

**From:** Dan Armstrong [REDACTED]  
**Sent:** 08 December 2021 14:45  
**To:** Brace, Carl <[Carl.Brace@herefordshire.gov.uk](mailto:Carl.Brace@herefordshire.gov.uk)>  
**Cc:** Tim Smale [REDACTED]  
**Subject:** FW: 212925 - DRAFT Conditions

Hi Carl

Thank you for the update. We have 'politely' made some proposed changes to the conditions below. We are proposing that the text in red is removed and the text in green added. They are just suggestions and the explanation is as follows.

- |              |  |
|--------------|--|
| Condition 1  | no change and we have checked all of the drawings  |
| Condition 2, | this is a tricky one as the roads for the whole site will be built in stages as illustrated on drawing 8111 (phasing plan) and some of the vis splays ae in the latter sections of road. We have no problem wit doing the work just as we have to build the roads and deliver the vision splays at junctions so we would like to take out the "before any other work nare commenced" bit but keep the obligation to do it. Would that be ok? |
| Condition 3  | agreed   |
| Condition 4  | agreed   |
| Condition 5  | we are slightly worried that the way the condition is written it would require all of the cycle storage to be provided before the first occupation and we know that is not the intention so we trust that linking delivery to the occupation of each plot in the same way that condition 3 links the delivery of the parking to the occupation of each plot.   |
| Condition 6  | We would like to take this condition out entirely please as the Travel plan is a prior to first occupation in the outline consent, it is not intended that it will be updated for each phase as it covers all 175 homes and the outline condition has already been discharged. We trust that this is agreeable.  |
| Condition 7  | Minor changes to link the refuse back to the approved drawing in condition 1 and delivery of the refuse facilities to the occupation of the relevant plot.   |
| Condition 8  | agreed   |
| Condition 9  | agreed   |

- 1 The development hereby approved shall be carried out strictly in accordance with the approved plans and detail thereon listed below –

Drawing titled 'Proposed Site Layout', Drg No. 8100, Rev.B; 'Affordable Housing Layout', Drg No. 8106, Rev. B; 'Refuse & cycle Strategy', Drg No. 8107, Rev.B; and 'Parking & EV Strategy', Drg No. 8109, Rev.B;

- all Received 19 November 2021; and

Drawing titled 'Landscape Proposals', Drg No. 2751/07, Rev.D; 'Landscape Proposals (open space), Drg

No. 2751/08, Rev. B; and 'LAND EAST OF A40, ROSS ON WYE, PHASE 4b: PLANT SCHEDULE';

- all Received 3 November 2021; and

Drawing titled 'Storey Heights Layout', Drg No. 8103, Rev.A; 'Materials Layout', Drg. No 8104, Rev. A; and 'Enclosures Layout', Drg No. 8105, Rev.A;

- all Received 19 October 2021; and

Drawing titled 'Site Location Plan', Drg No. 8101; 'Proposed Street Scenes', Drg No. 8102; 'Community Facilities', Drg No. 8108; 'Site Sections', Drg No. 8110; 'Phasing Plan', Drg No. 8111; 'Single Car Port Floor Plans & Elevations', Drg No. 8113; 'Twin Car Port Floor Plans & Elevations', Drg No. 8114; 'Ashmore Floor Plans', Drg No. 8150; 'Ashmore Elevations', Drg No. 8151; 'Ashmore Elevations Option 1', Drg No. 8151-1; 'Ashford Floor Plans', Drg No. 8152; 'Ashford Floor Plans Option 1', Drg No. 8152-1; 'Ashford Elevations', Drg No. 8153; 'Ashford Elevations Option 1', Drg No. 8153-1; 'Tetford Floor Plans', Drg No. 8154; 'Tetford Elevations', Drg No. 8155; 'Tetford Elevations Option 1', Drg No. 8155-1; 'Buckland Floor Plans', Drg No. 8156; 'Buckland Elevations', Drg No. 8157; 'Monnow Floor Plans', Drg No. 8158; 'Monnow Elevations', Drg No. 8159; 'Ashmore V2 Floor Plans', Drg No. 8160; 'Ashmore V2 Elevations', Drg No. 8161; 'Buckland V2 Floor Plans', Drg No. 8162; 'Buckland V2 Elevations', Drg No. 8163; 'Ashmore V3 Floor Plans', Drg No. 8164; 'Ashmore V3 Elevations', Drg No. 8165; 'Ashmore V1 Floor Plans', Drg No. 8166; 'Ashmore V1 Elevations', Drg No. 8167; 'Ashford V1 Floor Plans', Drg No. 8168; and 'Ashford V1 Elevations', Drg No. 8169;

- all Received 21 July 2021

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 and the National Planning Policy Framework.

