

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	3 SEPTEMBER 2025
TITLE OF REPORT:	243045 - PROPOSED ERECTION OF 31 NO. KEY WORKER DWELLINGS, INCLUDING ACCESS FROM CLUBTAIL DRIVE WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING – LAND OFF CLUBTAIL DRIVE, HOLMER, HEREFORD. For: Bloor Homes Western per Mr George Elston-Bates, 3 Rd Floor, Regent House, 65 Rodney Road, Cheltenham GL50 1HX

WEB LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=243045&search-term=243045
Reason Application submitted to Committee – Redirection	

Date Received: 27 November 2024 Ward: Holmer
Ward Member: Cllr Frank Cornthwaite

Expiry Date: 17th July 2025

1. PROCEDURAL BACKGROUND

- 1.1 This application was originally presented to the Planning and Regulatory Committee at its meeting on Friday 4th July 2025 with an Officer recommendation of approval. The application has been made in full and seeks permission for the following:

“The erection of 31no. key worker dwellings, including access from Clubtail Drive with associated infrastructure and landscaping.

- 1.2 Members of Committee debated the application and, following a motion proposed by Cllr Stef Simmons and seconded by Cllr Richard Thomas, voted unanimously to defer the application to allow for further consideration of landscaping as set out in the resolution below:

RESOLVED: that the application be deferred to enable a reconsideration of the plans, particularly to secure the introduction of additional landscaping measures along the northern and eastern edges of the site (alongside any layout and design changes considered necessary to facilitate this) to ensure the scheme assimilates appropriately into the local context whilst delivering enhancement of green infrastructure as required by policies LD1, LD2, LD3 and SD1 of the Core Strategy.

- 1.3 The full minutes of the previous meeting are available in the following link:
<https://councillors.herefordshire.gov.uk/documents/g9806/Public%20minutes%20Friday%2004-Jul-2025%2010.00%20Planning%20and%20Regulatory%20Committee.pdf?T=11>
- 1.4 Following this resolution, the Applicant has sought advice from Officers in respect of an alternative approach to landscaping and this has culminated in the submission of amended plans on 15th August 2025. This report gives consideration to those amendments and provides an updated Officer recommendation. It is intended to be supplementary and should be read in conjunction with the original Officer Report dated 4th July 2025 (Appendix 1).

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

2. AMENDED PROPOSAL

- 2.1 The proposal was presented to members of Planning Committee on 4th July 2025. A variety of matters were debated during the meeting, however the final resolution solely concerned the approach towards landscaping at the north and eastern boundaries of the site (particularly along the shared boundary with the adjacent Park and Chose site). The Minutes of the meeting note that Members considered there was a need to amend the plans to include additional mitigating landscaping and landscape features to address the intensive appearance of the development.
- 2.2 The Applicant has submitted an amended suite of plans in response to these concerns. The amendments are focused to the north east corner of the site and relate to the landscaping measures around the three storey Adeline and Albany apartment buildings. The changes captured within the plans can be broadly summarised as follows:
- The re-siting of the Adeline and Albany apartment buildings further to the west to create more space between the buildings and boundary the Park and Chose site. The width of separation between the buildings and boundary is not uniform along its length, however the Adeline and Albany are now respectively 3.5m and 4.5m from the eastern site boundaries at the widest points. This compares to 1.8m and 2.7m previously.
 - The reconfiguration of the access and parking arrangements on the northern parcel of the site, to accommodate the amended siting of the Adeline and Albany units. The position of bin stores, cycle stores and footways within the site are also reconfigured. The level of parking provision is maintained at a rate of one space per bedroom.
 - The provision of additional landscaping measures along the eastern and part-northern boundary, including provision of new hedgerow; columnar fastigiated trees; smaller ornamental trees within gaps and a larger feature tree to the north-east corner.
 - Updated 3D visualisations have also been provided to show the development alongside the updated landscaping scheme. The visuals now only show planting measures proposed within the red line area of the development and do not show any landscaping measures that may be delivered as part of the adjoining Park and Choose development.
- 2.3 The Applicant (Bloor Homes Western) has provided the following Cover Statement to explain the evolution of the landscaping scheme and the underlying design rationale:

Following the Committee meeting Bloor reflected further on the sensitivities of the northern and eastern site boundaries and reviewed the scheme layout arrangements. As a result, through adjustments to the siting of the proposed Adeline apartment block, the re-positioning of supporting car and cycle parking spaces and a relocated bin store, a landscape strip of sufficient width has been created along the eastern and part-northern boundary in order to accommodate a new hedgerow and an appropriate mix of boundary trees that can be wholly accommodated within the 'red line' application site.

Notably, the revised landscape arrangements have been planned and designed with no 'cumulative' reliance placed on any landscaping coming forward within the approved, neighbouring Park and Choose site. Concern over any such 'reliance' was specifically mentioned by Councillors at the Committee meeting and is reflected in the deferral resolution.

