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| <b>MEETING:</b>  | <b>PLANNING AND REGULATORY COMMITTEE</b>  |
| <b>DATE:</b>   | <b>10 DECEMBER 2025</b>   |
| <b>TITLE OF REPORT:</b>  | <b>240309 - THE PROPOSED ERECTION OF 2 NO. DWELLINGS AND ASSOCIATED WORKS INCLUDING ACCESS, LANDSCAPING AND DRAINAGE AT LAND NORTH OF LEYS HILL, BISHOPSWOOD, ROSS-ON-WYE</b><br><br><b>For: Thomas per Mr Ed Thomas, 13 Langland Drive, Hereford, Herefordshire, HR4 0QG</b> |
| <b>WEBSITE LINK:</b>   | <a href="https://www.herefordshire.gov.uk/planning-and-building-control/planning-search/details?id=240309">https://www.herefordshire.gov.uk/planning-and-building-control/planning-search/details?id=240309</a>   |
| <b>Reason Application submitted to Committee - Redirection</b> |   |

**Date Received: 1 February 2024      Ward: Kerne Bridge      Grid Ref: 358716,218947**  
**Expiry Date: 15 December 2024 (with agreed extension of time)**

Local Members: Cllr S Cole

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

- 1.1 The application site is located to the northwest of Bishopswood, a small rural settlement positioned to the east of Goodrich, within the Wye Valley National Landscape (formerly the Wye Valley Area of Outstanding Natural Beauty).
- 1.2 Bishopswood is categorised as a settlement within the Herefordshire Local Plan – Core Strategy and is identified for proportionate growth under Figure 4.15 of Policy RA2. While Bishopswood is recognised as capable of accommodating modest levels of new housing, the settlement currently benefits from only a limited range of services and facilities. There is no public house, primary school or retail provision within the village, and residents rely on nearby settlements, including Goodrich and Ross-on-Wye, for access to day-to-day services and employment opportunities.
- 1.3 The application site is situated to the north of the U70408, a narrow rural lane measuring approximately 3.4 metres in width at the point of access adjoining the southern boundary of the site. The immediate area is characterised by sporadic residential development interspersed with areas of mature woodland and agricultural land. There are no formal pedestrian linkages or footways leading to or from the site, which remains visually contained within the wider rural landscape.
- 1.4 The application site comprises a gently curving parcel of land extending approximately 140 metres in length, which slopes steeply to the southwest, with a level difference of around 15 metres between the highest and lowest points. The site is defined by established tree belts and mature vegetation along the northern, western, and southern boundaries, providing natural

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Further information on the subject of this report is available from Mr Simon Withers

screening and contributing to the visual integration of the site within its rural setting. A small agricultural gate provides vehicular access from the southern boundary onto the U70408.

- 1.5 The site forms part of the wider Wye Valley National Landscape, which is recognised for its scenic quality, ecological value, and cultural heritage.
- 1.6 The site is identified as an allocated housing site under Policies WALF19 and WALF21a of the Walford Neighbourhood Development Plan (NDP), which was made on 13 June 2023. The NDP supports the principle of limited residential growth within Bishopswood to meet local housing needs, provided that proposals demonstrate a high standard of design, safeguard landscape character, and contribute positively to the village's spatial pattern and setting.
- 1.7 The application seeks full planning permission for the construction of two detached dwellings with associated vehicular access, car parking, landscaping, and drainage infrastructure. The design approach responds to the site's topography and mixed local vernacular character.
- 1.8 Unit A comprises a four-bedroom detached dwelling measuring approximately 16 metres in width and 8.5 metres in depth, with a ridge height of 7.2 metres. Owing to the sloping nature of the site, a level base will be required, incorporating a maximum retaining height of 1.75 metres to ensure structural stability and suitable siting. The proposal is detailed on drawings ES085 P(0)003C and ES085 P(0)002C.
- 1.9 Unit B is also a four-bedroom detached dwelling, measuring approximately 16 metres in width and 8.67 metres in depth, with a ridge height of 7.09 metres. To address the site gradient, a stepped foundation is proposed with a maximum height of 1.63 metres. This unit is shown on drawings ES085 P(0)005C and ES085 P(0)004C.
- 1.10 A surface water drainage basin is proposed to the southwest of the application site, designed to manage run-off in accordance with sustainable drainage principles (SuDS) and to mitigate potential downstream flood risk.
- 1.11 Unit A is positioned approximately 9 metres from the northern boundary and 24 metres from the eastern boundary, which adjoins the neighbouring dwelling known as Sunnyside.

## **2. Policies**

### **2.1 The Herefordshire Local Plan - Core Strategy (CS)**

- 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](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy)

## 2.2 Walford Neighbourhood Development Plan (NDP)

<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 WALF19: Housing Development in Bishopswood  
Policy WALF21: Proposed Housing Sites

## 2.3 National Planning Policy Framework (NPPF)

[https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF\\_December\\_2024.pdf](https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf)

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| 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) – 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.

### 3. Planning History

No relevant planning history identified on site

### 4. Consultation Summary

#### Statutory Consultations

#### 4.1 Forestry Commission (23 February 2024)

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "there are wholly exceptional reasons and a suitable compensation strategy exists" (National Planning Policy Framework paragraph 186).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's Standing Advice on Ancient Woodland – plus supporting Assessment Guide and Case Decisions.

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

Subsequent Enforcement Notices may be materially relevant to planning applications in situations where the site looks to have been cleared prior to a planning application having been submitted or approved.

If the planning authority takes the decision to approve this application, we may be able to give further support in developing appropriate conditions in relation to woodland management mitigation or compensation measures. Please note however that the Standing Advice states that "Ancient woodland, ancient trees and veteran trees are irreplaceable. Consequently you should not consider proposed compensation measures as part of your assessment of the merits of the development proposal."

We suggest that you take regard of any points provided by Natural England about the biodiversity of the woodland.

We also assume that as part of the planning process, the local authority has given a screening opinion as to whether or not an Environmental Impact Assessment is needed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. If not, it is worth advising the applicant to approach the Forestry Commission to provide an opinion as to whether or not an Environmental Impact Assessment is needed under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me.

#### 4.2 **Welsh Water (27 February 2024)**

This application is located in an unsewered 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.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

#### 4.3 **Natural England (07 March 2024)**

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

#### Internal Council Consultations

#### 4.4 **Area Engineer Team Leader**

##### **29 February 2024**

The local highways authority has considered the submitted documents and drawings in relation to the erection of 2 dwellings and associated works including access.

For the local highways authority to make a considered response to the application we will require some further information. Can the applicant please provide information on how visibility splays for the access to the dwellings are going to be achieved as this is not referenced in the supporting documents.

##### **20 May 2025**

The local highways authority has considered the application and the amended visibility splay drawings submitted and makes the following comments.

It is proposed that the existing agricultural access is to be used for the access to the two properties. The visibility splays as demonstrated in drawing ES085P(0)001C would be acceptable for the speed of the local highway.

The proposed 2 no. 4 bedroom dwellings would lead to an increase in the use of the local highways network but this would not be deemed severe and the local highways network would have sufficient capacity for the likely increase.

The LHA has no objections to the application with the following conditions attached should permission be granted.

#### 4.5 **Ecology**

##### **15 February 2024**

##### Notes in respect of Habitat Regulation Assessment

The site is within the River Wye SAC catchment. 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.

The site is also within the HRA trigger buffer for the Wye Valley Woodlands SAC (Horseshoe bat species as an associated species).

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.

Notes in respect of River Wye SAC & Wye Valley Woodlands SAC

I have carried out a Habitats Regulations Assessment and have provided it separately to the planning case officer.

The completed HRA Appropriate Assessment should be sent to Natural England for their formal comments PRIOR to any final grant of planning permission.

