
Statement of Community Involvement

Land East of Hereford

Prepared by Savills on behalf of STL Group

Statement of Community Involvement

Land East of Hereford



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Appendix 1 – Public Exhibition Feedback Report

Statement of Community Involvement

Land East of Hereford



1. Introduction

1. Introduction

- 1.1. This Statement of Community Involvement ('SCI') accompanies an outline planning application, for the residential development of Land East of Hereford (the 'Site'). The proposed development comprises the development of the site to provide up to 350 residential dwellings, along with a farm shop and employment space.
- 1.2. This statement sets out the applicant's pre-application consultation with the local community and key stakeholders during the preparation of the application proposals for the Site.
- 1.3. In accordance with the objectives of Herefordshire Council's ('HC') Statement of Community Involvement (2022), and the National Planning Policy Framework ('the Framework'), the applicant, STL Group, and the appointed consultant team have undertaken pre-application consultation with the local community, interested parties, stakeholders and the Local Planning Authority.
- 1.4. Community involvement is an important element of any planning process. The applicant has sought to make sure the local community has had genuine input to the development proposal ensuring community participation and consultation at key stages of the development process.
- 1.5. In terms of the structure of this SCI, this introduction is followed by consideration of the planning policy context and the principles of community engagement in **Section 2**. **Section 3** documents the public consultation undertaken in regards to raising public awareness of the proposals and the responses received from the local community and key stakeholders. **Section 4** includes an analysis of the feedback received from the consultation undertaken along with our responses to those comments made. **Section 5** draws together a summary of the process and overall conclusions.



2. Planning Policy: Principles of Community Involvement

2. Planning Policy: Principles of Community Involvement

Planning Policy Context

- 2.1. One of the key aspects of the Planning and Compulsory Purchase Act 2004 is to increase public involvement in the planning process. To that end, the Government introduced a requirement for each local planning authority to produce a Statement of Community Involvement ('SCI'). SCIs set out how and when the community will be involved in the preparation of both local development plan documents and planning applications. They explain the consultation procedure and options for different forms of consultation, depending on the nature and role of the project.
- 2.2. The Localism Act 2011 sets out the requirements for pre-application consultation in Section 122. Section 122, 'Consultation before applying for planning permission', states that pre-application consultation is required where *"the proposed development is of a description specified in a development order"*. In terms of publicity, Section 122 states that *"the person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land"*.
- 2.3. In addition, Paragraph 39 of the Framework promotes the early engagement of the local community in consultation upon emerging development proposals:

"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community"

- 2.4. At a local level, the Council's adopted SCI (2019) aims to encourage developers to discuss their proposals with both the Council and the local community, including neighbours and other interested stakeholders, prior to the submission of a planning application.

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2.5. The Council's adopted SCI (2022) provides guidance on engaging with local people and communities during a planning application.

2.6. It sets out the following matters as being relevant for consultation during a planning application:

- Planning policy, including Local Plan – Core Strategy, Neighbourhood
- Development Plans and National Planning Policy Framework
- The design and visual impact
- The impact on privacy/daylight/sunlight
- Environmental factors - noise, smell, pollution
- The economic and social benefits
- Highway issues - access, traffic, parking
- Impact on the landscape and ecology (nature conservation)
- Impact on the historic environment, heritage assets and their setting.

2.7. The SCI encourages the undertaking of some form of public consultation for major development proposals before making a planning application.



3. Methods of Stakeholder and Community Engagement

3. Methods of Stakeholder and Community Engagement

3.1 In line with relevant policy guidance and to ensure robust engagement with local residents and stakeholders, the Applicant and the Consultant Team have undertaken a consultation programme including the following:

- A formal pre-application process
- The hosting of a public exhibition in Hereford
- The hosting of a second exhibition in Hampton Bishop
- The hosting of a consultation website

Pre-app Inquiry

3.2 A formal pre-application enquiry was submitted to HC on 30 May 2023. The pre-application enquiry was supported by a statement which provided details on the proposed scheme, with specific focus on matters related to the principle of development, transport and access, ecology, flood risk, and landscape. A response to the inquiry was received on the 21 September 2023.

3.3 A request for a highways scoping opinion was submitted on 26 July, and a response received on 28 September 2023.

Public Consultation

3.4 The applicant held a pre-application community consultation event in the form of a public exhibition, which was supported by a project website.

3.5 The public exhibition was held on Tuesday 5 September 2023, from 3pm to 7pm, at Hampton Park Church, Hereford. A number of consultation boards were produced which presented the key elements of the proposals. These boards are shown in **Appendix 1**.

3.6 An invitation, shown in **Appendix 2**, was issued to residencies in the surrounding area. It showed the illustrative masterplan, invited people to the public exhibition, and directed recipients to the website.