The revised landscaping now provides for a continuous ornamental hedge around the north and east boundary of the site with the 3-storey Adeline and Albany apartment blocks. This hedge is interspersed with 14 no. trees with an additional tree within the proposed ornamental hedge extension along part of the southern boundary of the Albany apartment block with Clubtail Drive.

In respect of the appropriate species and planting arrangements for this boundary location, the advice of the Council's Landscape Officer was provided to Bloor which suggested a row of columnar fastigiata trees with smaller ornamental trees set within the gaps and a larger / display tree on the corner. Appropriate species were suggested including an Acer as the potential 'display tree'.

In response, we have alternated taller columnar fastigate Hornbeam (Carpinus betulus 'Frans Fontaine') with smaller ornamental Amelanchier x grandiflora 'Robin Hill' for its lower rounded canopy to create a somewhat formal avenue.

We have also added, as suggested, two display trees at either end of the eastern boundary; Acer rubrum 'Armstrong' for an autumn display, though one of the Acers has been 'set in' from the southern corner of the Albany Apartment block to avoid affecting foundations.

The advice of the Council's Planning and Landscape Officers has been welcomed and has significantly influenced the proposed landscaping arrangements, as can be seen by the replacement Plot Landscaping, Specification and Schedule drawing WE086-LS-036h. To illustrate the visual impact that can be expected, a revised series of hi-resolution visuals have also been prepared to be 'read' alongside the replacement Plot Landscaping drawing, to include key views from Hedgerow Way.

Bloor appreciate the comments of Councillors as conveyed at the Planning Committee Meeting held on the 4th July. We trust that the revised landscaping details, as informed and influenced by the advice of Officers, demonstrates the constructive approach taken by Bloor to positively address Councillors concerns and will ensure that the proposed development successfully assimilates into the wider Hereford Point development

- 2.4 The amended landscaping plan for the relevant section of the site is shown at Figure 1. Updated visualisations for this section of the site, including views from Hedgerow Way and the A49 to the north-east are shown at Figures 2 and 3.

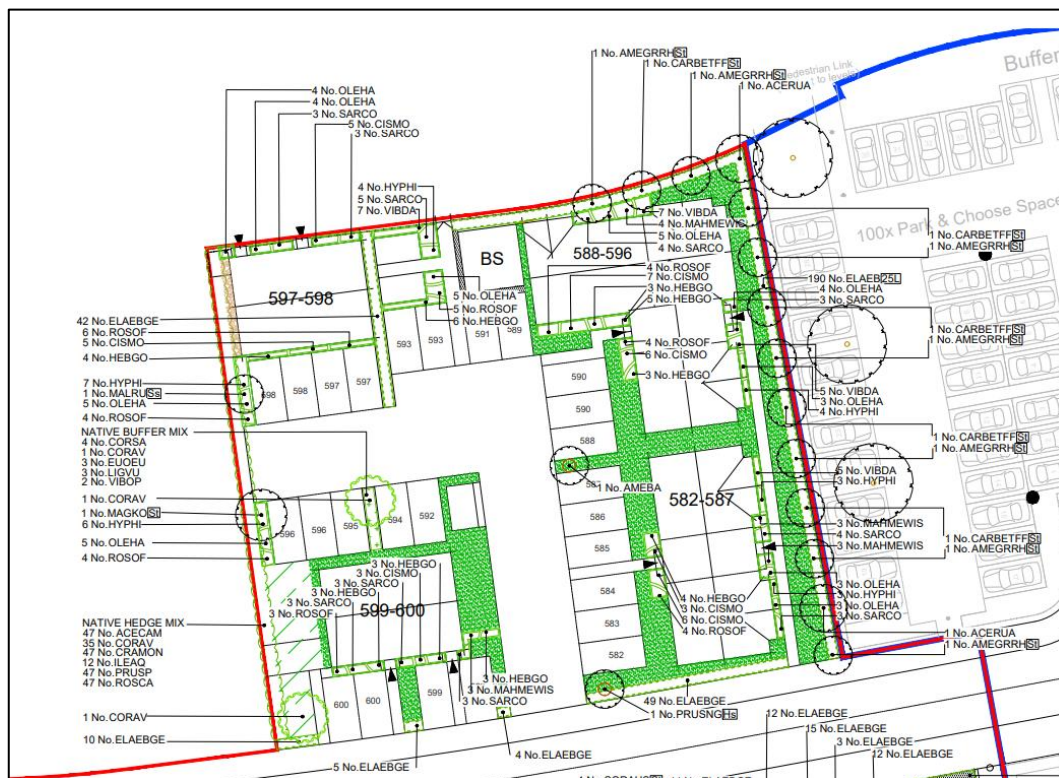


Figure 1: Amended Landscaping Scheme (Northern Parcel)



Figure 2: Amended Visualisation from Hedgerow Way to north east



Figure 4: Amended Visualisation from Park and Choose site to east

3. CONSULTATION SUMMARY

3.1 The changes made to the plans are relatively minor and Officers have not considered it necessary to carry out a full public consultation exercise. Further advice has however been sought from technical consultees whose remit has the potential to be affected by the changes:

3.2 **Landscape Officer** – No Objections subject to conditions

Along the boundary with the car park, there is an ornamental evergreen hedge (*Elaeagnus x ebbingei*), with alternating small, narrow tree species (*Carpinus betulus* 'Frans Fontaine' and *Amelanchie x grandiflora* 'Robin Hill'). There are a different species on the corners (*Acer rubrum* 'Armstrong'). This is suitable to soften the boundary and provide some green infrastructure to benefit both wildlife and particularly pedestrians using the path to access front doors.