Relevant conditions:

Habitat Regulations (River Wye SAC) – Foul and Surface Water

As detailed in supplied plans and reports all foul water shall discharge to a new Graf one2clean private foul water system (Package Treatment Plant) discharging to a suitable soakaway drainage field on land under the applicant's ownership and all additional surface water shall be managed by appropriate sustainable drainage systems; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with 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, SD3, SD4 and LD2

Construction Environmental Management Plan

Before any work; including site clearance or demolition begin or equipment and materials are moved on to site, a Construction Environmental Management Plan (CEMP) including a fully detailed and specified Ecological Working Method Statement and details of an appointed Ecological Clerk of Works, shall be supplied to the local planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have finally been removed; unless otherwise agreed 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 policies LD1, LD2 and LD3.

Notes in respect of Ecology

The proposed site is within the Wye Valley AONB/National Landscapes, less than 400 m from the River Wye SSSI/SAC, and within the Bat Core Sustenance area for the Wye Valley Woodlands SAC. Neighbouring the development is also areas of Ancient Woodlands and a non-designated Local Nature Reserve.

Based on the Phase One Habitat Survey and Bat Survey by Ecology Services dated January 2024, the proposed site is made up of poor agricultural grassland, hedgerows on site are ornamental as part of a neighbouring garden (eastern boundary) or overgrown, the hedgerows will be kept as part of the development.

The survey provided does not make reference of the Wye Valley Woodlands SAC, which is found less than 3 km south of the development, this was likely missed as the HBRC records that were requested by the ecologist only looked at designated sites within 1 km of the development (appendix 2). The Bat survey evidences that the site is used by bats for foraging and there was a single Horseshoe bat recorded on the south western corner, with further multiple records by the Anabat recorders. Only parts of the southern edge of the development are used for foraging therefore we have no further ecology comments and the LPA has no reason to request any further ecological assessment in respect of this specific application. We request the following conditions:

#### Ecological Protection (including Protected Species)

The recommendations in the Phase One Habitat Survey and Bat Survey by Ecology Services dated January 2024 in respect of ecological interests on the site, biodiversity net gain and habitat enhancement recommendations, including mitigation-compensation measures and requirement for any relevant protected species licences from Natural England to be obtained prior to approved demolition works commencing, shall be implemented in full and hereafter maintained as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all 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.

#### Protected Species and Dark Skies (external illumination)

No external lighting, including no driveway illumination, 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 10 minutes. 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.

#### **4.6 Public Rights of Way Officer**

**8 February 2024**

No Objection

#### **4.7 Tree Officer**

**29 May 2025**

I have reviewed the submitted amended site layout (Errand\_ES085\_P (0)001C\_Rev C\_17.02.25) and the AIA/TPP (HEC\_240309/F) and have the following comments.

The access in to the site has been re-located slightly to the west and away from the retained moderate quality Sycamore tree T1 within the south-eastern section of the site. This is positive

and agree that if part of the existing access well compacted access is utilised, impacts to the underlying roots of this tree will be minimal. Any sectional hedgerow removal will be mitigated by new native hedgerow planting.

The AIA provides adequate information to ensure potential impacts to retained trees will be addressed and considered during the construction phase of the project. As the trees are located around the margin of the site, these can easily be protected if tree protection fencing is installed before works commence.

The drainage basin is shown to be positioned outside the RPAs of adjacent trees (i.e. T4 and T5) and therefore its installation will have no impact on these trees.

New tree planting appears to be good but I will concur with the landscape officer once they have reviewed the landscape scheme.

I consider that this information is adequate to address the previous comments regarding trees from Mandy Neill (Senior Landscape Officer) – 28.02.25.

I therefore have no objection to the proposals from an arboricultural perspective as long as a planning condition is imposed to ensure compliance with the submitted AIA/TPP report.

Condition:

Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following documents and plan: H.E.C, Arboricultural Impact Assessment and Tree Protection plan (240309/F).

Reason: To ensure that the development is carried out only as approved by the Local Planning Authority and to conform with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

#### 4.8 **Landscape Officer**

##### **28 February 2024**

The site was visited 22<sup>nd</sup> February 2024. The site falls within the Wye Valley Area of Outstanding Natural Beauty.

The landscape character type is Wooded Sandstone Hills, as set out in the Herefordshire Landscape Character Assessment 2023 (see link at end of comments). This supersedes the 2009 assessment that is referred to in the submitted Landscape and Visual Appraisal. It is noted that the site is allocated for housing in the Neighbourhood Development Plan.

The submitted Landscape and Visual Appraisal, including the landscape scheme in the appendix, are welcome features of the application. I have, however, a couple of outstanding questions and concerns:

- Vehicle access – There is no detailed drawing for the vehicle access, showing the full extent of hedgerow removal required for the visibility splay or the full extent of earthworks to create a suitable gradient. The extent of this works could have a far larger character and visual impact than currently set out and therefore should form an essential detail of the application and not wait to be considered at a later stage.
- Tree and hedgerow protection – There is a mature oak tree on the southern site boundary, which should be subject to a tree survey in accordance with BS5837, particularly to ensure its protection in relation to the extent of works to the vehicle access. A drawing should also



be provided to protect all the boundary trees from earthworks within their root protection zones.

- Drainage basin – The gradients, depth and design does not seem to have been detailed. The extent currently shown seems to restrict maintenance access to the south west corner of the site. Would there be any permanent water and would it be suitable for wetland planting. Would the whole basin and orchard be conveyed to plot B to be maintained?
- Levels – The section drawings B-B and C-C do not show the existing ground levels.

It is requested that these points are considered further prior to a decision being made, as they relate to Core Strategy Policy LD1 where development proposals should conserve and enhance the natural and scenic beauty of important landscapes and to ensure that new development integrates appropriately into its surroundings.

#### **11 June 2025**

I have reviewed the amended drawings. I welcome the reduction in size of the dwellings, particularly unit B. I remain concerned, however, that the dwellings will be perceived in the area as being three storey and that their mass will be considerably larger than other properties in the surrounding area.

I welcome the submission of a tree survey and concur with the Tree Officer's comments in relation to suitable protection of boundary trees.

In relation to the drainage basin, I note the drainage consultation response requesting consideration of a below ground surface water drainage system. Any changes to this should therefore be reflected in the proposed site layout plan and inclusion of more tree planting may therefore be possible.

It is noted that the submitted LVA finds that there will be adverse visual impacts for residential receptors, road users and recreational users when within close proximity to the site. While the LVA finds that these are not substantial effects, I disagree that the mitigation planting will reduce the effect to minor and that they will remain major-moderate adverse effects. This is due to the minimal amount of new planting shown, merely a new hedgerow between the two properties and along the new drive, together with some scattered tree planting. The small size of fruit trees planted in the lowest corner of the site will have very little effect on views of the large new dwellings. More could be done to provide planting on the slopes close to the houses to soften the built form.

Overall it is considered that the site could accommodate two new dwellings to compliment the linear settlement pattern along Leys Hill and that the material colours selected will help them integrate with the surrounding landscape. However the dwellings will stand out as a negative feature due to their height and mass, extent of glazing and solar panels and engineering works to the external steps and driveway. The elevated ground levels of the site would exacerbate the prominence and incongruity of the proposed development in surrounding views.

#### **04 November 2025**

I have reviewed the revised drawings. I welcome the further reduction in size of the buildings and the removal of parking at the lower level. Unfortunately the alteration in parking layout now means that cars and the driveway construction go much further up the hillside, together with their increased impact of movement, headlights, noise and colour.

The landscape scheme has not been updated to show any change or re-design of the drainage basin to better fit with the site or new planting along the base of the buildings or further around the higher levels of the site to soften the built form. If the application were to be approved, it would be preferable for an updated scheme to be provided, to include for example, a small coppice of

mixed tree species along the eastern boundary / south eastern corner, additional roadside planting and laying of the hedgerows to improve their density and longevity. Details of maintenance of the fruit trees should be provided, also specifying who will be responsible for the site wide landscape maintenance.

