

APPLICATION NO & SITE ADDRESS: Planning Consultation - 222138 - Land at Three Elms, North East Quarter, To the north east of Huntington and bounded, by Three Elms Road and Roman Road, Hereford, Herefordshire, HR4 7RA

DESCRIPTION: Outline Planning application with all matters reserved, except access, for the first phase of an urban extension comprising up to 350 homes (Use Class C3); and a care home (Use Class C2), park & choose interchange; together with open and play space, landscaping, infrastructure and associated works

APPLICATION TYPE: Outline

PARISH: Hereford

GRID REF: OS 348711, 241899

CASE OFFICER: Ms Heather Carlisle

WEBSITE: <http://www.herefordshire.gov.uk/searchplanningapplications>

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet, normally within 24 hours, using the link above:

I would be grateful for your advice in respect of the following specific matters: -

<input type="checkbox"/>	Odour	<input type="checkbox"/>	Industrial Pollution
<input checked="" type="checkbox"/>	Air Quality	<input type="checkbox"/>	Minerals and Waste
<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>	Petroleum/Explosives
<input type="checkbox"/>	Landfill	<input type="checkbox"/>	Gypsies and Travellers
<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Lighting
<input type="checkbox"/>	Other nuisances	<input checked="" type="checkbox"/>	Water Supply
<input type="checkbox"/>	Licensing Issues	<input type="checkbox"/>	Foul Drainage
		<input type="checkbox"/>	Biomass Boilers
		<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Additional Info	<input checked="" type="checkbox"/>	Amended Plans

Please can you respond by **12/10/2023**. Any comments or queries should be directed to the Case Officer, **Ms Heather Carlisle** Heather.Carlisle@herefordshire.gov.uk.

Comments

We have reviewed the above application and would make the following comments in consideration of risks to private water supplies only.

The proposed development is near to major commercial abstractions which are routinely monitored to ensure compliance with regulatory standards. Inappropriate or insensitive development of the site has the potential to adversely impact these supplies. This has been discussed and debated in previous applications for the wider site by technical specialists for both commercial abstractors and those on behalf of the applicant. Alongside which the Environment Agency (EA) have undertaken detailed discussion with the applicant in relation to mitigation plans and ongoing risks to the Source Protection Zone.

Mitigation plan

The Environmental Statement and Hydrological Risk Assessment Desk Study & Site Investigation Report A101670 have identified sources of potential contamination during the construction phase and the actions to mitigate these risks within the mitigation plan (B031140, dated June 2022). It is understood that this plan has been developed with input from the EA and that they are generally satisfied with the proposals for mitigation within it although further detail would be expected as part of any Reserved Matters application. This is welcomed and does help in providing reassurance that risks to the commercial supplies and the source protection zone have been suitably considered. As such, we would not offer comment on technical aspects of it.

S106

The mitigation plan mentioned above discusses how elements and obligations in protecting the supplies will be achieved through the establishment of a management company with its remit to be agreed with Herefordshire Council. With this being the case, it would seem appropriate that we be consulted on the finer details of what this will include and exclude and how the companies obligations will be carried out going forward and for the lifetime of the development.

Recommendation

Signed: G. Armitage

Date:19/10/2023