I would recommend that details of the planting area and specification are added as a condition to be agreed prior to planting being carried out. The tree pit and planting pit detail provided are standard, however given the narrow strip of land here, a site specific detail should be provided. This should combine the grass verge, hedgerow and tree pit as a trench to maximise the available root volume for them all to grow together. It should show details (in both plan and section) of kerb / edging stones and associated foundations, and the timber post and rail fence + metal estate railing, as this also takes up underground space. Consider whether any underground root barriers are required along the car park side. It should also take consideration of watering points for establishment and long term maintenance. Given the adjacent site has been used as a construction compound the ground is therefore likely to be highly compacted, and therefore details of drainage should also be provided.

We don't have a standard HC condition for the planting pit / trench design. It would require the applicant to submit a scale drawing and specification showing the above mentioned site specific details, prior to construction of external works beginning. It would also need to allow for evidence of the approved details being implemented on site – eg HC site inspection prior to planting and backfilling or submission of evidence (photographs with clearly shown measures on (depth and width).

3.3 **Local Highways Authority** – No Objections subject to conditions

The access and internal site layout on the northern parcel of the site have been subject to minor amendments in order to accommodate the amended landscaping scheme. The Local Highway Authority has no objections to the proposed changes. Vehicle tracking has been submitted demonstrating that the site can adequately accommodate a large wheelbase van. The level of parking provision accords with the previously agreed requirements.

4. **OFFICER APPRAISAL**

4.1 A full appraisal of the application was presented to committee in the Officer Report dated 4th July 2025 (Appendix 1). The assessment set out therein, including the relevant policies and legislation, remains broadly applicable and hence a full appraisal of the scheme is not repeated again here. This report seeks to deal with the amended landscaping plans and gives consideration to any material planning implications arising from this. It is noted in this sense that the deferral resolution of Members did not raise any issues beyond landscaping and hence it is reasonably assumed the scheme is regarded as being acceptable in all other respects.

4.2 Policy LD1 of the Core Strategy is most relevant to matters of landscaping. Amongst other things, it requires that developments incorporate new landscape schemes to ensure development integrates appropriately into its surroundings. It also requires that schemes include new planting to support green infrastructure, as well as incorporating measures for the management of these. Policy LD3 also seeks that scheme make provision for the delivery of new green infrastructure. From the Holmer and Shelwick NDP, policy HS4 f) states:

‘Landscaping should be an integral part of the design, should take account of, and where possible, preserve existing trees, hedges and other green infrastructure on site. New roads and streets should include street trees, and other landscape features that create green, walkable, multi-use thoroughfares’

4.3 There are similar principles in the NPPF (Chapter 12 &15). Paragraph 136 in particular states:

‘Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵², that opportunities are taken to incorporate

trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users’.

- 4.4 The concerns raised by Committee on 4th July related to the northern parcel of the site, with a particular focus upon the limited new landscaping proposed along the eastern and northern boundaries. There was a perceived risk that, in the absence of any meaningful new planting to soften their appearance, the three storey apartment buildings could appear as being overly-large in the context of the wider scheme. There were also a concern that the scheme placed reliance on landscaping measures likely to come forward as part of the Park and Choose development on the neighbouring site, which was not appropriate in the context that there was limited certainty regarding the nature of this and no ability to secure it as part of this application.
- 4.5 In response to these concerns, the siting of the Adeline and Albany units has been moved by approximately 2m to the west in order to create a larger buffer between them and the eastern site boundary. Additional landscaping measures are then proposed in the space created, which comprises an ornamental hedge along the outer site boundary which is interspersed with columnar fastigiated trees. Smaller shrubs are proposed against the building itself, with a larger canopy spread ‘feature’ tree being proposed at the north eastern corner of the site. The revised strategy has been informed by discussions with Council Officers and is illustrated in the amended visualisations provided (an example of which is at Figure 4). It is also noted that these renderings no longer show any landscaping measures on the Park and Choose development.