These comments are provided in accordance with Core Strategy LD1 on landscape character, protection of designated landscapes and landscape schemes.

#### **4.9 Land Drainage**

We recommend that the following information is provided prior to the Council granting planning permission:

- Confirmation of the surface water drainage proposals in line with the above advice. Revised supporting sizing calculations and an amended drainage drawing should be submitted for review.
- Clarification whether the Applicant has the land ownership rights/third-party permissions to install the drainage field in the proposed location, outside the red line site boundary. Evidence of this is required

#### **04 November 2025**

In principle we do not object to the proposals, however we recommend that the following information is provided within suitably worded pre-commencement planning condition:

- A revised surface water drainage strategy shall be submitted at DOC stage, subject to approval by the LLFA, which addresses comments and concerns raised by Land Drainage in this response (dated 04/11/2025) regarding the risk of runoff to the adjacent highway posed by a surface-level drainage basin feature currently proposed.

#### **4.10 Minerals and Waste**

Thank you for consulting me on the above application. The application site is within an area identified for the safeguarding of minerals due to the presence of a hard rock resource. Given the nature and scale of the development proposed, and the context of the site being an allocation within the NDP, I can confirm that there is no objection to the proposal with regards to the safeguarding of minerals.

### **5 Representations**

#### **5.1 Walford Parish Council**

##### **22 February 2024**

Walford Parish Council met on 21st February and voted to support the application but commented that there could be significant light pollution from the large number of windows potentially affecting lesser horseshoe bats known to inhabit the area. Council also noted the lack of a transport survey with some concerns over increased traffic particularly exiting the Leys Hill junction with the B4234

##### **22 February 2024**

The site is within the NDP but Walford Parish Council (WPC) is concerned about the amount of glazing on the frontage of the properties which could cause light pollution (light spill/trespass) which could affect bats (especially rare Lesser Horseshoe Bats (LHB)). WPC requests the properties have no external lighting and the HC Planning Officer encourages the agent/developer to include no external lighting and for future owners to minimise light spill in the Deed of Conveyance. This has been done in three housing developments within Fownhope which is also in the Wye Valley National Landscape.

WPC noted woodcrete bat boxes are a mitigation for the development but LHBs do not live in bat boxes but hang from rock cervices. WPC also noted the site is next to ancient woodland which was not identified in the applicant's Ecology Report

#### **24 April 2025**

Walford Parish Council met on Wednesday 23rd April 2025 and again voted to support the application but noted again significant issues including the amount of glazing in the construction, the issue of increased traffic both on Leys Hill itself as a small road and at the dangerous junction with the B4234, the lack of an ecological survey and the general effect of three storey construction. Several residents attended the meeting to express their opposition to the application, and council were in agreement with their wish to see the application considered by Planning Committee as a contentious application.

### **5.2 Goodrich and Welsh Bicknor Parish Council**

#### **12 March 2024**

The parish council was consulted as a neighbouring parish potentially affected by the proposals. The parish council raises the following concerns regarding the application:

- The properties are very large and do not provide for the need for affordable homes for local people.
- The development would result in yet more traffic on a lane and junction that is recognized as being dangerous.
- Planning applications in this area over recent years have resulted in it being saturated with additional or proposed development, but with no suitable upgrade to the road infrastructure to accommodate it.
- The PC agrees with the comments of the Landscape Officer.

### **5.3 Wye Valley National Landscape Comments**

The Wye Valley National Landscape is designated as an Area of Outstanding Natural Beauty (AONB). Paragraph 182 of the National Planning Policy Framework (NPPF) outlines that great weight should be given to the conservation and enhancement of landscape and scenic beauty in AONBs. The conservation and enhancement of wildlife and cultural heritage are also important considerations. The scale and extent of development within designated AONBs should be limited.

The Wye Valley AONB Management Plan 2021–2026 is a statutory plan and a material planning consideration. This site lies within the Wye Gorge Landscape Management Zone (LMZ09) as identified in the Management Plan. It is not within the Walford Lowlands (LMZ08) as stated in the submitted Landscape and Visual Appraisal (LVA, paragraph 4.23). As a result, the LVA omits several key features linked to the Special Qualities (SQs) of the National Landscape.

The relevant key features of LMZ09 are:

- Ancient, semi-natural and mixed broadleaved & coniferous woodland (SQ2, SQ18)
- Ancient and extensive tree cover pattern and skyline (SQ2, SQ11, SQ18)
- Steeply sloping topography (SQ1, SQ11)
- Hedgerow network often with mature trees (SQ5, SQ18)
- Linear settlements bordering valley floors, often at bridging points (SQ20)
- Small clusters of historic squatter settlements on valley sides surrounded by intricate patterns of small fields, drystone walls, narrow lanes, and small deciduous woodlands (SQ4, SQ5, SQ20, SQ22)
- Long panoramic views from high vantage points and medium picturesque views from the valley floor (SQ11)
- Strong sense of place due to distinctive landform, woodland, and river (SQ12, SQ18)

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Further information on the subject of this report is available from Mr Simon Withers

Strategic Objective WV-D2 of the Wye Valley AONB Management Plan 2021–2026 seeks to:

Encourage and support high standards of design, materials, energy efficiency, drainage, landscaping, and green infrastructure in all developments, including permitted development, to ensure greater sustainability and decarbonisation, and that they complement, conserve, and enhance the local landscape character and distinctiveness — including scale and setting — and benefit or enhance the natural environment.

Strategic Objective WV-D3 seeks to:

Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA, or Ramsar site, or other sites designated as environmentally important.

Notwithstanding the incorrect LMZ assumption, the LVA is welcomed. However, any adverse effects on the AONB designation must be properly assessed and considered individually, collectively, and cumulatively.

The long panoramic views from high vantage points such as Coppett Hill contribute to the picturesque, extensive, and dramatic views (SQ11) that define the Wye Valley National Landscape. Within this landscape, settlement is scattered and small-scale, typically comprising forestry workers' cottages.

The proposed development, presented as a notable cluster, risks impacting landscape character by compromising the historic scale of the original settlement. We have reservations as to whether this proposal is genuinely landscape-led. Built form in this area is small-scale, with little modern infrastructure; proposals altering this characteristic would conflict with the area's tranquil quality.

The submitted plans show both dwellings as three-storey, with rooflines appearing higher. The site will be visible from multiple viewpoints within the AONB, including Public Rights of Way, access land, and local roads, encompassing popular viewpoints for both residents and visitors.

Vehicular access details are insufficiently shown, particularly regarding hedgerow removal and earthworks needed to achieve visibility splays and appropriate gradients. These matters should not be left to the discharge of conditions stage and must be assessed now.

The design is unprepossessing, and heavily glazed elevations do not reflect local vernacular or respond positively to the protected landscape. A village/street character analysis — examining trees, hedges, walls, and other details — should inform a design code to guide materials, detailing, and overall appearance.

The scale, bulk, massing, and height of the proposed structures are key considerations, yet the submission lacks clarity in parts.

Regarding housing mix, we refer the LPA to our Housing Position Statement, which prioritises affordable housing in the Wye Valley National Landscape. Nationally, developments within protected landscapes are often required to provide 50% affordable housing, and our recommendation is that on-site provision should apply to developments of two dwellings or more.

The proposed dwellings are large, luxury-type houses, and therefore not affordable. The application lacks evidence of a Housing Needs Survey or engagement with local residents on housing needs.

No lighting assessment has been submitted, nor does the application address dark skies or landscape lighting impacts. The applicant should demonstrate compliance with Guidance Note 01/21 – The Reduction of Obtrusive Light (Institution of Lighting Professionals). The relevant environmental zone is E1, applicable to AONB designations. Extensive south-facing glazing will likely result in light spill, detracting from the AONB's character and tranquillity.