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3.7 In total, 117 people attended the public exhibition. Feedback forms were issued during the consultation event, as shown in **Appendix 3**.

Online Consultation

3.8 A consultation website was set up at: landeastofhereford.co.uk.

3.9 The feedback form provided on the website was open from 5 September until 17 September.



4. Summary of Feedback

4. Summary of Feedback

4.1 As outlined above, following the exhibition members of the public provided feedback on the proposal. A summary of said feedback is provided below, alongside details of how the Applicant responded to the feedback.

Public Consultation

4.2 Following the public exhibition, a total of 14 feedback forms were completed and returned to the applicant. An additional 72 feedback forms were then received via the online portal.

4.3 The table below summarises public feedback provided through the feedback form, as well as the Applicant's response to the issues raised and how this impacted design evolution.

Topic	Public Feedback	Applicant's Response
Principle of development	<ul style="list-style-type: none"> 67 respondents provided negative comments, 4 provided positive comments, and 9 provided neutral comments Key points raised were concern about flood risk (14 responses), impact on wildlife (14 responses), concern about schools/doctors (12 responses), and concern about traffic (12 responses) 	The site represents a sustainable location on the edge of Hereford suitable for residential development. A flood risk assessment and ecological survey work has been undertaken to understand and mitigate potential impacts. STL Group have listened to concerns about the provision of school places, and included land to be offered to the local education authority for a primary school.
Illustrative masterplan	<ul style="list-style-type: none"> When asked how they felt about the illustrative masterplans, 58 responses were negative, 6 were positive, and 12 were neutral <p>Key quotes:</p> <ul style="list-style-type: none"> <i>"I think it is well thought out and</i> 	STL Group are confident that the masterplan proposals represent a robust and creative approach to the development of the site. As stated above, the illustrative masterplan has been updated since the public consultation to provide land for a

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	<p><i>addresses all relevant issues"</i></p> <ul style="list-style-type: none"> ▪ <i>"We don't have the infrastructure in place – roads, bypass, school places, doctors, dentists etc."</i> 	<p>school, following comments from members of the public.</p>
Housing	<ul style="list-style-type: none"> ▪ The following types of housing were specified as being needed in the area by respondents: 1-2 beds (3 responses), 2-3 beds (2 responses), affordable housing (8 responses), bungalows (8 responses) ▪ 38 respondents stated there was no need for housing <p>Key quotes:</p> <ul style="list-style-type: none"> ▪ <i>"None, the area has enough housing already"</i> ▪ <i>"A mix of affordable and luxury. A need for housing to meet the needs of first time buyers and young families"</i> ▪ <i>"Social and bungalows"</i> 	<p>There is an identified housing need within Hereford, which this development will support in meeting. The development will provide a mixture of bed spaces, and will also provide a policy compliant 35% affordable housing quantum.</p>
Farmshop/café and employment workspace	<ul style="list-style-type: none"> ▪ In response to whether they supported the provision of a farmshop/café and employment workspace, 42 responses were negative, 18 were positive, and 15 were neutral <p>Key quotes:</p> <ul style="list-style-type: none"> ▪ <i>"Excellent idea"</i> ▪ <i>"I don't think the area requires a farm shop, as there are local shops in the area and would possibly ruin their trading"</i> ▪ <i>"Not required, there are plenty of farm shops & cafes in the surrounding area"</i> 	<p>STL Group are excited about delivering a farm shop and employment workspace which will serve the local community.</p>
Access and movement	<ul style="list-style-type: none"> ▪ When asked about the access and movement strategy, 46 responses were negative, 14 were positive, and 13 were neutral <p>Key quotes:</p> <ul style="list-style-type: none"> ▪ <i>"Transport routes in and out of Hereford are already beyond capacity"</i> 	<p>The proposals are supported by a Transport Assessment and Travel Plan. The Transport Assessment demonstrates that the improved access via the A438 will operate within the capacity of the road and</p>