Figure 4: Amended Landscaping Strategy Visualisations (from P&C site to east)

- 4.6 In the opinion of Officers, the amended scheme is an appropriate response to the concerns raised by the Committee and would serve to soften the appearance of the development when viewed from key vantage points to the east and north-east. Along with the landscaping strategy put forward for the rest of the site, it would also ensure that the development integrates into its surroundings and provides meaningful new tree cover - which is beneficial to both biodiversity and the amenity of local residents.
- 4.7 The amended scheme has been reviewed by the Council’s Landscape Officer and their response confirms that the amended strategy is an appropriate response to the site context. It is noted that

the scheme has favoured narrow, fastigiated tree species along the eastern boundary and this an appropriate recognition of the constrained amount of space available here. In that context however, it is noted that the scheme has only provided a generic tree pit detail to illustrate the means of planting. It is instead considered that a bespoke method is required to account for the site constraints here in order to ensure the new trees are provided with the conditions they need to establish and grow. This can be addressed through the imposition of a bespoke condition, a recommended wording for which is set out below:

With the exception of site clearance and groundworks, no further development shall commence until a bespoke plan and planting specification for the trees, hedgerows and shrubs along the eastern and northern boundary of the site (adjoining the Adeline and Albany units) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) A site-specific planting trench design in both plan and section, showing integration of tree pits, hedgerow and grass verge to maximise root volume.
- b) Details of kerbs/edging stones and their foundations, and the alignment of boundary treatments including the timber post and rail fence and metal estate railing.
- c) Provision of root barriers where necessary (particularly on the car park side).
- d) Arrangements for watering points for establishment and long-term maintenance.
- e) Specification for imported planting soil, including details of preparation of existing soil to address potential compaction caused by use of land as construction compound.

Development shall subsequently be carried out in accordance with the approved details prior to the occupation of the development. Evidence of completion of the works in accordance with the approved details (such as photographs and/or Clerk of Works completion statement) shall be submitted to the Local Planning Authority for acknowledgement within 2 months of the works being completed.

Reason: To ensure appropriate provision for the successful establishment and long-term health of trees and associated planting within the restricted planting area, in the interests of visual amenity, biodiversity and the character of the development in accordance with policies LD1 and LD3 of the Herefordshire Local Plan Core Strategy; policy HS4 of the Holmer and Shelwick Neighbourhood Development Plan and Chapters 12 and 15 of the National Planning Policy Framework.

- 4.8 Discussions with the Members have also highlighted the need to ensure that adequate measures are in place to support the landscaping scheme's successful establishment and future longevity. The earlier deferral made clear that the acceptability of the scheme was dependent on effective landscaping mitigation being achieved, which heightens the need to ensure that the scheme is successful and achieves its intended purpose. A scheme of future management and maintenance was previously recommended under Condition 11, however it is considered appropriate to strengthen this by extending the maintenance period to 15 years and also add a clause to ensure any failures during this period are replaced. Recommended wording for this condition is provided below:

Before the development is first occupied, a scheme of landscape management and maintenance for a period of 15 years following the first occupation of the development shall be submitted to and approved in writing by the local planning authority. This scheme shall make provision to ensure that any planting failures within this period are replaced with a plant of the same species and similar size in the next planting season following the failure occurring. The works shall subsequently be carried out in accordance with the approved management and maintenance schedule.

Reason: In order to ensure the successful establishment of the approved landscaping scheme in accordance with policies SS6, LD1, LD3 and HD4 of the Herefordshire Local

Plan Core Strategy, policy HS4 of the Holmer and Shelwick Neighbourhood Development Plan and the National Planning Policy Framework.

- 4.9 Drawing the above together, it is considered that the amended landscaping scheme is appropriate response to the Committee's concerns and would serve to ensure the development aligns with the objectives of development plan polices LD1, LD3, SD1 and HS4.
- 4.10 The delivery of an amended landscaping scheme has also required minor amendment to the site layout and the potential implications of this also require consideration.
- 4.11 In order to create the space required to deliver additional landscaping along the eastern boundary for the site, minor alterations have been made to the orientation and siting of the Albany and Adeline apartment units. Both units have been moved approximately 2m further to the west than in the previous iteration of the plans. As detailed in the Officer Report at Appendix 1, the previous arrangement was considered to be acceptable from a character and amenity perspective and the same conclusions are drawn in respect of the amended plan. The extent of change is considered to be minor and the difference between the two iterations likely to be barely perceptible when expected on the ground, as highlighted by the section plans at Figure 4. It is hence considered that the scheme would continue to comply with policies LD1, SD1, HS4 and HS5 with regards to layout, scale, design and residential amenity.



Figure 5: Site Cross Sections – Original Proposal (Top) and Amended Plans (Bottom)

- 4.12 The amended plans also include changes to the vehicular access arrangements, with the site access to the northern parcel from Clubtail Drive being relocated ~7m to the west of the previous position. The internal site configuration and parking layout has also been amended. The Local Highways Authority have been re-consulted and advise that they have no objections to the changes. The access arrangement continues to be acceptable; tracking plans have been supplied to demonstrate internal manoeuvring space remains adequate; and parking provision continues to be made at a rate of one space per bedroom in accord with the Holmer and Shelwick NDP. There are hence no impacts arising from the changes that would bring the scheme into conflict with policies SS4, MT1 or HS4.
- 4.13 The changes proposed are not considered to give rise to any further material planning implications that have not already been addressed in the earlier Officer Appraisal (Appendix 1).
- 4.14 It therefore follows that Officers continue to consider the scheme to be in general accordance with the provisions of the development plan. It is representative of sustainable development and recommended for approval accordingly, subject to the imposition of the conditions scheduled

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

below and the completion of the S106 Agreement. The schedule of conditions have been revised to insert additional conditions (as referenced earlier in this report) and to update plan references to the latest version where necessary.