The Local Planning Authority (LPA) has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the National Landscape. Under the Levelling Up and Regeneration Act (2023):

In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority must seek to further the purpose of conserving and enhancing the natural beauty of the area.

At present, it is unclear whether this proposal has demonstrated that the defining factors of the Wye Valley National Landscape AONB have positively influenced the scale, appearance, layout, and landscaping of the development, particularly in relation to its high ground setting and transition to open countryside.

It appears that this application lacks a joined-up approach.

**5.4 A total of 15 representations (from 8 residents) and have been made to the original consultation and further re-consultation**

**5.5 The comments can be summarised as follows:**

- Leys Hill is a narrow single-track lane in poor condition and already struggling with existing traffic volumes.
- The proposed development would significantly increase vehicle movements, including residents' cars, deliveries, visitors, and construction vehicles.
- The Leys Hill–B4234 junction has substandard visibility and steep gradients, already identified as dangerous by Highways in 2016.
- Increased traffic would exacerbate safety risks for walkers, cyclists, horse riders, and wildlife, and damage roadside verges that provide important habitats.
- A Transport Statement and Travel Plan are required under NPPF Chapter 9, as the proposal poses an unacceptable impact on highway safety.
- The site lies within the Wye Valley National Landscape (AONB), which should be protected under NPPF paragraphs 182 and 183.
- The proposed large, three-storey houses are out of character with the surrounding small cottages and would dominate the landscape, harming views, tranquillity, and visual amenity.
- The development represents overdevelopment of a rural, scenic area, contrary to AONB policies seeking to limit scale and extent of development.
- Verges and habitats for species such as slow worms and insects are already being damaged by traffic and parking.
- Further development would reduce green space and harm biodiversity, contrary to the AONB's purpose of conserving natural beauty.
- The proposed drainage strategy is inadequate and may worsen flooding and surface water runoff, impacting local watercourses and woodlands.
- The proposed dwellings are disproportionate in scale and inconsistent with local vernacular.
- Extensive glazing and height would result in light pollution, loss of privacy, and overlooking of neighbouring properties.
- The design is not landscape-led and fails to respond positively to the area's character or topography.
- The development provides large luxury homes, not affordable housing needed locally.

- The site should be considered open countryside, as the Neighbourhood Development Plan (NDP) carries limited weight and the site WALF21a is not allocated in the Herefordshire Local Plan Core Strategy.
- Previous negative pre-application advice for nearby sites should be considered as a material factor.
- Approximately 16 new dwellings are already approved or proposed on Leys Hill — a 50% increase in housing — creating cumulative harm to the landscape, traffic safety, and rural character.
- The overall impact, not just individual applications, should be assessed.
- The proposal causes clear and demonstrable harm to the AONB, highway safety, wildlife, and residential amenity, with no overriding public benefit.
- The adverse impacts outweigh any benefits, and planning permission should be refused.
- Given the scale of objection, the application should be determined by Planning Committee rather than under delegated powers

5.6 The consultation responses can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-search/details?id=240309>

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

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

## **6. Officer's Appraisal**

### **Policy context**

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 (NDP). The National Planning Policy Framework (NPPF) is also a significant material consideration.

### **Principle of Development**

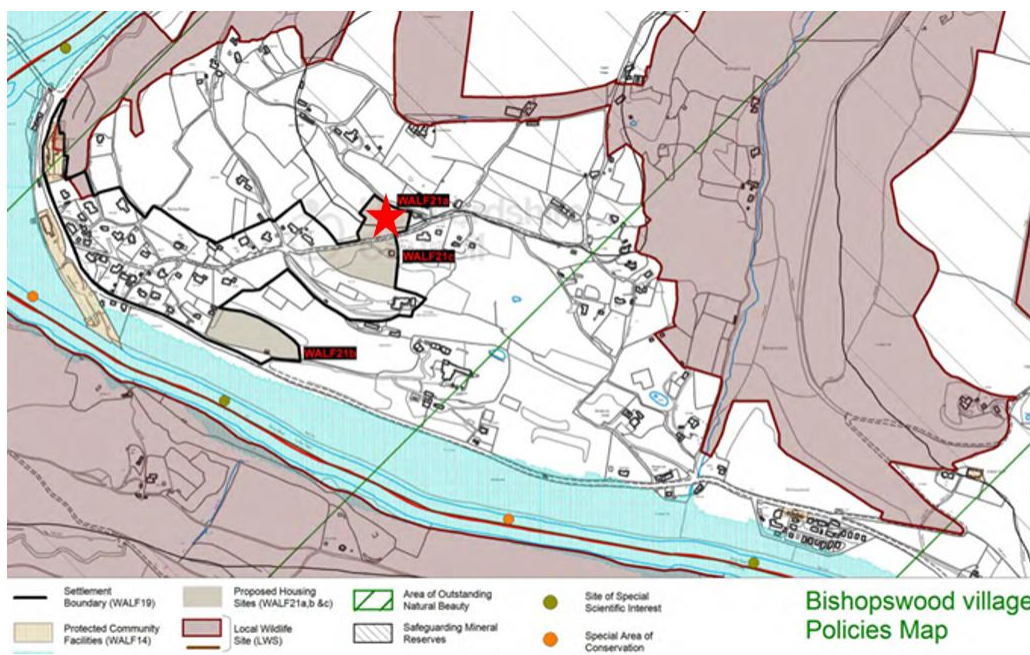
6.3 The relevant policies that apply to the site are primarily from both the CS and the NDP, and they establish a robust policy framework for the development of new residential dwellings within the designated settlement boundaries of the villages identified in the Neighbourhood Area. Specifically, the CS policies SS1, SS2, RA1, RA2, and RA3 are key to this proposal, while NDP policies WALF1, WALF2, WALF19, and WALF21 directly address sustainable growth within the parish, including the proposed development site.

6.4 The key framework set by these policies indicates that there is an in principle support for residential development. The NDP, in particular, recognises the settlement's potential for accommodating proportionate housing growth and aligns with the general strategic objectives outlined in the CS. This development is consistent with the direction provided by both local and strategic policies, facilitating the provision of much-needed housing in this rural part of Herefordshire.

