

Ms Gemma Webster  
Planning Services  
Herefordshire Council  
PO Box 230  
Hereford  
HR1 2ZB

Dear Ms Webster,

**Approval of Reserved Matters for Land at Lovers Walk Gorsley Ross-On-Wye Herefordshire HR9 7SJ (REF: 202060)**

Following the expiry of the consultation process (27.08.2020) on the above application we have now reviewed the comments made and would respond as follows:

**Transportation Department – 29<sup>th</sup> July 2020** – we have commented on the points raised but feel it maybe beneficial to arrange a convenient time to sit down with you and your highways colleague to agree the changes and we can then update the drawings accordingly?

1. Is the site going to be adopted – *we are anticipating the main access drive and turning head would be adopted with the private access driveways remaining private. We assume this is acceptable?*
2. A - The shared driveways should be located a minimum of 15m from the main site access – *we have marked 15m on the attached sketch (20.20.002-SK01) which shows how close the 15m is but can update the drawings to increase this as necessary.*  
B - Forward visibility should also be shown on the submitted plan – *we can update the drawings to show the forward visibility.*
3. The width of a footway to the northern bus stop cannot achieve the standard 2m – *this area is outside of our ownership and we had understood that the new bus stop was being provided to omit the need for the existing bus stop in this area? I have attached some photos of the verge which is grassed and currently operates as the bus stop. If this is to be retained we can provide our footpath upto the end of our ownership but that would be the extent of it? Is this acceptable?*
4. The site should be designed to HC designed guidance, therefore requires footways on both side of the main route through – *we can update our drawing to show footpaths all around the adopted access road.*
5. A - Whilst the shared drives will not be adopted, additional vehicles parking for plots 2 and 8 may restrict the turning heads for larger vehicles – *we can slide the garages back to provide 4 car parking spaces per dwelling but had assumed 2 would be located in the garage?*

6. B - The use of block pavers should be changes to tarmac for maintenance reasons – *we prefer the aesthetic and permeability of block pavements and as there will be a management company for the private areas we would prefer to stay with the block pavements at this point.*
7. Tactile paving at the access should be put at the bell mouth of the site – *we can relocate the tactile paving as requested.*
8. Details should be supplied for the following:-
  - a. Northern footway to bus stop
  - b. Pedestrian crossing.
  - c. Details of southern bus stops – provision of shelter with RTI, footway, kerbs etc.
  - d. Details of footway through the site to Lovers Walk.

*This is the detailed design of the specific elements and believe they will require more information to establish exactly what is required. Can this be covered as a planning condition?*
9. Tracking for HC refuge vehicle – *is this just for the adoptable access drive or all areas?*

#### **Welsh Water – 18<sup>th</sup> August 2020**

1. No objection to a potable water connection.
2. Confirmed no foul drainage to site.

#### **Tree Officer – 29<sup>th</sup> July 2020**

1. Concerns over the felling of tree groups G2 and G3 – *these tree groups unfortunately need to be removed, along with sections of hedgerow, to achieve the requirements for a new 2m wide footpath on the approved highways drawings. Although this is unfortunate we assume the highways requirements override the loss of the trees and new tree planting can be agreed to help mitigate this loss?*
2. Why has the classification of the trees changed – *I believe this is down to the tree groups being classified as 'to be felled' rather than a real change in their quality?*

#### **Environmental Health – 4<sup>th</sup> August 2020**

1. No objection but a recommendation for a planning condition regarding enhanced glazing specification and acoustic vents – *we agree to the principle of this condition.*

#### **Public Right of Way – 29<sup>th</sup> July 2020**

1. No objection subject to the adjacent hedgerows being maintained - *there will be a management company for the private areas so we would suggest this maintenance could be covered by this.*

We understand the consultation date ended on the 27<sup>th</sup> August and as such felt the comments made to date are constructive and hopefully answered within this letter. If you could review our comments and confirm if you would like us to sit down and discuss the highways requirements we can then move the scheme forwards.

I look forward to hearing from you

Yours Sincerely

**Toby Coombes**

Director