RECOMMENDATION:

It is recommended that subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Country Act to secure the delivery of affordable housing for sole occupancy by military personnel (Appendix 2) and the imposition of the conditions detailed below (and any other further conditions considered necessary by officers named in the scheme of delegation), that Planning Permission be granted.

Standard Planning Permission Conditions

1 Time limit for commencement (full permission)

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 Development in accordance with Approved Plans

The development hereby approved shall be carried out in accordance with the following approved plans and the schedule of materials set out there on:

General:

- Development Boundary WE086-SL-9240 Development Boundary
- Site Layout WE086-SL-920G - DIO F
- Parking Strategy WE086-SL-9250A C
- External Works WE086-SL-9230B D
- Materials Layout WE086-SL-9220A B
- Visualisations Land Off Clubtail Drive, Holmer_Visuals Rev C

House Types:

- ADELINE 973.PL-02
- ADELINE 973.PL-03
- ADELINE 973.PL-04
- ADELINE 973.PL-05
- ALBANY 953.PL-02
- ALBANY 953.PL-03
- ALBANY 953.PL-04
- SATTERFIELD 2BF03-1V1.PL-07
- SATTERFIELD 2BF03-1V2.PL-07
- SATTERFIELD 2BF03V1.PL-07
- SATTERFIELD 2BF03V3.PL-07
- SATTERFIELD 2BF03V3-1.PL-07
- VT0134.2BF03_SATTERFIELD V1
- VT0134.2BF03-1_SATTERFIELD V1
- VT0135.2BF03-1_SATTERFIELD V2
- VT0136.2BF03_SATTERFIELD V3
- VT0136.2BF03-1_SATTERFIELD V3
- VT0137.953_ALBANY_GREY

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|---------------------|---|
| Landscaping: | <ul style="list-style-type: none"> • Plot Landscaping Specification & Schedule WE086-LS-036H |
| Engineering: | <ul style="list-style-type: none"> • Vehicle Tracking Plan WE086- DIO-003B • Planning Engineering WE086-EN-DIO-001B • Site Cross Sections WE086-EN-DIO-002A • |
| Reports: | <ul style="list-style-type: none"> • Outline Construction Environmental Management Plan 302007-CTR059 • Planning Statement 5026845 • Design & Access Statement –B • The Statutory Biodiversity Metric Calculation Tool • Ecological Technical Note - CSA CSA/7361/01 A • Transport Statement - PJA 08569 C • Biodiversity Net Gain Assessment – CSA - CSA/7361/02 A • Drainage Statement - BWB 244783-SDS P02 • Energy Statement – Briary Energy • Noise Impact Assessment e3p 51-421-R1-1 • Response to LHA Comments 18/3/2025 • Drainage Technical Note: Response to LLFA Comments May 25 |

Reason: To ensure the development is carried out in accordance with the approved details in the interests of securing a satisfactory form of development with accords with policies SD1, LD1 and HD4 of the Herefordshire Local Plan Core Strategy, policies HS3 and HS4 of the Holmer and Shelwick Neighbourhood Development Plan and the National Planning Policy Framework.

Pre-Commencement Conditions

3. Construction Environmental Management Plan

Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A49 trunk road). The plan shall include, as a minimum:

1. Construction phasing
2. An HGV routing plan to include likely origin/destination information, potential construction vehicle numbers, construction traffic arrival and departure times, signage, accesses, and construction delivery times (to avoid peak hours)
3. Details of any special or abnormal deliveries or vehicular movements
4. Clear and detailed measures to prevent debris, mud, and detritus being distributed onto the local highway and SRN
5. Mitigation measures in respect of noise and disturbance during the construction phase including:
6. Vibration and noise limits
7. Monitoring methodology
8. Screening
9. A detailed specification of plant and equipment to be used
10. Construction traffic routes
11. A scheme to minimise dust emissions arising from demolition/construction activities on the site. This scheme shall include:

12. Details of all dust suppression measures
13. Methods to monitor emissions of dust arising from the development
14. Waste management
15. Wheel washing measures
16. Protection measures for hedgerows and grasslands

Thereafter, all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highways Authority.

Reason: To mitigate any adverse impact from the development on the A49 trunk road and to satisfy the reasonable requirements of road safety.