- 6.5 It is important to note that Herefordshire Council is currently facing a significant challenge in meeting its housing targets. Specifically, the Council is unable to demonstrate a five-year supply of deliverable housing sites, as required by the NPPF. The Council's current housing supply is assessed at only 3.11 years, which is below the required five-year threshold. In light of this shortfall, NPPF Paragraph 11 comes into effect, which advocates a presumption in favour of sustainable development. This policy direction means that housing proposals should be granted permission unless they conflict with specific NPPF policies or the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. This presumption in favour of development applies unless significant harm from the proposal can be proven, which in this case, is not the situation.
- 6.6 Further clarity is provided in NPPF Paragraph 14, which states that the presumption in favour of development will not apply in cases where a proposal conflicts with the neighbourhood plan and where certain conditions are met. One of the conditions is that the neighbourhood plan must have been made within the last five years, which is the case here. The Walford Neighbourhood Development Plan was formally made on 13 June 2023, making it less than five years old and contains allocations to meet housing need and it thus it benefits from the enhanced protection afforded by NPPF Paragraph 14. This means that any proposal which conflicts with the provisions of the NDP would result in significant harm.
- 6.7 That said, in this instance, the principle of development is considered to be in accordance with Policy WALF21 of the NDP, which identifies this site as suitable for residential development. It is recognised that the specific site allocation under Policy WALF21a refers to the construction of three dwellings. However, the current application proposes only two dwellings. This reduction in unit numbers is not regarded as materially harmful to the overall aims of the allocation, particularly when set against the positive delivery of housing in the locality. On the contrary, it is considered to represent a more appropriate and site-responsive form of development, reflecting the physical constraints, including the topography, limited developable area and the need to minimise visual and landscape impacts within the Wye Valley National Landscape. Accordingly, the proposed development is considered to accord with the general intent and policy framework established under Policy WALF21 of the NDP.
- 6.8 In terms of the strategic policies contained within the CS, policy SS1 encourages the presumption in favour of sustainable development, which is consistent with the principles of the NPPF. This policy requires the Council to adopt a positive approach to planning and development, facilitating growth that can contribute to meeting both market and affordable housing needs in the county. Policy SS2 further supports this objective by committing to the delivery of at least 16,500 homes across Herefordshire between 2011 and 2031, aiming to meet the full spectrum of housing demand across the county.
- 6.9 The proposed site is located outside the principal urban centres of Hereford, Ross-on-Wye, Ledbury, Kington, Leominster, and Bromyard, meaning that Policies RA1 and RA2 of the Core Strategy are relevant. Policy RA1 sets a target for the delivery of 5,300 new homes in rural areas by 2031, with the aim of supporting rural economies and improving the sustainability of rural communities. Policy RA2 specifically facilitates sustainable housing growth in or adjacent to designated rural settlements, such as Bishopswood, provided certain criteria are met. These criteria include the site's proximity to the main built-up area of the settlement, the use of suitable brownfield sites where possible, a commitment to high-quality, context-sensitive design, and the delivery of housing that meets the local needs of the community. The proposed development complies with these criteria by offering a residential scheme that will contribute positively to the local housing stock while respecting the character and setting of Bishopswood.
- 6.10 The settlement of Bishopswood, forming part of the Walford Neighbourhood Area, is identified within Figure 4.15 of the CS as a location where proportionate housing growth is considered appropriate in accordance with the county's rural settlement hierarchy. The NDP establishes a defined settlement boundary for Bishopswood, within which new residential development is

supported in principle under Policy WALF19 (Housing Development within Settlement Boundaries).

- 6.11 The application site lies within this designated boundary, thereby confirming that the principle of residential development is acceptable in this location. Furthermore, as referenced above, the site is specifically identified within the housing allocation under Policy WALF21, which reinforces the suitability of the site for such development and provides an additional policy basis in support of the proposal. Collectively, these provisions demonstrate that the site's allocation and location align with both local and neighbourhood planning objectives for delivering proportionate and sustainable housing growth in Bishopswood.



a.

b. Walford Neighbourhood Development Plan: Bishopswood Policy Map

### **Landscape, Scale, Design, and Appearance**

- 6.12 Policy LD1 of the CS is of particular relevance to this proposal. It requires that development proposals demonstrate how the character of the landscape and townscape has positively influenced the design, scale, nature and siting of the scheme. This policy seeks to ensure that new development responds appropriately to its context, conserving and enhancing the intrinsic character and local distinctiveness of the area. The proposed development has therefore been assessed in relation to Policy LD1 to determine the extent to which the scheme's layout, design and form respect the wider landscape setting, particularly given its sensitive location within the Wye Valley National Landscape (Area of Outstanding Natural Beauty).
- 6.13 Policy SD1 of the CS is also directly relevant, as it sets out the design criteria for all new buildings, including garages and other ancillary structures. The policy requires that proposals maintain and enhance local distinctiveness through careful attention to detailing and the use of materials that reflect the character of the surrounding area. Development should also respect the scale, height, proportions and massing of neighbouring buildings to ensure visual harmony and appropriate integration with the existing built environment.
- 6.14 At the neighbourhood plan level, Policy WALF4 of the NDP seeks to promote measures that maintain and reinforce the distinctive landscape character of Walford Parish, particularly within the Wye Valley National Landscape. This policy places a clear emphasis on protecting the qualities that contribute to the scenic and cultural importance of the area. Policy WALF17 further reinforces this by requiring that new dwellings and any extensions or alterations to existing



buildings achieve a high standard of architectural design, incorporating variety and innovation where appropriate, while also respecting local distinctiveness and the traditional qualities that define the settlement and surrounding countryside.

- 6.15 At the national level, the NPPF provides additional guidance on protecting the natural environment. Paragraph 187 outlines how planning policies and decisions should contribute to and enhance the natural environment, including protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. It also emphasises the need to minimise adverse environmental impacts, provide net gains for biodiversity, and ensure that development does not contribute to unacceptable risks arising from soil, air, water or noise pollution, or land instability.
- 6.16 Paragraph 189 of the NPPF gives great weight to the conservation and enhancement of landscape and scenic beauty within National Parks, the Broads and National Landscapes (formerly Areas of Outstanding Natural Beauty). These areas are afforded the highest status of protection in relation to landscape and scenic matters. The paragraph further confirms that the conservation and enhancement of wildlife and cultural heritage are important considerations within these designated landscapes. The policy expectation is that the scale and extent of development should be strictly limited and, where development occurs within their setting, it should be sensitively located and designed to avoid or minimise adverse impacts on the protected area.
- 6.17 Paragraph 190 expands on this principle, confirming that proposals for major development within National Landscapes should be refused other than in exceptional circumstances and where it can be demonstrated that such development is clearly in the public interest. Assessment of such applications should consider the need for the development, including national and local economic factors, the feasibility and cost of locating the proposal outside the designated area, and any potential detrimental effects on the environment, landscape character, and recreational opportunities. Where harm is identified, it should be demonstrated how such impacts can be effectively moderated or mitigated.
- 6.18 It is acknowledged that the proposed development would represent a noticeable addition to the settlement when viewed at a localised level. However, it is also recognised that the current scheme has been significantly reduced in overall scale and footprint compared with the earlier submission previously considered by the Local Planning Authority. The revised proposal includes a reduction in ridge height of approximately 0.85 metres and a decrease in the overall width of each dwelling by around 5 metres. These amendments serve to lessen the visual bulk and massing of the development, thereby improving its relationship with the surrounding landscape and built form.
- 6.19 While it is accepted that the proposed dwellings would remain larger in scale than some of the existing properties located to the north and east of the site, it is also necessary to consider the open and spacious character of the application site and its position within a more dispersed, countryside setting. In this context, the proposed scale and form are not considered inherently inappropriate, provided that the development is well integrated through appropriate landscape mitigation.
- 6.20 The findings of the submitted Landscape and Visual Appraisal (LVA) are noted, and the conclusions are broadly supported. The LVA demonstrates that, when viewed from the wider landscape, the proposed dwellings would be read as a modest and contained cluster, particularly once the proposed planting and vegetative screening have matured. The additional landscaping measures, which can be secured by condition, are expected to provide further visual containment and reinforce the natural character of the site's boundaries. On this basis, it is considered that the proposed development would result in a limited and acceptable level of landscape and visual impact within the context of the Wye Valley National Landscape.

- 6.21 The applicant has also responded positively to previous design concerns by significantly reducing the extent of glazing on the principal elevations, thereby mitigating potential light spill and visual prominence, particularly during darker hours. The proposed external materials comprising natural stone cladding, charred timber cladding, and a standing seam steel roof are considered to be of high quality and suitably reflective of the area's vernacular palette. These materials, when combined with the revised design and enhanced landscaping scheme, are judged to contribute to a contemporary yet contextually sympathetic form of development that sits comfortably within its rural and scenic surroundings.
- 6.22 By virtue of its reduced scale, careful siting, and visual integration with the existing built form of Bishopswood, the proposed development is not considered to constitute "major development" within the Wye Valley National Landscape. The design and positioning of the development ensures that it is sympathetic to the character of its surroundings and does not detract from the scenic qualities for which the National Landscape has been designated. In light of these factors, it is considered that the proposed development would conserve the visual and landscape qualities of the National Landscape. This approach aligns with the statutory duty under the Levelling Up and Regeneration Act 2023 to seek to "further the purpose" of National Landscape designations.
- 6.23 Furthermore, the proposal is consistent with the relevant policies of the Development Plan identified above, as well as the guidance contained within the NPPF, ensuring that the objectives of landscape protection, visual amenity, and sustainable development are fully respected.

