authority:

- All 'grey water' created by the dwelling permitted under this permission shall be managed by a designed 'WET' system as detailed in approved plans
- No discharge or outfall of any grey water outside of the curtilage of the approved dwelling shall occur at any time.
- The permitted WET grey water management system shall be managed and maintained as approved.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981, National Planning Policy Framework (2021), NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, SD3, SD4, LD1, LD2 and LD3 and the council's declared Climate & Ecological Emergency.

Surface Water (Nutrient Management) River Wye SAC (SSSI)

The proposed site is within the Wye Valley AONB, 2 km from the river Wye SSSI, 5 km from the Wye Valley & Forest of Dean Bat SAC. Neighbouring the wider site to the south is a priority habitat, an orchard. Wrapping the site from the South West to the North is a parcel of woodland part of which is classified as an ancient woodland (Howle Hill Wood and Marks Well Wood).

A Preliminary Ecological Appraisal by NewWays Ecology dated 10/06/24 and a Mitigation and Biodiversity Enhancement Management Plan also by NewWays Ecology dated 25/07/24 has been provided in support of this application.

- No bat roosting potential was identified within the proposed development site, but bat roosting and activity has been recorded in the immediate area. This activity includes Horseshoe bat species an associated feature of the WV&FoD Bat SAC.
- A condition to ensure all external lighting is minimised to avoid impacting the local intrinsically dark landscape and nature conservation interests, including foraging and commuting of all bat species is requested.
- With lighting controlled by condition no effects on local bat populations or those associated with the WV&FoD Bat Sac are identified.

Protected Species and Dark Skies (external illumination) (Bat SAC and Wye Valley National Landscape)

- Lighting Condition

General Ecology comments

As a self-build development no statutory Biodiversity Net Gain requirements apply to this specific development. Should this self-build status change then statutory BNG requirements may automatically become applicable.

From supplied and available information, the LPA doesn't identify the works as having any likely direct effects on local protected species. The applicant should be reminded of their and their contractors' legal obligation to wildlife protection afforded at all times through the Wildlife & Countryside Act. There are records of multiple bats and other protected species within the locality.

- Wildlife Protection Informative
- To obtain Species (Biodiversity) Net Gain

A Habitat Regulation Assessment was undertaken and is published here:
<https://myaccount.herefordshire.gov.uk/documents?id=dcb2ee48-2a81-11f0-908d-005056ab11cd>

4.8 **Area Engineer Team Leader - No Objection (30 August 2024)**

The Local Highways Authority has considered the application for the proposed erection of self-build dwelling and out buildings and creation of an access and makes the following comments.

The application site access is proposed off a small adopted road (U70415) and the access is to the North East of the application site.

The Highways technical note submitted with the application drawing TPG-409-P-350, indicates achievable visibility splays of 2.4m x 26m to the South West and 2.4m x 30m to the North East which lie within highways land. These splays would be acceptable for the speed of the road as calculated in the speed survey submitted within the Highways technical note.

The parking and turning as indicated in drawing TPG-409-P-350 would be acceptable to the LHA and the 1 parking space would comply with Herefordshire Council highways design guide. Secure cycle storage is provided as indicated in drawing TPG-409-P-500 and this would be acceptable.

4.9 **Natural Environment Officer Landscape - No Objection (03 October 2024)**

The site falls within the Wye Valley AONB. The landscape character type is Wooded Sandstone Hills (in the latest Herefordshire Landscape Character Assessment, April 2023). It is noted that the site falls within the settlement boundary as set out in the Walford Neighbourhood Plan.

The proposed dwelling is relatively small, of a site specific design and utilises an existing access point into the field. The associated proposals for self-sufficiency, purposeful permaculture and biodiversity management are suitable to the site.

I have previously visited the site and commented on the withdrawn application (ref 232500). The application now sets out how it fits into the local character through a site boundary that covers a suitable scale area to allow for a single, small dwelling, with access and necessary associated small buildings. The new dwelling will be set within the existing small holding, with no specific changes identified to the associated existing vegetation, habitats or historic lime kilns.

The location chosen for the dwelling is at a high point, however the recently planted native hedgerow will mature to filter views of the building from the surrounding footpaths. The visual impact is also reduced with the appropriate choice of materials and colour finishes to integrate with the local character.

A more detailed landscape scheme could be provided by condition, if the application is to be approved. This is to cover details such as how the new residential boundary would be defined, design of gates if required at the road entrance, surface material for the permeable vehicle areas, species numbers, sizes and densities for the willow, fruit trees and pond planting in the drainage area. This is required in order to ensure that the new built form and land use will integrate appropriately with the surrounding landscape.

There is no landscape objection in relation to Core Strategy Policy LD1.

4.10 Land Drainage Comments

Original comments Objection – 08 November 2024

The drainage proposals appear to have changed under the new application although the infiltration test results provided remain the same as detailed in the attached response. Trial Hole A was 1.5m deep and obtained an extremely fast infiltration rate of 1.14×10^{-3} m/s. Two other trial pits (B & C) are presented on a plan however no details of these pits/tests have been provided; no percolation testing has been undertaken at the site.

The extremely fast rate may be due to the presence of made ground/ the underground kiln structure located immediately to the southwest of the proposed site/dwelling.