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	<ul style="list-style-type: none"> ▪ <i>"I have no issue – the road is busy and fast but access has been well thought out and is viable"</i> 	<p>therefore not lead to significant querying. Additional, a suite of site-specific measures and a long-term management strategy are contained within the Travel Plan.</p>
<p>Landscape and ecology</p>	<ul style="list-style-type: none"> ▪ In response to the landscape-led approach and aim to exceed 10% biodiversity net gain, 55 responses were negative, 9 responses were positive, and 11 were neutral <p>Key quotes:</p> <ul style="list-style-type: none"> ▪ <i>"I do not agree to this development. There isn't a need, therefore, for any landscape and ecological mitigation"</i> ▪ <i>"I'm all for green infrastructure and Biodiversity but who is going to be responsible for its maintenance and the upkeep of these green spaces."</i> ▪ <i>"I am in favour provided local habitat and wildlife areas are preserved"</i> 	<p>The development of the proposals have been led in large part by the need to respond to the landscape and ecology characteristics of the site.</p> <p>The proposals won't lead to any major adverse impact on the landscape, and green infrastructure will be provided throughout the site, including street trees, a green street, and community orchards. In total 50% of the site will be provided as open space including areas of play.</p> <p>AWAITING ECOLOGY</p>
<p>Sustainability</p>	<ul style="list-style-type: none"> ▪ In response to the sustainability strategy, 43 responses were negative, 18 responses were positive, and 13 were neutral <p>Key quotes:</p> <ul style="list-style-type: none"> ▪ <i>"Support all efforts towards minimising carbon emissions and developing renewable energy sources"</i> ▪ <i>"Not ambitious enough. All roofs need solar, if too small the green roofs"</i> ▪ <i>"No build is more sustainable"</i> 	<p>The proposals will include sustainable energy technologies including the provision of Solar Photovoltaic Panels on roofs throughout the development, rapid charging EV stations at the commercial elements of the site, and the opportunity to install a local heat network powered using waste heat from the nearby anaerobic digestion plant.</p> <p>Utilising waste heat could achieve a very low carbon development, with a further 0.8kWp provided via solar PV provision, bringing the development to zero carbon.</p>
<p>Other comments</p>	<ul style="list-style-type: none"> ▪ There were a range of other comments, including on the Hampton Bishop neighbourhood plan, flooding, green space, and infrastructure. 	<p>As detailed within the accompanying Planning Statement, the proposal is</p>

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	<p>Key quotes:</p> <ul style="list-style-type: none">▪ <i>“See Hampton Bishop neighbourhood plan. Don’t build on or next to flood plains”</i>▪ <i>“Provision of green, public open space needs to be a key feature”</i>▪ <i>“There is no infrastructure to support this development. All schools in the local area are fully subscribed. There are massive waiting lists for local dentists and doctors”</i>	<p>considered to be overall in compliance with the Hampton Bishop neighbourhood plan.</p> <p>Open space will be provided throughout the site, with an emphasis on creating green corridors through the site, including children’s play provision.</p> <p>As noted, the comments on school provision have been taken on board, and land for a primary school to be offered to the education authority is now included within the masterplan.</p>
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Overview of Response to Feedback

4.4 A range of pre-application responses were received following the consultations held with the local community and key stakeholders. These responses have been considered as part of the design process and, where relevant, have informed the submitted planning application. A high-level overview of the key aspects of the scheme which has been informed by consultation responses is outlined below:

- Provision of land for a school
- Commitment to achieving carbon zero development
- Further consultation undertaken with stakeholders within Hampton Bishop Parish



5. Conclusions

5. Conclusions

- 5.1 Pre-application consultation on the emerging development proposals comprised engagement with Herefordshire Council, local ward councillors, and members of the local community.
- 5.2 The scope of pre-application consultation was in accordance with HC's adopted SCI (2022), the Localism Act 2011, and direction provided by the NPPF.
- 5.3 A variety of pre-application consultation comments were received which have been considered as part of the design process and, where relevant, have informed the submitted planning application.
- 5.4 Community and stakeholder consultation is an iterative process that advances beyond the submission of a planning application; it continues throughout the course of application determination and the implementation of any forthcoming permission. As a result, the intention is to continue to liaise with key stakeholders through to the determination of the planning application.

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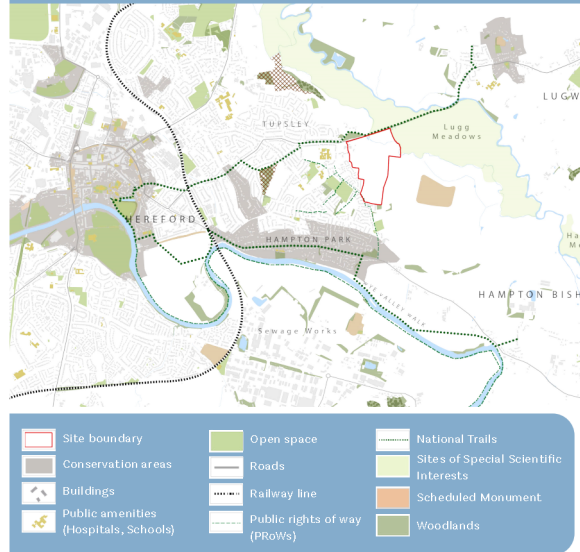
Appendix 1 – Public Exhibition Consultation Boards

WELCOME TO OUR PUBLIC CONSULTATION

1

Thank you for attending this public exhibition. We are consulting you, the community of Hereford, on our plans for a mixed-use development consisting of new homes, employment/ workshop space, a farm shop and public open spaces on the 'Land East of Hereford, adjacent to the Ledbury Road'.