### **Residential Amenity**

- 6.24 CS Policy SD1 establishes that all development proposals must safeguard the amenity of both existing and future residents. This requirement reflects the need to ensure that new development does not cause harm to the living conditions of neighbouring properties or those who will occupy the new dwellings. In particular, it seeks to maintain appropriate levels of privacy, daylight, and general residential comfort, recognising that these factors are fundamental to the quality of life for residents.
- 6.25 Policy WALF17 of the NDP provides further guidance on protecting residential amenity. It emphasises that new development should be sited and designed in a manner that preserves the privacy and enjoyment of adjacent properties. Developments should avoid locations where existing or future residents might experience significant adverse effects from neighbouring uses, including noise, disturbance, or other environmental impacts. The policy also highlights the importance of mitigating the adverse effects of light pollution, which can detract from residential amenity and the enjoyment of outdoor spaces. In addition, WALF17 requires that new residential properties are provided with sufficient garden or outdoor space to allow residents to use these areas comfortably, with an appropriate degree of privacy and functionality. This ensures that outdoor spaces are both usable and enjoyable, supporting the wellbeing of residents and promoting sustainable, high-quality residential environments.
- 6.26 The proposed development has been carefully assessed in terms of its potential impact on the amenity of neighbouring residential properties, in accordance with Policy SD1 and Policy WALF17, which seek to safeguard the amenity, privacy, and enjoyment of both existing and future residents.
- 6.27 To the north of the site, the nearest residential property is Old Leys, located approximately 42 metres away from the site. The topography between the application site and Old Leys rises to the north-east, creating a natural separation that substantially limits direct visibility between the proposed development and the neighbouring property. Given this intervening landform, combined with existing mature boundary vegetation, it is not considered that the development would result in any adverse impacts through overlooking, overshadowing, or overbearing. The distance and natural screening ensure that the privacy and amenity of Old Leys will be preserved.

- 6.28 Sunnyside is situated approximately 24 metres to the south-east of the site. The proposed development, however, would be set at a level and distance that prevents any significant overbearing, overshadowing, or overlooking effects. To ensure further mitigation of any potential impacts, it is proposed that windows on the east-facing elevation of Unit A be restricted by condition, preventing the risk of any direct overlooking of Sunnyside. In addition, the planting of three new trees along the eastern boundary will enhance the screening provided by existing vegetation, further safeguarding the privacy and amenity of Sunnyside and contributing to a high-quality residential environment for both existing and future occupiers.
- 6.29 To the south-east, Orchard House is located at a significant distance from the application site, such that there would be no meaningful adverse impacts on amenity. The separation is sufficient to prevent overlooking, overshadowing, or any overbearing visual impact, ensuring that the enjoyment and privacy of Orchard House will remain unaffected by the development.
- 6.30 Overall, the proposed development has been designed with careful regard to the surrounding residential context. By taking into account existing topography, separation distances, orientation, and landscaping, and through the use of planning conditions where appropriate, the proposal ensures that the amenity, privacy, and enjoyment of neighbouring properties are fully protected.
- 6.31 These measures are consistent with the objectives of Policy SD1 and Policy WALF17, which require that new residential development avoids locations where adverse effects on neighbouring residents may arise and provides sufficient space and screening to maintain privacy and functionality. Consequently, it is considered that the proposed development would have no significant adverse impact on the amenity of neighbouring properties and is fully compliant with both national and local planning policy.

### **Water Resources**

- 6.32 CS policy SD3 establishes that measures for sustainable water management must be an integral part of all new development. This requirement aims to reduce flood risk, avoid adverse impacts on water quantity, protect and enhance groundwater resources, and provide opportunities to improve biodiversity, health, and recreational benefits. Where flooding is identified as a potential concern, development proposals are expected to incorporate appropriate mitigation measures, such as flood storage compensation, or to implement alternative measures that contribute to the enhancement of the local flood risk regime. The policy recognises the importance of a holistic approach to water management, ensuring that new development supports environmental sustainability while safeguarding people and property from flood-related risks.
- 6.33 Policy SD4 further reinforces the importance of water management by stating that development should not undermine the achievement of water quality targets for rivers within the county, particularly through the treatment and disposal of wastewater. In cases where a connection to a mains sewer is unavailable, SD4 establishes a clear hierarchy for wastewater management. The preferred solution is the provision of, or connection to, a package sewage treatment works discharging either to a watercourse or to a suitable soakaway. Where this is not practicable, a septic tank discharging to a soakaway is considered acceptable, with the use of a cesspool being strictly limited to exceptional circumstances only. This approach ensures that water quality is maintained and that adverse environmental impacts are minimised.
- 6.34 NDP policy WALF8 provides further guidance for sites located away from public sewer networks. It requires that developers demonstrate, through appropriate technical evidence, that wastewater drainage can be accommodated in a manner that avoids pollution to the River Wye Special Area of Conservation (SAC), as well as preventing impacts on neighbouring properties or land. Any approved drainage scheme must be fully implemented and operational prior to the occupation of the development. In addition, the policy encourages the use of sustainable “wet systems,” such as constructed wetlands or other nature-based solutions, where practicable, to manage wastewater while simultaneously supporting biodiversity and ecological enhancement.

- 6.35 The proposed development intends to connect the new dwellings to a package treatment plant, with treated effluent discharged to an associated drainage field. Detailed drainage calculations have been prepared by H+H Drainage and Corner Water, both of whom have confirmed that a suitable drainage solution can be implemented on the application site. While initial concerns were raised regarding the discharge point onto land outside the applicant's ownership, this issue has been addressed and clarified through the submission of an amended site plan, which demonstrates that the applicant owns all of the land required for the drainage field and associated surface water discharge. Subject to a pre-commencement condition securing the precise details of the surface water drainage scheme, the Council's Land Drainage consultant supports the strategy as proposed.
- 6.36 To ensure compliance with relevant policy and best practice, planning conditions are proposed requiring the final details of the surface water drainage arrangements and implementation of water efficiency measures in the dwellings, consistent with the recommendations of the drainage report. These measures will help to manage water demand, reduce the load on the drainage system, and support sustainable water management in accordance with Policy SD3 of the CS.
- 6.37 Overall, the proposed drainage strategy demonstrates that wastewater from the development can be safely and effectively managed without causing harm to neighbouring properties, land, or the wider environment, including the River Wye Special Area of Conservation (SAC). The approach aligns with Policy SD4 and Policy WALF8, ensuring that water quality targets are not compromised, flood risk is managed, and opportunities to enhance biodiversity and sustainability are fully considered. The combined use of a package treatment plant, drainage field, and associated water efficiency measures provides a robust, compliant, and environmentally sensitive solution for wastewater management on the site.

### **Ecology**

- 6.38 CS policies LD2 and LD3 are directly relevant to the assessment of ecological impacts and the management of trees in relation to the proposed development. These policies emphasise that development proposals should conserve, restore, and enhance the biodiversity and geodiversity assets of the county. They also require that proposals protect, manage, and plan for the preservation of existing green infrastructure while supporting the delivery of new green infrastructure where appropriate. In practice, this means that new development should seek to avoid negative impacts on habitats, species, and landscape features and, where possible, actively contribute to ecological enhancement and connectivity.
- 6.39 NDP policy WALF6 provides additional, locally specific guidance on biodiversity and ecological protection. The policy supports the conservation, recovery, and enhancement of biodiversity habitats and geological features, including those identified within the Priority Habitats Inventory and the Herefordshire Biodiversity Action Plan, as well as locally designated wildlife sites. The policy highlights the importance of protecting and managing trees particularly veteran trees woodlands, orchards, hedgerows, ponds, watercourses, and grasslands. Proposals that maintain and expand these ecological resources, in line with CS policy LD2, are strongly supported.
- 6.40 The application is accompanied by a Preliminary Ecological Appraisal (PEA) and an Arboricultural Assessment, both of which conclude that the proposed development is unlikely to result in any harm to protected species or habitats. The submitted information confirms that, while some tree removal or pruning may be necessary to facilitate the development, no trees of significant ecological or arboricultural value have been identified as being directly affected. Furthermore, none of the trees on or adjacent to the site are subject to Tree Preservation Orders (TPOs), nor are they located within a Conservation Area, and therefore their removal would not require formal consent.