The current foul water drainage proposals comprise a compost toilet for the solid foul waste and a greywater Wetland Ecosystem Treatment (WET) system. These are non-standard foul water drainage arrangements which are not referred to in Policy SD4 of the Herefordshire Local Plan Core Strategy 2011-2031 or in Building Regulations Part H. As such, we object to these arrangements and await the submission of an alternative strategy likely accompanied by further percolation test results. The reference made to the drainage arrangements proposed for another development site in Herefordshire (233727) hold no meaning as we (Land Drainage) were not consulted on the proposals and, as such, provided no comment on the proposals.

The proposed greywater system offers no treatment to the water before entering a retention pond. It is stated that should the pond overflow, the 'surface water runoff' (note this is not surface water, it is untreated greywater) would flow towards a hedgerow to the east, vegetable garden to the west and woodland to the south. This is not the case and is unacceptable. The exceedance flow from the retention pond/WET system would travel south towards the adjacent highway ('Sharman Pitch') and pose a significant risk of flooding to the highway; the site is notably higher than the highway meaning untreated greywater would flow onto the network due to the steeply sloping topography. The pollution risk is high as the future use of products (cleaning products and bleach etc) within the dwelling cannot be confirmed.

The surface water drainage proposals comprise two large rainwater harvesting tanks whereby an overflow will be fitted directing water to the 'retention pond' proposed as part of the greywater WET system. This is unacceptable; the surface and foul water drainage systems must remain separated.

A dedicated SuDS system should be accommodated solely for the surface water runoff from the proposed dwelling. No sizing information for the current proposals have been provided; the revised surface water drainage strategy must demonstrate that the system can accommodate a 1 in 100yr + CC event.

Further Comment – No Objection - 03 June 2025

Overview of the Proposal

The Applicant proposes the construction of new dwelling (1-bed). The site covers an area of approx. 0.06ha and is currently agricultural greenfield land (including a vegetable patch) and a disused lime kiln. An ordinary watercourse flows approx. 525m to the west of the site. The topography of the site slopes down from northeast to southwest by approx. 1m.

Flood Risk

Fluvial Flood Risk

Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is located within the low probability Flood Zone 1.

As the proposed development 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). This is summarised in Table 1:

Further information on the subject of this report is available from Mr Joshua Evans on 01432 260327

Surface Water Flood Risk

Review of the EA's Risk of Flooding from Surface Water map indicates that the site is not located within an area at risk of surface water flooding. There is an area of low to high risk of surface water ponding to the east of the site, but this does not enter the red line site boundary. The proposed dwelling location is not directly down gradient of the mapped surface water ponding which is appropriate.

Other Considerations and Sources of Flood Risk

- There may be a risk of surface water flooding from higher land. The Applicant would need to consider the likely flow routes in the vicinity of the proposed development site. It may be necessary to raise the threshold levels slightly to prevent ingress.
- Review of the EA's Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.
- Surface and Foul Water Drainage
- Infiltration testing has been undertaken onsite whereby a trial hole was excavated to 1.5mBGL (Trial Hole A). Three tests were conducted; notably fast infiltration rates were obtained, the slowest of which is $1.14 \times 10^{-3} \text{m/s}$. The extremely fast rate may be due to the presence of made ground/ the underground kiln structure located immediately to the southwest of the proposed site/dwelling (shown below).
- Two other trial pits (B & C) are presented on a plan however no details of these pits/tests have been provided; no percolation testing has been undertaken at the site.

The current foul water drainage proposals comprise a compost toilet for the solid foul waste and a greywater Wetland Ecosystem Treatment (WET) system.

We note the Applicant's commitment to provide an eco-conscious development. Ecology have approved the use of a compost toilet as the proposed drainage option for solid foul waste. The proposed toilet will separate liquid and solid waste. All waste is to be used as fertiliser onsite; no foul waste will leave the site.

Regarding the proposed WET system to treat and discharge greywater from the site; the outfall from this system is to be spread over the ground onsite meaning there is no specific discharge point. This is a non-standard foul water drainage arrangement which is not referred to in Policy SD4 of the Herefordshire Local Plan Core Strategy 2011-2031 or in Building Regulations Part H. On this basis, we have consulted with the Environment Agency. A willow coppice/orchard is proposed to be constructed adjacent to the WET System.

The EA have advised that, as 'this is a non-standard drainage arrangement with the ability to discharge to surface waters, it would require a bespoke surface water discharge permit. This would need to be in place before any discharge can commence'. The Applicant should be aware of the potential costs and time which could be incurred when obtaining the required permit. As previously established, a standard foul water drainage system would likely be a viable and appropriate option for this site to mitigate the requirement for a permit.

Should the Applicant wish to proceed with this option, we require an appropriate condition/informative to be applied to this planning permission decision notice identifying the requirement for an Environment Agency Surface Water discharge permit.

They further state that they 'understand that the proposal is to line the ponds/lagoon with an impermeable liner. This will need to happen to ensure there is no discharge to ground'. This must be accommodated.

The Applicant will be immediately responsible to rectify any runoff/nuisance flooding caused to the adjacent highway ('Sharman Pitch') should the proposed WET System overflow.

The surface water drainage proposals comprise two large rainwater harvesting tanks whereby an overflow will be fitted directing water to the 'retention pond' proposed as part of the greywater WET system.