Please look through the proposals and ask the members of our project team present any questions you may have. We are very excited to show you these proposals to you, and we welcome your thoughts and inputs. We will take into consideration all the comments you provide us with as we continue to refine the masterplan proposal for the site.



Site boundary	Open space	National Trails
Conservation areas	Roads	Sites of Special Scientific Interests
Buildings	Railway line	Scheduled Monument
Public amenities (Hospitals, Schools)	Public rights of way (PROWs)	Woodlands

The display boards presented at this event provide an overview of our ideas on the emerging masterplan, transport and highways, landscape, ecology, biodiversity, drainage and sustainability. The development of the masterplan has been as a result of collaboration between a number of stakeholders and consultants covering a range of disciplines, many of whom are in attendance at this event to answer all your questions.



Below is a list of the project team involved:

CLIENT: STL Group, who are a Herefordshire based farm and renewable energy business.

Planning:
 Nick Matthews, Director
 Ciaran Hagan, Associate
 Alex Cirant-Taljaard, Graduate Planner

Urban Design and Masterplanning:
 Clare Mitchell, Associate Director
 Zaid Prasla, Senior Urban Designer

Transport, Drainage, Noise and Air:
 Neil Thorne, Director/ Transport
 Rob Hardyman, Project Manager/ Transport
 Ben Fleming, Drainage/ Flood Risk/ Utilities
 Trevor Oliver, Noise
 Freya Hoyle, Air Quality

edp

ge consulting

Stantec

JS LEWIS LTD

Heritage/ Archaeology and Landscape:
 Will Gardner, Director
 Ed Oakley, Associate

Ecology:
 Richard Pash, Director

Nutrient Neutrality:
 Gemma Nelmes, Principal Engineer

Sustainability:
 Johnny Lewis, Director

LAND EAST OF HEREFORD



SITE LOCATION AND CONTEXT

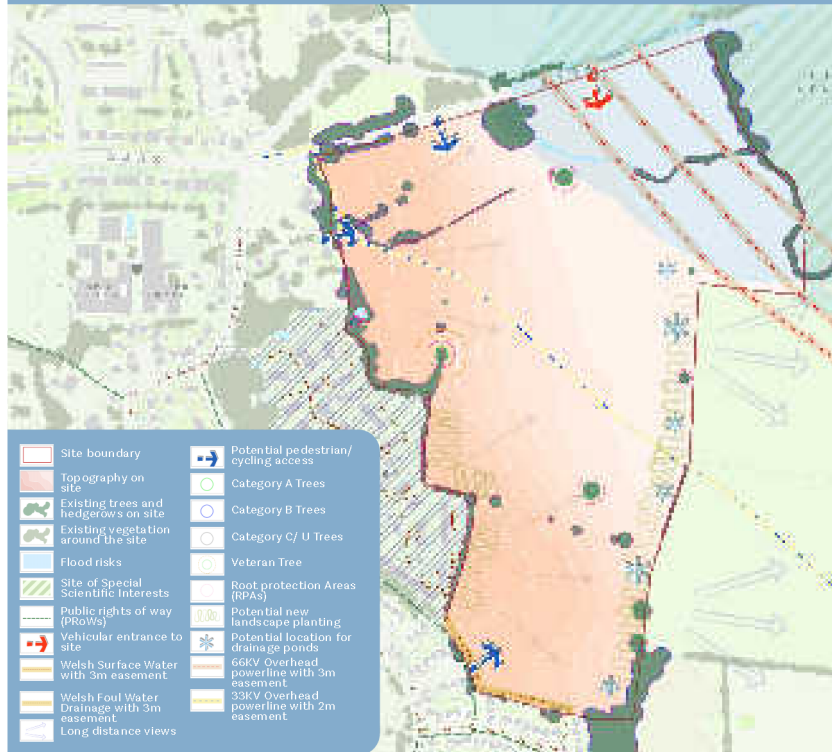
2

The site is located along the eastern edge of Hereford on the Ledbury Road (A438). It covers an area of approximately 23.3 hectares that is currently used for agriculture. The A438 forms the northern edge of the site with Lugg Meadow and open fields forming the eastern edge.

The site slopes from west to east, sloping towards River Lugg. A network of mature trees and hedgerows exist on the periphery and within the site which are to be retained as part of the development.