- 6.41 The landscaping scheme and protection measures will ensure that any potential impacts on the site's green infrastructure are suitably mitigated and that the development contributes positively to the character and biodiversity of the local area.
- 6.42 It is noted that the proposed landscaping scheme includes the planting of 26 new trees within the application site. The proposed species mix and planting specification are considered appropriate and acceptable, providing a positive contribution to the visual quality of the development and to local biodiversity. The inclusion of these trees will assist in integrating the development into its surroundings. In addition to this, a restriction on external lighting is also applied given the sites location within the Wye Valley Dark Skies area and further biodiversity enhancements are secured by condition, noting that the application is exempt from mandatory Biodiversity Net Gain by reason of the date of its submission.

### **Impact upon Highway Safety**

- 6.43 CS policy MT1 requires that 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.
- 6.44 NDP policy WALF21 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.
- 6.45 Paragraph 116 of the NPPF 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.
- 6.46 Your officer acknowledges that the local highway network serving the application site is constrained, with limited opportunities for passing and turning manoeuvres. It is also recognised that there are no dedicated pedestrian footways in the immediate vicinity, and that vehicle speeds associated with the B4234 junction area are relatively high. Notwithstanding these constraints, the proposal would result in only a modest intensification of use arising from the limited additional vehicle movements associated with two dwellings and one must give significant weight to the site's allocation.
- 6.47 It is not considered that the scale of the development would give rise to a material increase in traffic levels or highway safety risks of such significance as to conflict with Paragraph 116 of the NPPF, which states that development should only be refused on transport grounds where the residual cumulative impacts are severe. The application has been reviewed by the Council's Area Engineer, who has raised no objection to the scheme.
- 6.48 The submitted plans demonstrate that adequate visibility splays can be achieved at the site access, in accordance with the standards set out in the local highway design guidance. In addition, sufficient on-site parking and turning provision has been provided within the application site to allow vehicles, including service and emergency vehicles, to enter and exit the site in a forward gear. Accordingly, the proposed development is considered acceptable in highway safety and accessibility terms.

### **Renewable Energy Generation**

- 6.49 CS policy SD2 states that development proposals that seek to deliver renewable and low carbon energy will be supported where they meet the following criteria. The proposal does not adversely

impact upon international or national designated natural and heritage assets. The proposal does not adversely affect residential amenity. The proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment. The proposal can be connected efficiently to existing national grid infrastructure, unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

- 6.50 It is acknowledged that the proposed installation of solar panels must be carefully considered given the site's location within the Wye Valley National Landscape. However, due regard has been given to the scale, design, and positioning of the proposed panels, which are considered to be proportionate and sensitively integrated with the host dwellings. As such, it is not considered that the proposal would result in any adverse visual or landscape impacts, nor would it harm the special qualities or scenic beauty of the designated area.
- 6.51 In addition, the incorporation of renewable energy technology within the development is consistent with both local and national objectives to reduce carbon emissions. The proposal would make a positive contribution towards achieving Herefordshire Council's target of becoming carbon neutral by 2030, and aligns with national policy commitments to achieve net zero by 2050, as well as supporting the Council's declared Climate and Ecological Emergency.

### **Other Matters**

- 6.52 The principle of development in this instance falls to be considered solely within the context of the defined settlement boundary, as established by the made NDP. The NDP has undergone independent examination by a duly appointed Examiner and was subsequently found to meet the Basic Conditions and to be sound. It therefore forms part of the statutory Development Plan for the purposes of decision-making under Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.53 In this regard, attention is drawn to appeal reference APP/W1850/W/25/3360507, in which the Inspector upheld the importance and integrity of the defined settlement boundary within a made Neighbourhood Development Plan, confirming that weight should appropriately be afforded to the boundary as a key component of the adopted Development Plan framework.
- 6.54 It is also important to note that the housing growth figures set out within both the Neighbourhood Development Plan and the Herefordshire Core Strategy represent minimum indicative targets, rather than fixed or maximum limits on the scale of development within a settlement. Consequently, the delivery of additional dwellings within the defined settlement boundary where proposals accord with relevant Development Plan policies remains acceptable in principle, notwithstanding the quantum of development that has already been achieved.
- 6.55 Furthermore, proposals that come forward either inside or outside of defined settlement boundaries must be considered on their individual planning merits, having due regard to national and local policy considerations. The determination of one proposal does not create a precedent for future development in comparable locations. In accordance with Section 38(6) of the 2004 Act, each application must therefore be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

### **Conclusion**

- 6.56 Having regard to the provisions of the Herefordshire Local Plan – Core Strategy, the Walford Neighbourhood Development Plan and the National Planning Policy Framework, it is concluded that the principle of residential development on this site is acceptable. The application site lies within the defined settlement boundary for Bishopswood, as established by Policy WALF19 of the

Walford NDP, and is specifically identified for residential development under Policy WALF21a. The NDP was formally made in June 2023, following independent examination, and therefore carries full weight and forms part of the statutory Development Plan in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

- 6.57 The proposed development accords with the spatial strategy of the Core Strategy, notably Policies SS1, SS2, RA1, and RA2, which collectively promote sustainable, proportionate growth in rural settlements. The proposal contributes positively towards meeting the identified housing needs of the parish and wider county at a time when Herefordshire Council is unable to demonstrate a five-year supply of deliverable housing sites. In this context, the presumption in favour of sustainable development set out in Paragraph 11 of the NPPF carries significant weight.
- 6.58 The scheme also represents an appropriately scaled and site-responsive form of development. The reduction in dwelling numbers below the allocation target set by Policy WALF21a is an indication of a design-led approach that respects local topography, landscape sensitivity, and the setting of the Wye Valley National Landscape. The proposal therefore achieves a balanced outcome between enabling necessary growth and safeguarding the area's environmental and visual qualities.
- 6.59 In light of these considerations, the proposed development is found to comply with the relevant provisions of the Development Plan and the NPPF. The principle of residential development in this location is therefore considered acceptable, subject to compliance with detailed design and technical matters addressed elsewhere in this report.

## **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:**

**That planning permission be granted subject to the following conditions:**

### ***Standard Conditions***

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 hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. ES085 P(0)001E; ES085 P(0)002C; ES085 P(0)003C; ES085 P(0)004C; ES085 P(0)005C; ES085 P(0)006C ES085 P(0)011A and Location Plan 05 March 2025).**

**Reason:** To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy, Policies WALF2, WALF6:, and WALF10 and the National Planning Policy Framework.

### ***Pre Commencement Conditions***

3. **Before any work; including site clearance or demolition begin or equipment and materials are moved on to site, a Construction Environmental Management Plan (CEMP) including a fully detailed and specified Ecological Working Method Statement and details of an appointed Ecological Clerk of Works, shall be supplied to the local planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have finally been removed; unless otherwise agreed in writing by the local planning authority.**

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Further information on the subject of this report is available from Mr Simon Withers

**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 policies LD1, LD2 and LD3.

4. No development shall commence until a revised surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved drainage strategy, and no surface water shall discharge to the public highway.