Overall Comment

CONDITIONAL NO OBJECTION

We recommend that the following information is provided within suitably worded prior to occupation planning condition:

- Submission of evidence that a bespoke surface water discharge permit has been obtained from the Environment Agency to support the non-standard foul water drainage proposals.

5. Representations

5.1 Walford Parish Council - No Objection/Qualified Comment (22 September 2024)

Walford Parish Council met on 18th September and voted to support the application. Council note however that there was no detail of where dry toilet waste is to be stored or the method of its treatment. The amount of glass across the front of the building may not be in keeping with an AONB

Further No Objection/Qualified Comment (24 April 2025)

Walford Parish Council met on Wednesday 23rd April and voted to support the application with the comment that more information is required concerning the disposal of solid sewage waste as it is not clear how this is to be managed.

5.2 Third Party Representations

A total of 11 representations have been made to the Local Planning Authority, 8 have been made in support of the scheme and 3 have been in objection. The responses can be summarised as follows:

Support

- Ecological enhancement to wider location: Comments have been received highlighting the proposal's contribution to biodiversity and ecological enhancement in the wider area, with particular reference to habitat creation and the integration of planting that supports local wildlife.
- Sustainability of proposed dwelling: The proposal has been praised for incorporating sustainable construction principles, including the use of low-impact materials, energy efficiency measures, and a design that seeks to minimise its environmental footprint.
- Benefit to the wider landscape: Respondents have noted that the development has the potential to bring wider landscape benefits, including the restoration of degraded land and the integration of the dwelling into its surroundings in a way that enhances rather than detracts from the visual character of the area.
- Retention and enhancement of green infrastructure: Supportive representations acknowledge the proposal's efforts to retain existing vegetation and incorporate new planting schemes, contributing to the green infrastructure network and supporting ecological connectivity.

- Positive impact with regard to water resources: The scheme has been positively received in terms of its water management proposals, including features such as sustainable drainage systems (SuDS), rainwater harvesting, or measures to prevent runoff, which are considered beneficial for local water resources..
- Support for design: Some consultees have expressed support for the overall architectural design, recognising it as contemporary yet sympathetic to its setting, and welcoming the use of high-quality materials and detailing.

Objections

- Concerns regarding design: Several objections have been raised in relation to the design of the dwelling, with concerns that it may be overly modern or not in keeping with the vernacular character of the area, and that it may not adequately reflect local distinctiveness.
- Concerns regarding landscape impact: Representations have been received expressing apprehension about the visual impact of the development on the surrounding landscape, particularly in relation to views from public rights of way or other sensitive receptors.
- Concern over traffic impacts: Some consultees have raised issues around the potential increase in vehicle movements associated with the development, with particular reference to the suitability of the access arrangements and potential effects on local highway safety and capacity.
- Concerns regarding foul water discharge: Objections have also been made in respect of foul drainage arrangements, with fears that the proposed method of wastewater disposal may not be adequate, or that it could pose risks to local watercourses or ground conditions.

5.3 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=242024

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

6. Officer's Appraisal

Policy context and Principle of Development

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

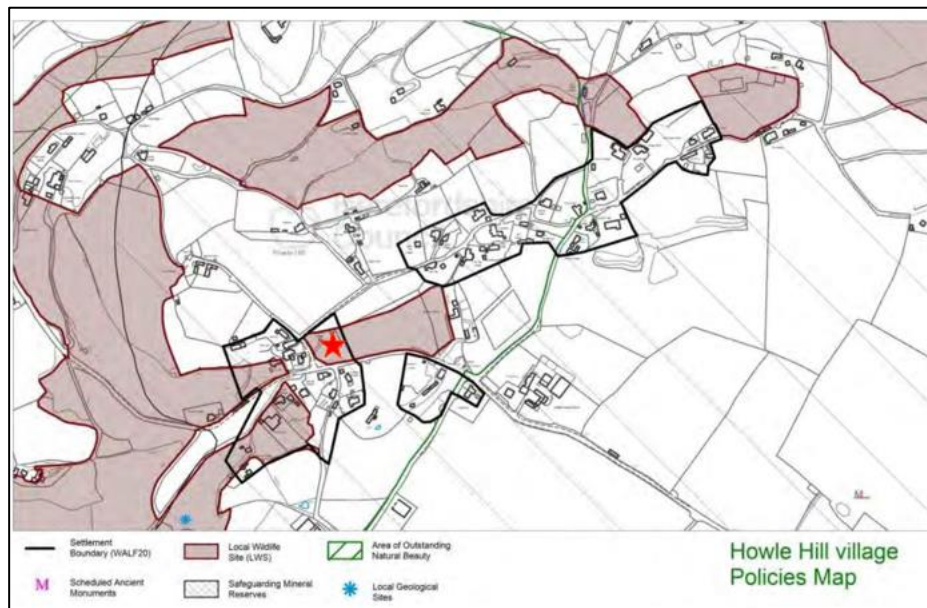
"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS), and the made Walford Neighbourhood Development Plan, and the National Planning Policy Framework (NPPF) is also a significant material consideration

6.3 The proposed development site is located within the Walford Neighbourhood Development Area. Accordingly, the applicable policies include SS1, SS2, RA1, RA2, and RA3 of the Herefordshire Local Plan – Core Strategy, alongside Policies WALF1, WALF2 and WALF20 of the Neighbourhood Development Plan (NDP). These policies collectively establish a framework supporting, in principle, the development of new residential dwellings within the settlement boundaries of the villages identified in the Neighbourhood Area.