- 2 **Before any other works hereby approved are commenced,** visibility splays, and any associated set back shall be provided as shown on Approved drawing no. 1625 8107 B, as listed under Condition 1 of this Decision Notice. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed at any junction 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.

- 3 Prior to the first occupation of any dwelling to which this permission relates an area for car parking shall be laid out within the curtilage of that property, in accordance with the approved plans listed under Condition 1 of this Decision Notice, 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 those areas 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.

- 4 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.

- 5 Prior to the first occupation of the development hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling shall be submitted to the Local Planning Authority for their written approval. Prior to the occupation of any dwelling to which this permission relates the covered and secure cycle parking facilities as shown on drawing 8107-B Refuse and Cycle Strategy as listed under Condition 1 shall be laid out within the curtilage of that property. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the first use of the development hereby permitted. Thereafter these facilities shall be maintained;

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policies SS7, SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 6 Prior to the first occupation of any the dwellings hereby approved, an updated Travel Plan serving the overall site, which contains measures to promote alternative sustainable means of transport for staff and visitors with respect to the development hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The Travel Plan shall be implemented, in accordance with the approved details, on the first occupation of the development. A detailed written record shall be kept of the measures undertaken to promote sustainable transport initiatives and a review of the Travel Plan shall be undertaken annually. All relevant documentation shall be made available for inspection by the local planning authority upon reasonable request.

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform to the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 7 Prior to the occupation of any dwelling hereby permitted refuse refuse and recycling provision facilities details for each that dwelling as shown on the approved plans listed under Condition 2 1 of this Decision Notice shall be made available for use. Thereafter these facilities shall be maintained.

Reason: To ensure suitable accessible provision of refuse and recycling facilities in the interests of environmental objectives, highway safety and amenity and to comply with Herefordshire Core Strategy policies SS1, MT1, RW1, LD1 and SD1 and the relevant aims and objectives of the National Planning Policy Framework.

- 8 The soft landscaping scheme as shown on the approved plans listed under Condition 1 of this Decision Notice shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The landscaping shall be maintained for a period of 10 years. During this time, any trees, shrubs or other plants which are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 10 year maintenance period. The hard landscaping shall be completed prior to the first occupation of the development hereby permitted

Reason: In order to maintain the visual amenities of the area and to conform with Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 9 With the exception of any site clearance and groundwork up to DPC level no further development shall commence until details of the 'trim trail' as shown on the approved plans listed under Condition 1 of this Decision Notice has been submitted to and approved in writing by the Local Planning Authority.

These details should include:

- a) Play equipment,
- b) Surfacing,
- c) Landscaping,
- d) Means of enclosure,
- e) Street furniture.

The play area shall be constructed in accordance with the approved plans and made available for use in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: To ensure open space and recreation facilities are delivered in a timely manner for the benefit of existing and future residents and In order to comply with policies OS1 and OS2 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

**Tim Smale**

Planning Director

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Building 102, Wales One Business Park  
Magor, NP26 3DG



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**From:** Brace, Carl <[Carl.Brace@herefordshire.gov.uk](mailto:Carl.Brace@herefordshire.gov.uk)>

**Sent:** 06 December 2021 16:35

**To:** Dan Armstrong [REDACTED] Tim Smale [REDACTED]

**Subject:** 212925 - DRAFT Conditions

**Importance:** High

Dear both

please find below a list of DRAFT conditions for your review and a final EoT request until 14 December 2021 to get the above RM decision issued, the conditions are broadly similar to those on the previous approved RM

- 1 The development hereby approved shall be carried out strictly in accordance with the approved plans and detail thereon listed below –

Drawing titled 'Proposed Site Layout', Drg No. 8100, Rev.B; 'Affordable Housing Layout', Drg No. 8106, Rev. B; 'Refuse & cycle Strategy', Drg No. 8107, Rev.B; and 'Parking & EV Strategy', Drg No. 8109, Rev.B;

- all Received 19 November 2021; and

Drawing titled 'Landscape Proposals', Drg No. 2751/07, Rev.D; 'Landscape Proposals (open space)', Drg No. 2751/08, Rev. B; and 'LAND EAST OF A40, ROSS ON WYE, PHASE 4b: PLANT SCHEDULE';

- all Received 3 November 2021; and

Drawing titled 'Storey Heights Layout', Drg No. 8103, Rev.A; 'Materials Layout', Drg. No 8104, Rev. A; and 'Enclosures Layout', Drg No. 8105, Rev.A;