Existing farm access on the A438 will be used as the primary vehicular entrance and exit for the site. The Hollywell Gutter Lane is a bridleway that runs along the southern boundary of the site and provide pedestrian/ cycle access alongside the path to the south of the Cock of Tupsley

A number of local community facilities and public amenities lies within close proximity of the site. The Bishop of Hereford Bluecoat School and St Pauls C of E Primary School are located around 300m to the west of the site, with Hampton Dene Primary School and nursery close by. There is also a Church (St Pauls), a public House (The Cock of Tupsley) and Hampton Dene Doctors Surgery within walking distance of the site.



Summary of Key Considerations on Site:

Flooding:

Part of the site to the east lies in Flood Zone 2 which has a medium risk from flooding. The development proposals would stand clear from this area.

Ecology:

The Lugg Valley is a Site of Specific Scientific Interest as one of the Lammas Meadows in the UK, supporting a wide range of flora and fauna. The proposals will include a management plan alongside ecological enhancements to the area.

Landscape:

There are long distance views to the east of the site and the landscape proposals will carefully consider how the site sits within the wider landscape.

Utilities:

A number of utilities run through the site, including a gas main, foul sewer and electrical cables.

Trees and Hedgerows:

A number of mature trees and hedgerows can be found across site, especially along the periphery. These features will be retained and enhanced where possible.

Vehicular Movement:

Access to the site will be from the existing agricultural lane on the Ledbury Road / A438. There will be upgrades to this route and the junction which will provide safe access to the site. An emergency access route will be located to the north-west of the site, running along the rear of the Cock of Tupsley Public House

Active Movement:

A bridleway runs along Hollywell Gutter Lane to the south of the site and new pedestrian and cycle routes will connect to this route.

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EMERGING MASTERPLAN

3

The emerging masterplan is informed by the technical constraints analysed on the previous board. As a mixed-use development, the site can accommodate approximately 350 new homes and provide clear benefits to the local economy and community through the addition of a farm shop and employment areas.

The proposed farm shop will provide a new community facility, meeting the day-to-day needs of residents and acting as a meeting place and focal point for community cohesion. It will also support the local rural economy, championing local Herefordshire produce. Employment space is proposed near the farm shop which will be capable of support small and medium-sized enterprises. This will create a characterful and vibrant workspace of local businesses

The masterplan is led by an ecological approach to placemaking as a result of the close proximity to Lugg Meadow and existing mature trees and hedgerows on site. This means that the masterplan aims to provide at least 50% green open space - public amenity spaces, play areas, new habitats as part of the water management strategy and improve existing habitats within the Lugg Valley.



Key Design Principles:

Natural Connections:

Develop parcels of land which relate well to the existing settlement edge and the adjacent communities at Tupsley. The proposals would also respond to the natural edge conditions and enhance open space connections.

Community Focus:

The mixed-use development will create a vibrant community, supported through the provision of a farm shop/cafe and local work spaces which will act as a meeting place and focal point for social activity for residents.

Housing:

Build on traditional urban forms, with predominantly two storey buildings and a mix of house typologies that reflect the range of people's needs in the area, including terraced, semi-detached and detached housing of various tenures.

Movement:

Provide a movement network with a clear sequence of streets and footpaths that link the site together in an efficient and pedestrian-friendly manner that is accessible to all.

Healthy Placemaking:

Encourage healthy living by promoting safe and easy access to key facilities in a landscaped environment that supports a 'sense of place' through a sequence of well-designed streets and a logical sequence of landscape spaces that link the development to the wider area.

Landscape:

Protect the setting of the wider landscape and the Lugg Valley. Site features such as trees and hedgerows will be retained and enhanced alongside environmental enhancements such as wetland and scrub planting.

Safe Environment:

Develop a safe and secure environment by designing the new neighbourhood in line with the principles promoted in Designing Out Crime, such as, effective lighting, natural surveillance, fronting onto the public realm and ensuring rear gardens are enclosed.

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savills

EMERGING MASTERPLAN (with land for a Primary School)

3a



Site boundary	Existing and proposed trees on site	Key focal green spaces
Existing vegetation around the site	Green Streets to include swales	Open space
Public rights of way (PROWs)	Wet and dry drainage ponds	Area for existing and new wildlife habitats
Vehicular entrance to site	Play areas	Shared streets with tree-lined avenue
Pedestrian entrance to site	Residential	Pedestrian/ Cycling routes
Key Frontages	Farm shop	Proposed pedestrian crossing on A438
Commercial/ Employment	Land for a Primary School	

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TRANSPORT AND MOVEMENT

4

The movement strategy is a key part of the proposals for the site. A network of streets, footpaths and cycleways will provide safe and attractive routes through the site, encouraging active sustainable movement to nearby services and facilities. In addition to the pedestrian and cycle networks, enhancements will also be made to existing bus facilities within the area, and could include providing additional stops on the A438.