- 6.4 The Council is currently unable to demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF). The existing supply is assessed at 3.06 years, significantly below the required threshold. In such cases, NPPF Paragraph 11 establishes that housing applications should be considered favourably unless:
- The proposed development conflicts with specific NPPF policies, or
 - The adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.
- 6.5 The Paragraph 14 of the NPPF further clarifies that where the presumption at Paragraph 11d applies to housing applications, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following conditions are met:
- The neighbourhood plan became part of the development plan five years or less prior to the decision date; and
 - The neighbourhood plan contains policies and allocations to meet its identified housing requirements (see NPPF Paragraphs 69-70)
- 6.6 Footnote 7 to Paragraph 11d (i) specifies that the policies referred to include those related to habitats sites, Sites of Special Scientific Interest, Green Belt land, Local Green Space, National Landscapes, National Parks, Heritage Coasts, irreplaceable habitats, designated heritage assets, and areas at risk of flooding or coastal change.
- 6.7 The Walford Neighbourhood Development Plan was formally made on 13 June 2023 and is therefore less than five years old. As such, it benefits from the enhanced protection afforded by paragraph 14 such that the granting of planning permission for a proposal that conflicts with the provisions of the Neighbourhood Development Plan would result in significant harm, which would generally not be outweighed by any associated benefits of the development. In this case however the principle of development aligns with the Neighbourhood Plan.
- 6.8 Policy SS1 of the Core Strategy emphasizes a presumption in favour of sustainable development, requiring the Council to adopt a positive approach consistent with national policy. Policy SS2 commits to delivering at least 16,500 homes in Herefordshire between 2011 and 2031 to meet both market and affordable housing needs.
- 6.9 Since the proposed site is outside the principal urban centres of Hereford, Ross-on-Wye, Ledbury, Kington, Leominster, and Bromyard, Policies RA1 and RA2 are engaged. Policy RA1 targets the provision of 5,300 new rural dwellings by 2031 to support rural economies. Policy RA2 allows for sustainable housing growth in or adjacent to designated rural settlements, provided certain criteria are met, including:
- Proximity to the main built-up area,
 - Use of suitable brownfield sites,
 - High-quality, context-sensitive design, and
 - Delivery of housing that meets identified local needs
- 6.10 Policy WALF20 states that new housing within Howle Hill will be supported where it comprises sensitive infilling within the settlement boundary shown on Howle Hill Policies Map. The gaps between the clusters that form the settlement shall be retained in order to maintain the settlement pattern identified for the Forest Smallholdings Landscape Type and preserve the landscape and scenic beauty of the Wye Valley National Landscape
- 6.11 The settlement of Howle Hill, which falls within the Walford Neighbourhood area, is identified at Figure 4.15 as an area where proportionate housing is appropriate. The proposed site is located at the edge but within the established settlement within an area formally used as a lime kiln. The

area identified within the Neighbourhood Development Plan and the settlement boundary includes the proposed site and as such it is considered to be a sustainable location within Howle Hill under Policy WALF20 of the Walford Neighbourhood Plan and Policy RA2 of the Herefordshire Local Plan Core Strategy. The Walford Neighbourhood Development Plan Howle Hill Policies Map is inserted below for ease. The site is demarked by the red star.



The Walford Neighbourhood Development Plan Howle Hill Policies Map

- 6.12 It is acknowledged that future occupants of the proposed dwelling would be dependent on private motor vehicles for access to local services, as there is no public transport provision serving Howle Hill, nor are there established and lit pedestrian footpaths connecting the site to nearby settlements, however in light of the current housing shortfall within the county, and specifically the identified deficit of 21 dwellings within the parish of Walford, it is considered that the proposal is acceptable in principle. This is further supported by the site's location within a designated RA2 settlement and within the area identified in the Neighbourhood Development Plan as being locationally sustainable.

Scale, Design, and Appearance/Landscape and visual impacts

- 6.13 Policy LD1 is of relevance to this proposal, and requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development. The proposal is considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings including garages. The 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.
- 6.14 Policy WALF4 states that measures to maintain and reinforce landscape character within Walford Parish, especially within the Wye Valley AONB, will be promoted wherever possible. Policy WALF17 states that new dwellings, including alterations or extensions to existing buildings, will be required to achieve good standards and variety of architecture and design particularly where there is a need to respect local distinctiveness and the traditional qualities and characteristics of the settlement or rural area within which it will be located.
- 6.15 Paragraph 187 sets out ways in which planning policies and decisions should contribute to and enhance the natural environment, including protecting and enhancing valued landscapes and by recognising the intrinsic character and beauty of the countryside. Furthermore, minimising impacts and providing for net gains for biodiversity and preventing new and existing development

from contributing to unacceptable risk from soil, air, water or noise pollution of land instability. Additionally, land where appropriate.