4. Resource Audit

Prior to any development commencing on site, a Resource Audit shall be submitted to and approved in writing by the Local Planning Authority. The Resource Audit shall include the following;

- The amount and type of construction aggregates required and their likely source;
- The steps to be taken to minimise the use of raw materials (including hazardous materials) in the construction phase, through sustainable design and the use of recycled or reprocessed materials;
- The steps to be taken to reduce, reuse and recycle waste (including hazardous wastes) that is produced through the construction phase;
- The type and volume of waste that the development will generate (both through the construction and operational phases);
- On-site waste recycling facilities to be provided (both through the construction and operational phases);
- The steps to be taken to ensure the maximum diversion of waste from landfill (through recycling, composting and recovery) once the development is operational;
- End of life considerations for the materials used in the development; and
- Embodied carbon and lifecycle carbon costs for the materials used in the development.

Construction works shall thereafter be carried out in full accordance with the details of the approved Resource Audit unless agreed in writing by the Local Planning Authority.

Reason: The treatment/handling of any site waste is a necessary initial requirement before any groundworks are undertaken in the interests of pollution prevention and efficient waste minimisation and management so as to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Conditions to Discharge

5. Overheating Assessment / Noise Impact Mitigation

Prior to the first occupation of any dwelling with a façade frontage facing the A49 to the east (as identified on Figure 5 of Noise Impact Assessment 51-421-R1-1), an Overheating Assessment using CIBSE TM52 shall be undertaken and submitted to the Local Planning Authority for written approval. The supplied scheme shall be undertaken with reference to the Acoustics Ventilation and Overheating Residential

Design Guide January 2020 (Association of Noise Consultants) and shall include mitigation measures to ensure that predicted temperatures inside the specified dwellings do not exceed overheating criteria. The scheme of approved measures shall subsequently be implemented prior to first occupation of the dwellings and thereafter maintained in perpetuity.

Reason: To ensure that the amenity of future residents is not adversely affected by traffic noise and the potential effects of overheating, in the interests of securing good standards of living in accordance with policy SD1 of the Herefordshire Local Plan Core Strategy; policy HS3 of the Holmer and Shelwick Neighbourhood Development Plan and Chapter 12 of the National Planning Policy Framework.

6. Vehicular access construction

With the exception of site clearance and groundworks, no further development shall take place until a construction specification for the new vehicular accesses to the public highway network have been submitted to and approved in writing by the Local Planning Authority. The access shall subsequently be delivered in accordance with the approved details prior to the first occupation of any dwellings.

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.

7. Driveway and Maneuvering Area Specification

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

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

8. Parking Specification – Shared Private Drives

Prior to the first occupation of any dwelling hereby approved, a detailed scheme for the surfacing and drainage of the parking areas shown on approved plan WE086-EN-DIO-001B shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented prior to the occupation of the dwellings and thereafter those arrangements shall be maintained in perpetuity.

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

9. Cycle Storage

Prior to the first occupation of any dwelling hereby approved, full details of a scheme for the provision of covered and secure cycle parking facilities shall be submitted to the Local Planning Authority for their written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and

available for use prior to the first use of the development hereby permitted. Thereafter these facilities shall be maintained in perpetuity.

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

10. Scheme of Ecological Enhancement

Prior to the first occupation of the development hereby approved, an detailed plan and specification for the scheme of ecological enhancement measures set out at Section 5.4 of the Ecological Technical Note by CSA Environmental dated November 2024 shall be submitted to and approved in writing by the Local Planning Authority. The measures shall subsequently be implemented in accordance with the approved details prior to the first occupation of the development.

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.

11. Scheme of Landscape Maintenance and Management

Before the development is first occupied, a scheme of landscape management and maintenance for a period of 15 years following the first occupation of the development shall be submitted to and approved in writing by the local planning authority. The works shall subsequently be carried out in accordance with the approved management and maintenance schedule.

Reason: In order to ensure the successful establishment of the approved landscaping scheme in accordance with policies SS6, LD1, LD3 and HD4 of the Herefordshire Local Plan Core Strategy, policy HS4 of the Holmer and Shelwick Neighbourhood Development Plan and the National Planning Policy Framework.

12. Water Efficiency

Prior to the first occupation of the development hereby approved, a scheme demonstrating that water efficiency measures will be provided to each dwelling to achieve the optional technical standards of 110 litres per person per day shall be provided to the Local Planning Authority for written approval. The measures shall be implemented in accordance with the approved details prior to the first occupation of that dwelling.

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

13. With the exception of site clearance and groundworks, no further development shall commence until a bespoke plan and planting specification for the trees, hedgerows and shrubs along the eastern and northern boundary of the site (adjoining the Adeline and Albany units) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) A site-specific planting trench design in both plan and section, showing integration of tree pits, hedgerow and grass verge to maximise root volume.**

- b) Details of kerbs/edging stones and their foundations, and the alignment of boundary treatments including the timber post and rail fence and metal estate railing.
- c) Provision of root barriers where necessary (particularly on the car park side).
- d) Arrangements for watering points for establishment and long-term maintenance.
- e) Specification for imported planting soil, including details of preparation of existing soil to address potential compaction caused by use of land as construction compound.