**Reason:** To ensure that adequate provision is made for surface water drainage, to prevent increased risk of flooding and runoff to the public highway, and to comply with Policy SD3 of the Herefordshire Local Plan – Core Strategy and the guidance contained within the National Planning Policy Framework.

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

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

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

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

6. 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 24 metres to the South West and 27 metres 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 and the National Planning Policy Framework.

#### ***Pre- Occupation Conditions***

7. With the exception of any site clearance and groundwork, no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.



8. Prior to the first occupation of the dwellings hereby approved an area shall be laid out within the curtilage of the property for the parking and turning of three cars per dwellinghouse 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.

9. Prior to the first occupation of the dwellings 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.

10. Prior to the first occupation of the development hereby permitted, the construction of the vehicular access shall be completed in accordance with a detailed specification that has first been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed at a gradient not steeper than 1 in 12.

Reason: To ensure the formation of a safe and satisfactory means of access to the highway, in the interests of highway safety and in accordance with Policy MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

11. Prior to the first occupation of the dwellings hereby approved, a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan Core Strategy shall be submitted to and approved in writing by the local planning authority and implemented as approved.

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

12. Prior to completion of the development or first occupation of any of the dwellings hereby approved, whichever is the sooner, a landscape scheme shall be submitted and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:

- a) All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.
- b) Full details of the long term future maintenance of all planting proposals.

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 and the National Planning Policy Framework.

***Post Occupancy and any other stage conditions***

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

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

14. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following documents and plan: H.E.C, Arboricultural Impact Assessment and Tree Protection plan.

Reason: To ensure that the development is carried out only as approved by the Local Planning Authority and to conform with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

15. The recommendations in the Phase One Habitat Survey and Bat Survey by Ecology Services dated January 2024 in respect of ecological interests on the site, biodiversity net gain and habitat enhancement recommendations, including mitigation-compensation measures and requirement for any relevant protected species licences from Natural England to be obtained prior to approved demolition works commencing, shall be implemented in full and hereafter maintained as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all 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.

16. All foul water shall discharge to a new private foul water system (Package Treatment Plant) discharging to a suitable soakaway drainage field on land under the applicant's ownership and all additional surface water shall be managed by appropriate sustainable drainage systems unless otherwise agreed with the Local Planning Authority.

Reason: In order to comply with 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, SD3, SD4 and LD2.

17. Any new access gates 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.

18. No external lighting, including no driveway illumination, 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 10 minutes. 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.

19. Within six months of any of the solar 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. All planting, seeding or turf laying in the approved landscaping scheme 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 and the National Planning Policy Framework.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), no windows shall at any time be placed in the East facing elevation of Unit A (as shown on drawing no. ES085 P(0)003C).

**Reason:** In order to protect the residential amenity of adjacent properties and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

22. Notwithstanding the provisions Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), no fences, walls or other means of enclosure shall erected within the application site.

**Reason:** In order to protect the visual amenity of the site and surrounding locality and to comply with Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

#### **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, including any representations that have been received. It has subsequently determined to grant planning permission 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) and the Habitats and Species Regulations (2019 as amended), with enhanced protection for special "Higher Status Protected Species" such as all Bat species, Great Crested Newts, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it is advised that advice from a local professional ecology consultant is obtained. If any protected species or other wildlife is found or disturbed during works then all works should stop and the site made safe until professional ecology advice and any required 'licences' have been obtained. Any additional lighting should fully respect locally dark landscapes and associated public amenity and nature conservation interests.
3. Access to the site is via a public right of way and the applicant's attention is drawn to the restrictions imposed by Section 34 of the Road Traffic Act 1988 regarding the prohibition of driving motor vehicles elsewhere than on roads.
4. This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty 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.

5. 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.

6. **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.**
7. **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).**

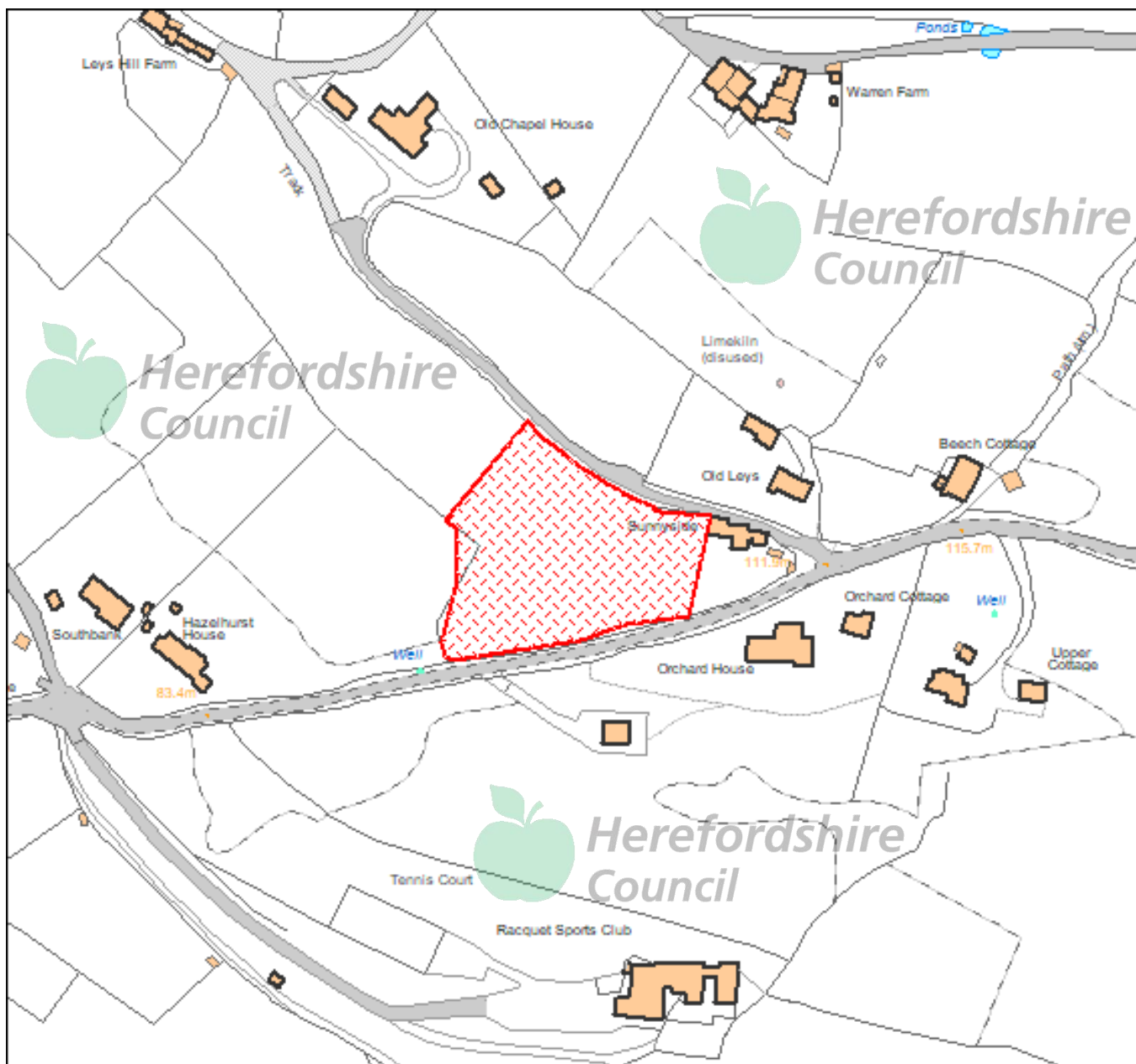
Decision: .....

Notes: .....

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#### **Background Papers**

None identified.



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**APPLICATION NO:** 240309

**SITE ADDRESS :** LAND NORTH OF LEYS HILL, BISHOPSWOOD, ROSS-ON-WYE, HEREFORDSHIRE

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Further information on the subject of this report is available from Mr Simon Withers