- 6.16 Paragraph 189 identifies great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 6.17 Paragraph 190 then goes onto say, when considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 6.18 By reason of the modest scale of the development and its visual relationship with the built form of Howle Hill, the proposed development does not constitute major development within the Wye Valley National Landscape.
- 6.19 The proposed dwelling is considered to be of an acceptable design. The simple linear form of the built form and modest scale are regarded as appropriate for the context and the resulting development is not expected to detract from the character or quality of the wider landscape.
- 6.20 While the dwelling is positioned at a relatively elevated point on the site, the recently planted native hedgerow is anticipated to mature in a manner that will effectively filter views of the building from surrounding public footpaths. The visual impact of the development is further mitigated through the use of sympathetic materials and finishes that respond well to the local vernacular. In particular, the proposed use of lime render, timber cladding, a sedum roof, and corrugated metal sheeting is considered acceptable, particularly given the site's edge-of-settlement location.
- 6.21 The dwelling would also be partially recessed into the sloping terrain, which would help to minimise its visibility within the wider landscape which, in conjunction with the existing and proposed vegetation, would contribute additional screening further reducing its visual impact.
- 6.22 Whilst the Senior Landscape Officer has not objected it is suggested that should the application be approved, a more detailed landscaping scheme be secured by condition. This should include specifications relating to the treatment of residential boundaries, the design of entrance gates (if proposed), surface materials for permeable vehicular access areas, and detailed planting information. Such measures are necessary to ensure that the new built form and associated land use are appropriately integrated into the surrounding landscape context. In addition to this, it is recommended that permitted development rights for the erection of ancillary building, walls and fences are removed given the sites location within the Wye Valley National Landscape. This would ensure additional urban features such as fencing will require planning permission allowing control over potentially harmful means of enclosure.
- 6.23 Taking the above into account it is considered that the proposed development will conserve the scenic qualities of the National Landscape in a manner consistent with the legal duty under the

Levelling Up and Regeneration Act 2023 to seek to “further the purpose” this National designation and in accordance with the Development Plan policies identified above and the NPPF.

Residential Amenity

- 6.24 Policy SD1 states that development must safeguard the amenity of existing and proposed residents.
- 6.25 Policy WALF17 of the Walford Neighbourhood Development Plan seeks to protect the amenity and privacy of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent uses or the adverse impacts of light pollution. Provide sufficient garden space to enable residents to enjoy their use with appropriate degrees of privacy and functionality.
- 6.26 The application site is relatively isolated, with a substantial separation distance from the nearest neighbouring property, Caenwood, which is situated approximately 45 metres to the west. Given this degree of separation, it is not considered that the proposed development would give rise to any unacceptable adverse impact on the residential amenity of existing dwellings within Howle Hill.

Ecology and biodiversity/Biodiversity Net Gain

- 6.27 Policies LD2 and LD3 are applicable in relation to ecology and the impact on trees. These state that development proposals should conserve, restore and enhance the biodiversity and geodiversity asset of the County and protect, manage and plan for the preservation of existing and delivery of new green infrastructure.
- 6.28 Policy WALF6 of the Neighbourhood development plan states that the conservation, recovery and enhancement of biodiversity habitats and geological features, including sites identified in the Priority Habitats Inventory and Herefordshire Biodiversity Action Plan, local wildlife sites, trees (especially veteran trees), woodlands, orchards, hedgerows, ponds, water courses and grasslands, in accordance with Core Strategy policy LD2 will be supported in order to maintain and expand wildlife.
- 6.29 The application is supported by a Preliminary Ecological Appraisal prepared by New Ways Ecology, dated 25 July 2024. The appraisal confirms that no evidence of protected species or habitats was identified on site, and therefore concludes that the proposed development would not result in any adverse impacts on protected species. This assessment has been reviewed by the Council's Ecologist, who concurs with both the findings and the mitigation measures set out in the appraisal. Accordingly, should the application be approved, it is recommended that the mitigation strategy contained within the New Ways Ecology report be secured by way of a planning condition.
- 6.30 In relation to the requirement for mandatory 10% BNG, the application is promoted as a self-build project which benefits from an exemption. The continued compliance with the exemption will be controlled by condition limiting first occupation of the dwelling by persons complying with the legal definition of this tenure as set out in the Self-Build and Custom Housebuilding Act 2015.

Access and highways

- 6.31 Policy MT1 of the development proposals should incorporate the following principle requirements covering movement and transportation demonstrate that the strategic and local highway network can absorb the traffic impacts 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

- 6.32 Policy WALF21 of the Walford Neighbourhood Development Plan states that where development proposals are advanced, these should ensure there is safe access onto the highway including adjacent roads. Proposals will not lead to a significant increase in the volume of traffic travelling on roads that do not have sufficient capacity or where this would adversely affect residential amenity
- 6.33 Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 6.34 The proposed development would result in a modest intensification of the local highway network due to the additional vehicle movements generated by the creation of a new dwelling. The application has been reviewed by the Area Engineer, who has raised no objection to the scheme. The proposed access onto the adjacent unclassified road, which is relatively narrow in width, is deemed acceptable, subject to the removal of a small section of hedgerow and the provision of visibility splays. These splays are considered to provide adequate visibility in both directions to ensure highway safety. Furthermore, the development includes sufficient on-site parking provision and is compliant with the standards set out in the Herefordshire Highway Design Guide (2006).