The internal street network on site will provide clear hierarchy and characteristics, incorporating elements of green and blue infrastructure such as street trees and swales. This will help improve air quality, soften the impact of cars and enhance biodiversity within the development.



Key Design Principles:

Vehicular access will be provided through the existing priority junction on A438 with improved pedestrian crossings at the junction.

Pedestrian and cycle access will be provided via A438, existing access south of Cock of Tupsley and the bridleway connecting to Hollywell Gutter Lane to the south.

Improving bus facilities in the area which can include the provision of additional bus stops on the A438.

Promoting sustainable and active travel by providing a comprehensive Travel Plan, which will ensure that the residents are aware of the modes of transportation available to them.

The site will be designed to prioritise pedestrians and cyclists with low speed limits (20mph), wide footways, cycle parking, and a mobility hub.

Appropriate quantum of car parking will be provided as per standards with a variety of parking options to ensure that the parking is minimum on streets to create safe walking and cycling routes.

A detailed traffic impact assessment will be undertaken to understand the impact of the development on the roads and upon the operation of the junctions within the vicinity of the site.

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LANDSCAPE, ECOLOGY AND DRAINAGE

5

The team is committed developing a 'landscape-led' and ecologically focused scheme with a particular emphasis on the integration of green streets, street trees, swales and bio-retention areas within the development.

A central green street will act as a focal point within the development area. This will include street trees, and swales and also provide space for social interactions with new seating and pocket parks. The green street will also have a visual function - layering the long distance views of the site from the Lugg Meadow to the east.

The Green and Blue Infrastructure will further bolster natural connectivity between existing habitats for great crested newts and breeding and overwintering birds along the western boundary. The proposals aim to exceed 10% biodiversity net gain through the retention and enhancement of existing ecological features and creating new habitats on site. We also propose to restrict access to the western fields near the Lugg Meadow used as wildlife habitats to reduce human disturbance.



Long distance views from the site



Veteran Tree



Existing stream to the west



Ecology around Lugg Meadow



Drainage:

Majority of the site falls within Flood Zone 1 with parts to the northeast located in Flood Zone 2 and 3. The site also lies outside any areas at risk from surface water flooding. All new buildings will stay clear of the flood risk area which also accounts risks from climate change.

Sustainable drainage features will be included with retention ponds, swales, permeable paving and rainwater gardens, designed to provide the required level of water storage in the event of a severe storm. Indeed, the amount of water attenuation on site means that the flow of water after the development would in fact be slower than it is currently as agricultural land. The use of such features will also provide wider biodiversity and water quality benefits.

Due to the site's layout and topography the provision of an on-site Foul Water Pumping Station will be required and will be positioned to the northeastern corner of the development area in line with adoptable standards and storage provisions. Ongoing discussion with Welsh Water regarding network capacity modelling and improvements/reinforcements are currently underway.



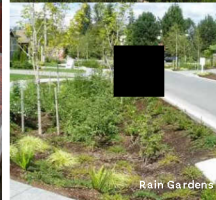
Detention basins



Retention Ponds



Permeable block paving on driveway



Rain Gardens

LAND EAST OF HEREFORD



ENERGY AND CLIMATE SUSTAINABILITY

6

A key part of our approach is to drive down energy consumption on site and to meet the highest level of environmental standards. This includes minimising carbon emissions through our active movement strategy, high quality building standards to minimise energy usage and space heating and use smart energy management systems.

We will also consider embodied carbon in construction and the impacts from transporting materials. The new homes will meet 'Future Homes Standards' which will significantly reduce energy costs for home owners.

The STL Group is excited by the possibility of utilising the renewable energy being generated at their nearby Anaerobic Digester plant to deliver sustainable, low-carbon heat to this new development. We are actively exploring this approach to see if it is viable for this scheme. Other renewable energy sources will be embedded in the proposals such as utilising solar, ground source or air source heat pumps.

The proposals will also minimise energy for street lighting as lighting will be targeted to reduce light pollution. Water efficient systems will be designed to minimise water use and re-use rain water and waste water where feasible.