Development shall subsequently be carried out in accordance with the approved details prior to the occupation of the development. Evidence of completion of the works in accordance with the approved details (such as photographs and/or Clerk of Works completion statement) shall be submitted to the Local Planning Authority for acknowledgement within 2 months of the works being completed.

Reason: To ensure appropriate provision for the successful establishment and long-term health of trees and associated planting within the restricted planting area, in the interests of visual amenity, biodiversity and the character of the development in accordance with policies LD1 and LD3 of the Herefordshire Local Plan Core Strategy; policy HS4 of the Holmer and Shelwick Neighbourhood Development Plan and Chapters 12 and 15 of the National Planning Policy Framework.

Compliance and Monitoring Conditions

14. Delivery of Visibility Splays

Prior to the first occupation of the development hereby approved, visibility splays (and any associated set back splays at 45 degree angles) shall be provided for the new access points onto the cul-de-sac road leading to Clubtail Drive 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 45 metres in each direction along the nearside edge of the adjoining carriageway (in accordance with plan 08569-CI-A-001 Internal Visibility Assessment & Geometry Plan – Appendix C Transport Statement). 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 and the National Planning Policy Framework.

15. Surface Water Drainage Implementation

No dwelling shall be occupied until the scheme of surface water management arrangement have been fully implemented and are operational in accordance with the details set out within approved plans and documents: WE086-EN-DIO-001B Planning Engineering; Drainage Technical Note WE086-EN-DIO-TN01 and Drainage Statement (Ref: 244783-BWB-XX-XX-T-C-0001_SDS).

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policies SD3, SD4 and HD4 of the Herefordshire Local Plan – Core Strategy and the principles set out at Chapters 14 and 15 of the National Planning Policy Framework.

16. Landscaping Implementation

All planting, seeding or turf laying in the approved landscaping scheme (Plot Landscaping Specification & Schedule WE086-LS-036H)) 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. All hard landscaping shall be carried out concurrently with the development and completed prior to first occupation of the development.

Reason: To ensure implementation of the landscape scheme approved by local planning authority in order to conform with policies SS6, LD1, LD3 and HD4 of the Herefordshire Local Plan Core Strategy, policy HS4 of the Holmer and Shelwick Neighbourhood Development Plan and the National Planning Policy Framework.

17. Habitat Regulations - Nature Conservation (River Wye SAC) – Surface Water

Unless otherwise agreed in writing by the Local Planning Authority as detailed in the application information and plans all surface water flows created by the approved development shall be managed through an approved Sustainable Drainage System (SuDS). No surface water shall be discharged to any local mains sewer. Hereafter, the approved surface water scheme (SuDS) shall be managed and maintained as approved for the lifetime of the development it supports.

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

18. Habitat Regulations - Nature Conservation (River Wye SAC) – Foul Water

Unless otherwise agreed in writing by the Local Planning Authority as detailed in the application form, all foul water flows created by the approved development shall be managed through a connection to the local mains sewer network. The approved foul water scheme shall be managed and maintained as approved for the lifetime of the development it supports.

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

19. Protected Species and Dark Skies (external illumination)

No external lighting of any kind 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.

20. Habitat Regulations – Construction Environmental Management Plan

Unless otherwise approved in writing by the planning authority the measures detailed in the Construction Environmental Management Plan (RSK - November 2024) shall be implemented in full and maintained until all construction has been completed and all machinery and spare materials removed from site.

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, LD1, LD2 and LD3 and the council's declared Climate Change & Ecological Emergency.

21. Implementation of Renewable Energy Measures

Prior to the first occupation of the development hereby approved, the scheme of energy efficiency and renewable energy measures set out within the Energy Strategy Statement by Briary Energy shall be implemented in full and thereafter maintained in perpetuity.

Reason: To ensure implementation of the measures to contribute towards energy efficiency and low carbon energy generation, as required by policies SD1 and SD2 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

22. Implementation of EWM's

The development hereby approved shall be carried out in accordance with the scheme of risk avoidance and precautionary working methods set out at Chapter 5 of the Ecological Technical Note by CSA Environmental dated November 2024, unless otherwise approved in writing by the Local Planning Authority.

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.

23. Working Hours During Construction Phase

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times: Monday - Friday 7.30am - 6.00 pm, Saturday 8.00 am - 1.00 pm; nor at any time on Sundays, Bank or Public Holidays.

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

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been

granted subject to the statutory condition “(the biodiversity gain condition”) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Herefordshire Council.

Based on the information supplied with the application, none of the statutory exemptions or transitional arrangements apply and hence this permission is considered to one which will require the approval of a biodiversity gain plan before development commences.

INFORMATIVES

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.
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 (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel: 01432 261800), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority. A minimum of 4 weeks notification will be required (or 3 months if a road closure is involved).

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to coordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.

4. The attention of the applicant is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended). This gives statutory protection to a number of species and their habitats. Other animals are also protected under their own legislation. Should any protected species or their habitat be identified during the course of the development then work should cease immediately and Natural England should be informed. They can be contacted at: Block B, Government Buildings, Whittington Road, Worcester, WR5 2LQ. Tel: 0300 060 6000.