Water Resources/Habitat Regulations

- 6.35 Policy SD3 states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. Where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar to enhance the local flood risk regime. Policy SD4 states that development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.
- 6.36 Policy SD4 confirms that development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater. It establishes a hierarchy for managing waste where there is no mains connection available and promotes provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway) in the first instance followed by a septic tank (discharging to soakaway) with a cess pool arrangement only permissible in exceptional circumstances
- 6.37 Policy WALF8 states that for developments away from public sewers, developers should show, through appropriate evidence, that wastewater drainage can be accommodated without causing pollution to the River Wye Special Area of Conservation (SAC), other properties and land. Developers should ensure any proposed scheme that meets the above requirement is fully implemented before development is brought into use. Developers should utilise or contribute to wet systems where this is practicable, including measures to support biodiversity.
- 6.38 The proposal involves the creation of a single residential dwelling, which will generate additional foul and surface water flows, thereby introducing new nutrient pathways. As there is no mains sewer system available at the site, a bespoke private water management system is proposed
- 6.39 Supplementary information and plans submitted by the applicant on 26 March 2025 detail the intended approach to foul water, grey water, and surface water management. The proposed foul water system comprises a composting toilet that separates solid and liquid waste. Solid waste will undergo a minimum 12-month composting period before being used as a natural fertiliser within the applicant's garden. The location of the storage of this detailed on the site plan (number 14)

- 6.40 Liquid waste will similarly be treated and used within the curtilage of the dwelling. All resulting nutrient pathways will be contained and managed on site through natural processes including plant uptake, soil filtration, and interaction with the underlying limestone geology. The long-term management and containment of all waste within the site can be secured via a planning condition, ensuring that it remains within the applicant's ownership for the lifetime of the dwelling.
- 6.41 Grey water generated by the development will be directed to a bespoke Wetland Ecosystem Treatment (WET) system, designed to accommodate both grey water flows and additional precipitation. This system utilises natural processes, including vegetative uptake and soil filtration, to effectively neutralise and retain nutrients on site. No grey water will be discharged beyond the curtilage of the property and no nutrient pathways extending beyond the site boundary have been identified. Similarly, clean surface water will be managed independently through on-site Sustainable Drainage Systems (SuDS) to prevent overloading of the WET system during periods of high rainfall. These systems will also ensure that surface water remains contained within the curtilage of the property. Both the WET and SuDS infrastructure can be secured and maintained in perpetuity through appropriate planning conditions. As such, it is concluded that all potential nutrient pathways arising from the proposed dwelling are fully mitigated within the site and do not extend into the wider hydrological catchment of the River Wye SAC.
- 6.42 These aspects of the application have attracted a great deal of scrutiny during the consideration of the application. It is acknowledged that the WET system is not recognised within policy SD4 and it does appear from technical consultee responses that a more traditional package treatment system could be installed. However this is not to say that the proposed bespoke system is unacceptable in principle. This is the clear preference of the applicant and as designed it is considered by officers to meet the tests of a sustainable system where no mains connection exists. Furthermore as a result of the additional information provided, the concerns of the Council's land drainage consultant have been addressed and the Environment Agency have raised no objection noting that a bespoke permit will be required as a separate regulatory requirement. The system has also been considered carefully in respect of the Habitat Regulations.
- 6.43 Further to the assessment undertaken by the Ecologist, it is considered that the proposed development would not result in any adverse or additional nutrient loading into the River Wye Special Area of Conservation (SAC). Accordingly, the proposal is deemed to be acceptable when assessed against the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended), commonly referred to as the Habitats Regulations.
- 6.44 Natural England has been consulted as the statutory nature conservation body. They have not objected but have issued standard standing advice in respect of this application. In light of this, it is considered that the proposed development will not adversely affect the integrity of the River Wye SAC.

Conclusion

- 6.45 The proposed development represents a modest and appropriately designed residential scheme situated within the defined settlement boundary of Howle Hill, as designated under the Walford Neighbourhood Development Plan. The site is considered to lie in a sustainable location in accordance with Policy WALF20, and the development accords with the general principles of Policies SS1, SS2 and RA2 of the Core Strategy. While it is acknowledged that the site is not well-served by public transport and that future occupants would be reliant on private vehicles, this must be balanced against the settlements designation for proportionate growth and the significant shortfall in housing land supply across the county, including within Walford Parish. On balance, the benefits of providing an additional dwelling in a location identified for proportionate growth are not considered to be significantly and demonstrably outweighed by any adverse impacts.

- 6.46 Furthermore, the proposal is acceptable in terms of scale, layout and design, and would not result in unacceptable harm to residential amenity, landscape character, ecological assets, highway safety, or water quality. The bespoke foul, grey, and surface water systems proposed have undergone rigorous scrutiny and are considered to be robust and capable of mitigating all nutrient pathways within the site. Subject to the imposition of appropriate conditions—including those securing landscaping details, drainage systems, and long-term waste management—it is considered that the development complies with both national and local planning policy. The application is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any other further conditions 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 Planning Act 1990.

2. **The development shall be carried out strictly in accordance with the approved plans [(drawing nos. TPG-409-P-350; TPG-409-P-500; TPG-409-P-550; TPG-409-P-300; Garden Shed Elevations, Validated 7 August 2024 ; Greenhouse Elevations, Validated 7 August 2024)], except where otherwise stipulated by conditions attached to this permission.**

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy, Policies WALF4, WALF6, WALF10, WALF17 and the National Planning Policy Framework.