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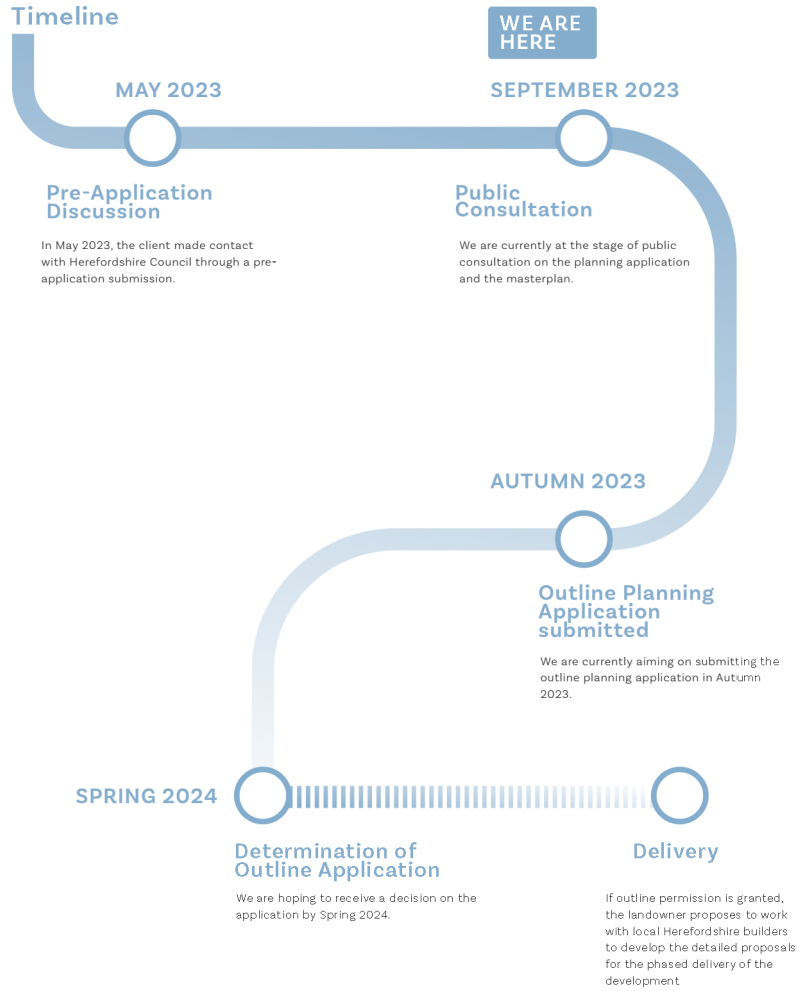
NEXT STEPS...

7

We thank you for attending this public exhibition. You have an important role to play in shaping our proposals for the site. Please take your time to fill in one of the feedback forms available at the event. We'll consider all the feedback we receive during this consultation as we continue to refine the masterplan and proposals for our submission to the Council.

You can also leave comments on the exhibition at: www.landeastofhereford.co.uk

Timeline



Once the planning application has been submitted, Herefordshire Council will undertake a period of statutory consultation on the proposals. At this stage, you will have an opportunity to comment on the application through the Council's online portal before a decision is made.

THANK YOU FOR ATTENDING.

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Appendix 2 – Invitation to Public Exhibition

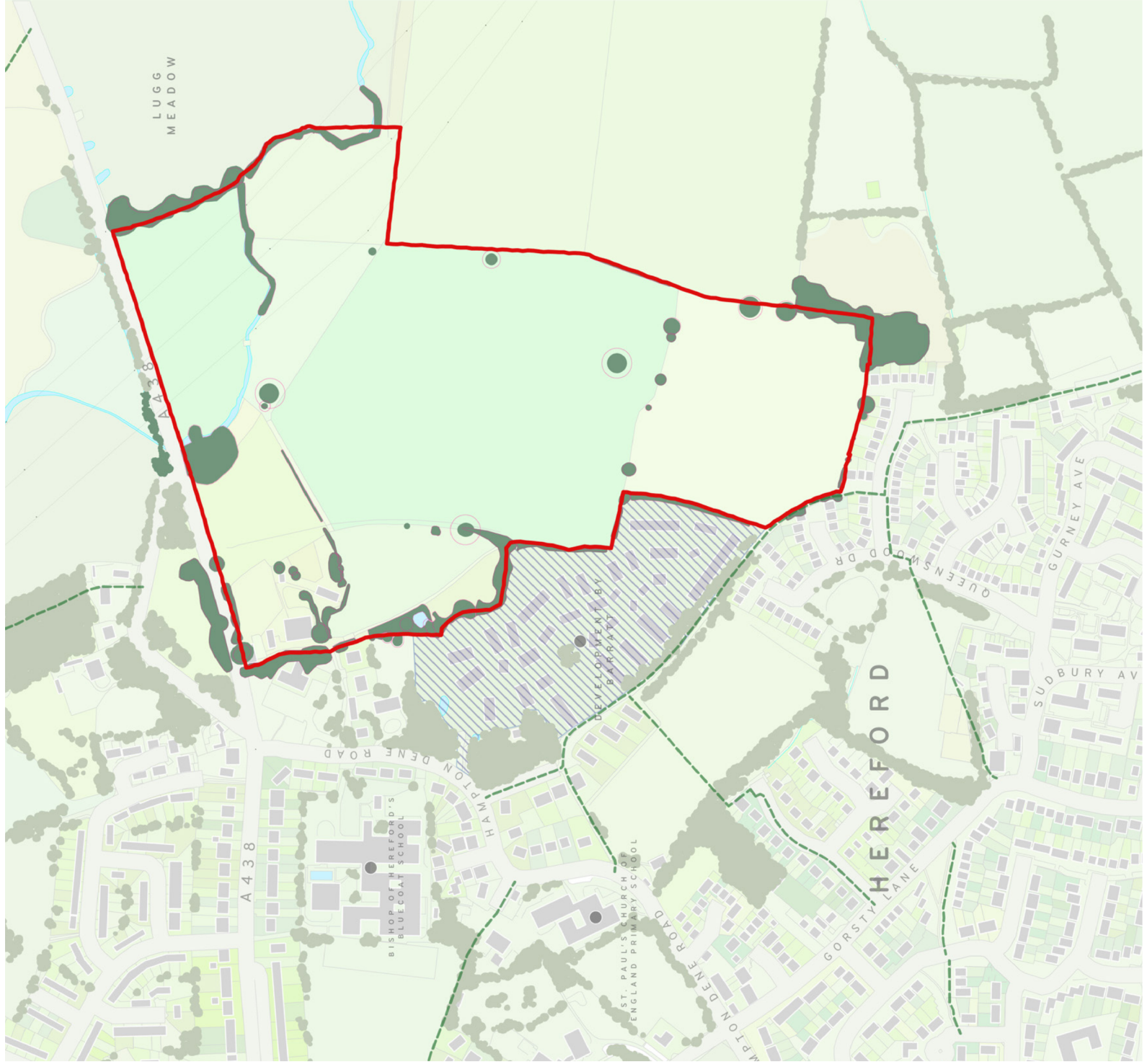
Public Consultation:

Land East of Hereford

Consultation website open
for feedback until the
17th of September

landeastofohereford@gmail.com

landeastofohereford.co.uk



Public Consultation: Land East of Hereford

You are invited to view our proposals for new homes, work spaces and a farm shop on land to the east of Hereford, located off the Ledbury Road (A438).

We are preparing an outline planning application to bring forward a highly sustainable development on the site which would include new homes, with affordable housing, work spaces, and a farm shop, with attractive areas of open space, play space and landscaping. A drop-in public exhibition has been arranged to provide further information about the proposals, and give local residents an opportunity to meet the design team and provide their comments.

The information will also be provided on our website, along with an alternative way to provide comments. This website will be live from Tuesday the 5th of September.

www.landeastofhereford.co.uk

We hope you can join us at the public exhibition, and we look forward to receiving your feedback.



00000 / 0000

The Occupier
6 Croome Close
HEREFORD
HR1 1UY



Return Address:
12 Taw Trade Park, Braunton Road, Barnstaple EX31 1JZ



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Appendix 3 – Feedback Questionnaire

Land East of Hereford – Feedback Form Questions

Once completed, please return your feedback form to the provided comment box, or alternatively you can post it to us at Savills Bristol, Floor Three, Embassy House, Queen's Avenue, Bristol BS8 1SB.

The consultation website is now live at www.landeastofhereford.co.uk, where you can complete an electronic version of this form if you prefer. Please provide any feedback by Sunday the 17th of September.

If you have any further queries following the consultation, please send them to landeastofhereford@gmail.com.

Question 1. Principle of Development

Do you support the principle of a highly-sustainable residential-led mixed use development on this site?

Question 2. Illustrative Masterplan

What are your thoughts on the illustrative masterplan proposals?

Question 3. Housing

What types of housing do you feel are needed in the area, which you would want to see included in the proposals?

Question 4. Farmshop and Workspace

What are your views on the provision of a farmshop/café and local employment workspaces as part of the proposals?

Question 5. Transport and Movement

Do you agree with the movement strategy which will provide safe and attractive routes through the site and promote sustainable transport?

Question 6. Landscape and Ecology

What are your views on our landscape-led and ecologically focused approach, including the provision of green infrastructure and aiming to exceed 10% biodiversity net gain?

Question 7. Energy and Sustainability

Do you agree with our sustainability strategy which proposes minimising carbon emissions through high quality building standards, renewable energy sources, and water use management?

Question 8. Any further comments

Please provide your contact details below.

Name:

Address (only street name required):

Postcode:

Email:

Telephone:

Do you consent to be contacted in relation to this planning application?: Yes/No

We will hold your personal data in accordance with GDPR data protection laws. We will only contact you if you indicate you are happy for us to do so, and only in relation to this planning application, after which time we will delete your details.