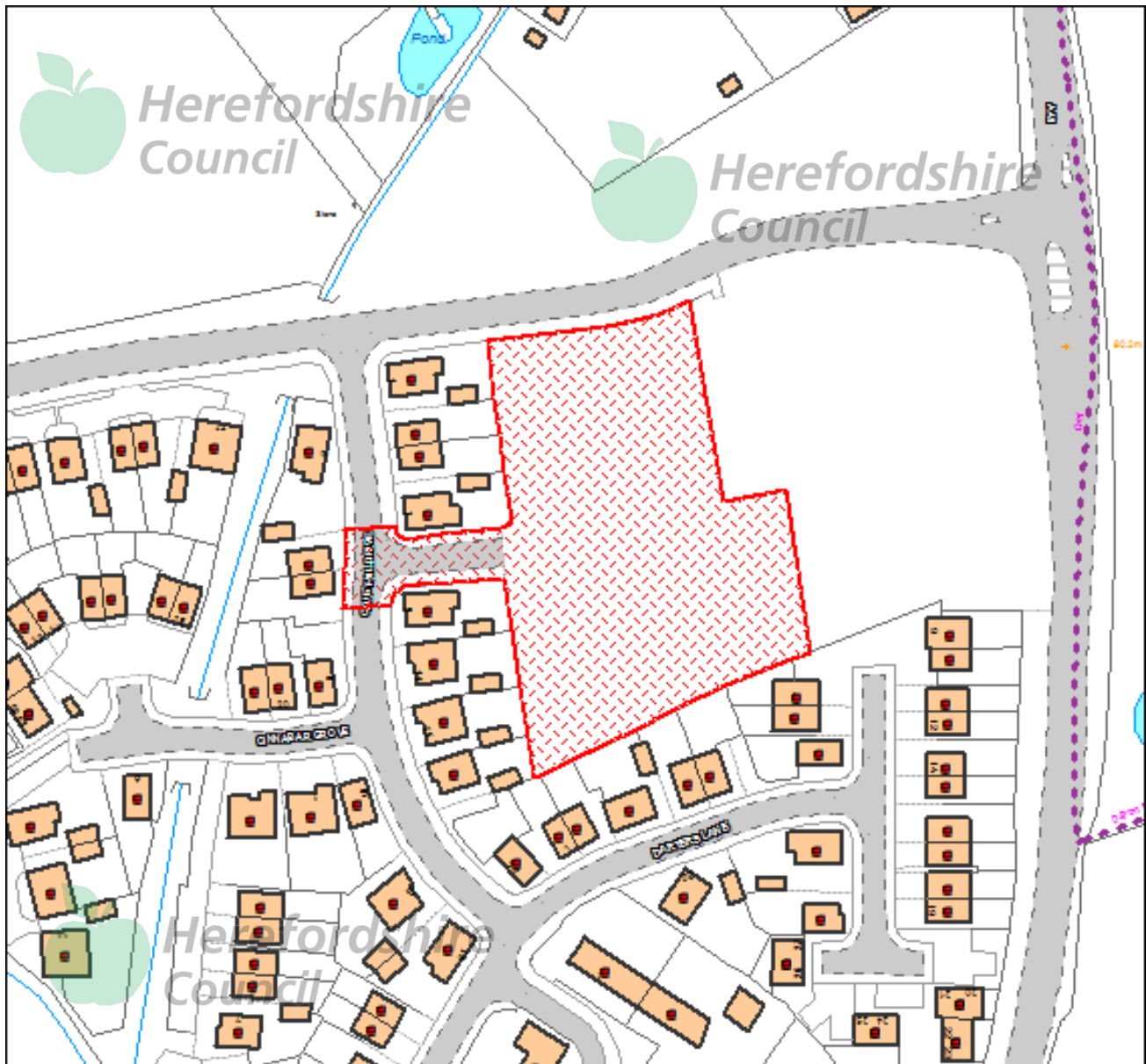
The attention of the applicant is also drawn to the provisions of the Conservation of Habitats and Species Regulations 2010. In particular, European protected animal species and their breeding sites or resting places are protected under Regulation 40. It is an offence for anyone to deliberately capture, injure or kill any such animal. It is also an offence to damage or destroy a breeding or resting place of such an animal.

5. The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'.
6. With regards to Condition 5, a good acoustic design process should be followed in accordance with the 'Professional Practice Guidance on Planning and Noise: New Residential Development' (May 2017 or later versions) to ensure that the noise criteria are achieved with as many windows open as possible. Any design measures that are used to control the ingress of noise must be consistent and compatible with the requirements of Approved Documents O and F.

APPENDIX 1 – Officer Report 4th July 2025

APPENDIX 2 – Draft S106 Legal Agreement

Background papers – none identified.



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APPLICATION NO: 243045

SITE ADDRESS : LAND OFF CLUBTAIL DRIVE, HOLMER, HEREFORD

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