3. **No development shall take place until the following has been submitted to and approved in writing by the local planning authority:**

a) **a Preliminary Risk Assessment report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice**

b) **if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors**

c) **if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed shall be submitted in writing. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.**

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

4. **The Remediation Scheme, as approved pursuant to condition 3 above, shall be fully implemented before the development is first occupied. On completion of the remediation**

scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted and agreed in writing before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

5. Unless otherwise approved in writing by the Planning Authority:

- All foul water created by the dwelling permitted under this permission shall be managed by a composting toilet system with solids and liquids being separated and stored for further management.
- All solids created by the composting toilet shall be subject to a dry composting process for a period not less than 12 months and then shall be used as a fertiliser within the curtilage of the permitted dwelling.
- All liquids created by the composting toilet shall be used as a fertiliser within the curtilage of the permitted dwelling.
- The permitted foul water system shall be managed and maintained as approved.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981, National Planning Policy Framework (2021), NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, SD3, SD4, LD1, LD2 and LD3 and the council's declared Climate & Ecological Emergency.

6. Unless otherwise approved in writing by the Planning Authority:

- All 'grey water' created by the dwelling permitted under this permission shall be managed by a designed 'WET' system as detailed in approved plans
- No discharge or outfall of any grey water outside of the curtilage of the approved dwelling shall occur at any time.
- The permitted WET grey water management system shall be managed and maintained as approved.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981, National Planning Policy Framework (2021), NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, SD3, SD4, LD1, LD2 and LD3 and the council's declared Climate & Ecological Emergency.

7. The ecological protection, mitigation, compensation and working methods scheme including the Biodiversity Enhancements, as recommended in the report by New ways Ecology dated 25 July 2024 shall be implemented and hereafter maintained in full as stated.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), Herefordshire Local Plan - Core Strategy policy LD2.

8. No external lighting shall be provided other than the maximum of one external LED down-lighter above or beside each external door (and below eaves height) with a Corrected Colour Temperature not exceeding 2700K and brightness under 500 lumens. Every such light shall be directed downwards with a 0 degree tilt angle and 0% upward light ratio and shall be controlled by means of a PIR sensor with a maximum over-run time of 1 minute. The Lighting shall be maintained thereafter in accordance with these details.

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; ; and the council's declared Climate Change and Ecological Emergency

9. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local planning Authority, a Method Statement for remediation.

The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan (a long-term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Reason: To ensure that any unexpected contamination is dealt with, and the development complies with approved details in the interests of protection of ground and surface waters, Policy SD1 of the Herefordshire Local Plan- Core Strategy and the National Planning Policy Framework.

10. Before any other works hereby approved are commenced, visibility splays, and any associated set back splays at 45 degree angles shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 26 metres to the South west and 30m to the North East along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policy WALF12 of the Walford Neighbourhood Development Plan and the National Planning Policy Framework.

11. 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.

- 12. Prior to commencement of works above the damp course hereby approved a landscape scheme shall be submitted and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:**

- a. Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.**
- b. Trees and hedgerow to be removed.**
- c. All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.**
- d. All proposed hardstanding and boundary treatment.**

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan Core Strategy, Policies WALF6 and Policy WALF17 of the Neighbourhood Development Plan and the National Planning Policy Framework.

- 13. 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.

- 14. Prior to first use of any dwelling approved under planning permission, evidence such as photographs or ecologists report of the suitably placed installation on the approved buildings, or on other land under the applicant's control, of a minimum of FOUR bird nesting features and TWO bat roosting features, of mixed types; and hedgehog highways through all impervious boundary features, should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority. No habitat boxes should be located in Ash trees due to future effects of Ash Dieback Disease and likely loss of these trees.**

Reason: To ensure Biodiversity Net Gain as well as species and habitats enhancement having regard to 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), Environment Act, LURA, Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2; and the Council's declared Climate & Ecological Emergency.

- 15. Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of the property for the parking and turning of 1 cars which 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 that area 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

- 16. Prior to the first occupation of each dwellinghouse, 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 (or successor policy) shall be submitted to and approved in writing by the local planning authority.

The approved details shall be implemented and completed prior to first occupation of the dwellinghouse and thereafter maintained for the lifetime of the development.

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

- 17. All planting, seeding or turf laying in the approved landscaping scheme (Condition 12) shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner.**

Any trees or plants which die, are removed or become severely damaged or diseased within 5 years of planting will be replaced in accordance with the approved plans.

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, Policies WALF6 and Policy WALF17 of the Neighbourhood Development Plan and the National Planning Policy Framework

- 18. Any new access gates/doors shall be set back 5 metres from the adjoining carriageway edge and shall be made to open inwards only.**

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.

- 19. Within six months of any of the solar panels/photovoltaic panels hereby permitted becoming redundant, inoperative or permanently unused, those panels and all associated infrastructure shall be removed and re-used, recycled, the materials recovered, or be finally and safely disposed of to an appropriate licensed waste facility, in that order of preference.**

Reason: To ensure a satisfactory form of development, avoid any eyesore from redundant plant, prevent pollution, and safeguard the environment when the materials reach their end of life, in accordance with Policies SD1 and SD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 20. The dwellinghouses hereby permitted shall be constructed as self-build within the definitions of self-build and custom housebuilding in the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).**

The first occupation of each dwellinghouse hereby permitted shall be by a person or persons who have had a primary input into the design and layout of the dwelling and two months prior to the first occupation of the unit, the Council shall be notified of, and shall agree in writing, details of the persons who intend to take up first occupation.