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Drawing titled 'Site Location Plan', Drg No. 8101; 'Proposed Street Scenes', Drg No. 8102; 'Community Facilities', Drg No. 8108; 'Site Sections', Drg No. 8110; 'Phasing Plan', Drg No. 8111; 'Single Car Port Floor Plans & Elevations', Drg No. 8113; 'Twin Car Port Floor Plans & Elevations', Drg No. 8114; 'Ashmore Floor Plans', Drg No. 8150; 'Ashmore Elevations', Drg No. 8151; 'Ashmore Elevations Option 1', Drg No. 8151-1; 'Ashford Floor Plans', Drg No. 8152; 'Ashford

Floor Plans Option 1', Drg No. 8152-1; 'Ashford Elevations', Drg No. 8153; 'Ashford Elevations Option 1', Drg No. 8153-1; 'Tetford Floor Plans', Drg No. 8154; 'Tetford Elevations', Drg No. 8155; 'Tetford Elevations Option 1', Drg No. 8155-1; 'Buckland Floor Plans', Drg No. 8156; 'Buckland Elevations', Drg No. 8157; 'Monnow Floor Plans', Drg No. 8158; 'Monnow Elevations', Drg No. 8159; 'Ashmore V2 Floor Plans', Drg No. 8160; 'Ashmore V2 Elevations', Drg No. 8161; 'Buckland V2 Floor Plans', Drg No. 8162; 'Buckland V2 Elevations', Drg No. 8163; 'Ashmore V3 Floor Plans', Drg No. 8164; 'Ashmore V3 Elevations', Drg No. 8165; 'Ashmore V1 Floor Plans', Drg No. 8166; 'Ashmore V1 Elevations', Drg No. 8167; 'Ashford V1 Floor Plans', Drg No. 8168; and 'Ashford V1 Elevations', Drg No. 8169;

- all Received 21 July 2021

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 and the National Planning Policy Framework.

- 2 Before any other works hereby approved are commenced, visibility splays, and any associated set back shall be provided as shown on Approved drawing no. 1625 8107 B, as listed under Condition 1 of this Decision Notice. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed at any junction 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.

- 3 Prior to the first occupation of any dwelling to which this permission relates an area for car parking shall be laid out within the curtilage of that property, in accordance with the approved plans listed under Condition 1 of this Decision Notice, 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 those areas 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.

- 4 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.

- 5 Prior to the first occupation of the development hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling shall be submitted to the Local Planning Authority for their written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the first use of the development hereby permitted. Thereafter these facilities shall be maintained;

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policies SS7, SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 6 Prior to the first occupation of any the dwellings hereby approved, an updated Travel Plan serving the overall site, which contains measures to promote alternative sustainable means of transport for staff and visitors with respect to the development hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The Travel Plan shall be implemented, in accordance with the approved details, on the first occupation of the development. A detailed written record shall be kept of the measures undertaken to promote sustainable transport initiatives and a review of the Travel Plan shall be undertaken annually. All relevant documentation shall be made available for inspection by the local planning authority upon reasonable request.

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform to the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 7 Prior to the occupation of any dwelling hereby permitted refuge and recycling provision facilities details for each dwelling as shown on the approved plans listed under Condition 2 of this Decision Notice shall be made available for use. Thereafter these facilities shall be maintained.

Reason: To ensure suitable accessible provision of refuge and recycling facilities in the interests of environmental objectives, highway safety and amenity and to comply with Herefordshire Core Strategy policies SS1, MT1, RW1, LD1 and SD1 and the relevant aims and objectives of the National Planning Policy Framework.

- 8 The soft landscaping scheme as shown on the approved plans listed under Condition 1 of this Decision Notice shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The landscaping shall be maintained for a period of 10 years. During this time, any trees, shrubs or other plants which are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 10 year maintenance period. The hard landscaping shall be completed prior to the first occupation of the development hereby permitted

Reason: In order to maintain the visual amenities of the area and to conform with Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

9 With the exception of any site clearance and groundwork no further development shall commence until details of the 'trim trail' as shown on the approved plans listed under Condition 1 of this Decision Notice has been submitted to and approved in writing by the Local Planning Authority. These details should include:

- a) Play equipment,
- b) Surfacing,
- c) Landscaping,
- d) Means of enclosure,
- e) Street furniture.

The play area shall be constructed in accordance with the approved plans and made available for use in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: To ensure open space and recreation facilities are delivered in a timely manner for the benefit of existing and future residents and In order to comply with policies OS1 and OS2 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

I'm hopeful we will issue by end of the week

Regards

**Herefordshire.gov.uk**

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Carl Brace BSc (Hons), MA, MRTPI  
Economy and Place Directorate  
Principal Planning Officer  
Development Management  
Tel | 01432 261947

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