The dwellinghouses shall be occupied in accordance with the approved details.

Reason: The approved development is granted on the basis that it complies with the Self Build and Custom Housebuilding Act 2015 and is consequently exempt from the requirements to submit a Biodiversity Gain Plan in accordance with the provisions of Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990 and The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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 outline 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 Great Crested Newts, all Bat species, 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.
3. This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty Living Places (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel. 01432 349517), 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 co-ordinate 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 845900.

4. This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and Balfour Beatty Living Places (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel. 01432 349517)), shall be given at least 28 days' notice of the applicant's intention to commence any works affecting the public highway so that the applicant can be provided with an approved specification, and supervision arranged for the works.

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to co-ordinate 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 845900.

5. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
6. Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority or their agent. Please contact Balfour Beatty Living Places (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel. 01432 349517),

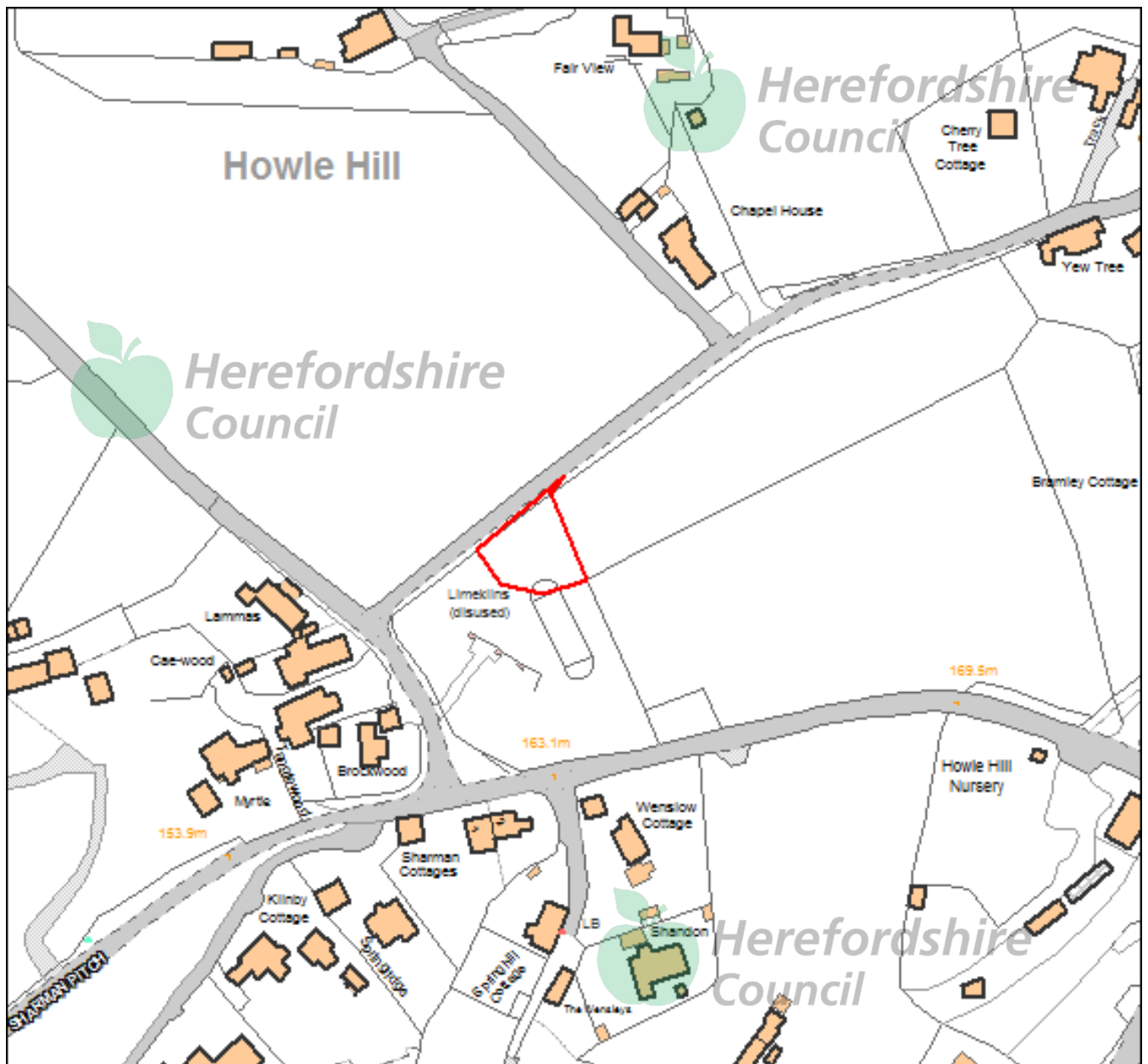
Decision:

Notes:

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Background papers:

None identified



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APPLICATION NO: 242024

SITE ADDRESS : LAND OPPOSITE AND EAST OF CAENWOOD, HOWLE HILL, ROSS-ON-WYE, HEREFORDSHIRE

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