

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

**202815**

Wilmot House, How Caple, Hereford, HR1 4TF

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**CASE OFFICER:** Heather Carlisle

**DATE OF SITE VISIT:** Various 2019, 2020 & 2021 (pre application site visit, site notices and amended drawing site notices)

**Relevant Development  
Plan Policies:**

**Herefordshire Local Plan – Core Strategy Polices:**

- SS1 - Presumption in Favour of Sustainable Development
- SS4 - Movement and Transportation
- SS6 - Environmental Quality and Local Distinctiveness
- MT1 - Traffic Management, Highway Safety, Active Travel
- LD1 - Landscape and Townscape
- LD2 - Biodiversity and Geodiversity
- LD3 - Green Infrastructure
- SD1 - Sustainable Design and Energy Efficiency
- SD3 - Sustainable Water Management and Water Resources
- SD4 - Waste Water Treatment and River Water Quality

**National Planning Policy Framework (NPPF):**

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision making
- Chapter 8 - Promoting healthy and safe communities
- Chapter 9 - Promoting sustainable transport
- Chapter 11 - Making effective use of land
- Chapter 12 - Achieving well designed places
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 - Conserving and enhancing the natural environment

**How Caple, Sollars Hope and Yatton Group Neighbourhood**

**Development Plan** was made on the 22<sup>nd</sup> March 2019 and now forms part of the Development plan

**ENVIRONMENT POLICY – ENV-1**

NDP Objectives HOB 3, HOB 5 and HOB 6 refer

All development must protect or safeguard the character and natural amenities of the three parishes whilst ensuring the parishes thrive through support for sustainable development.

Proposals within the Wye Valley Area of Outstanding Natural Beauty must conserve its landscape and scenic beauty in line with national policy and the Core Strategy. Proposals will be assessed against all of the following criteria:

- a. Woodlands and hedgerows will be protected and new planting using

- native species will be encouraged in appropriate locations;
- b. All new development must protect or enhance the natural features of the area including views and view corridors, river meadows, orchards as well as footpaths and comply with Core Strategy Policies LD1 and LD2;
- c. The reuse of redundant rural buildings, farm expansion and tourism development will be encouraged in appropriate locations;
- d. Heritage assets will be protected in a manner appropriate to their significance and enhanced wherever possible. Appropriate and increased accessibility to all those heritage assets listed on pages 9 and 10 of the Plan will be particularly encouraged;
- e. For changes of use development, careful consideration will be given to the impacts on noise, smell, pollution, traffic generation and impact on rural roads and visual appearance. Development will not be permitted where such impacts singly or cumulatively result in any harm;
- f. Individual development of renewable energy sources for private use will be encouraged. The provision of community-led energy generation, including bio-digesters, will be sympathetically considered as will some limited commercial development of water power and ground heat capture for community benefit where these accord with Core Strategy Policy SD2;
- g. Installation of large scale photo-voltaic arrays or large installations of wind turbines or fracking will be supported only if they have an acceptable individual or cumulative impact on the landscape and visual appearance of the area and biodiversity and, where applicable, the Wye Valley Area of Outstanding Natural Beauty;
- h. Redevelopment, alteration or extension of historic farmstead and agricultural buildings within the Parishes must be sensitive to their distinctive character, materials and form;
- i. The promoters of new housing development should ensure that the living conditions of future occupiers will not be adversely affected by pre-existing agricultural or commercial activities.

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)

**Relevant Site History:** 163850: Change of use from Hotel to boarding House

#### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	xx		xx		
Transportation	x		x		
Ecologist	x		x		
Landscape	x		x		
Minerals and Waste	x		x		

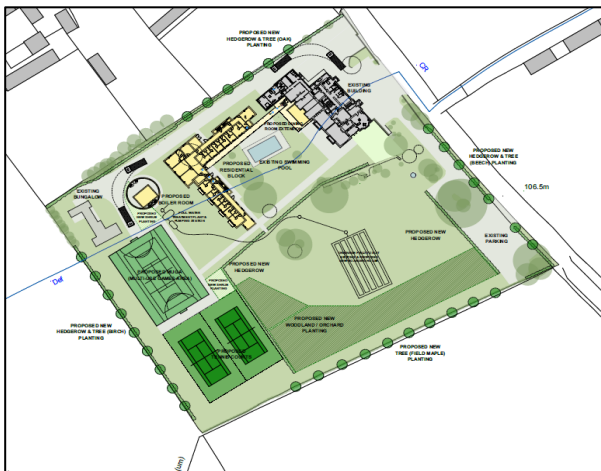
Environmental Health	X		X		
PROW	X		X		
Environment Agency	X		X		
AONB	X		X		
Sport England	X		X		
Natural England	X		X		
Press/Site Notice	X		X		X –see below
Local Member	XX		X see below		

## PLANNING OFFICER’S APPRAISAL:

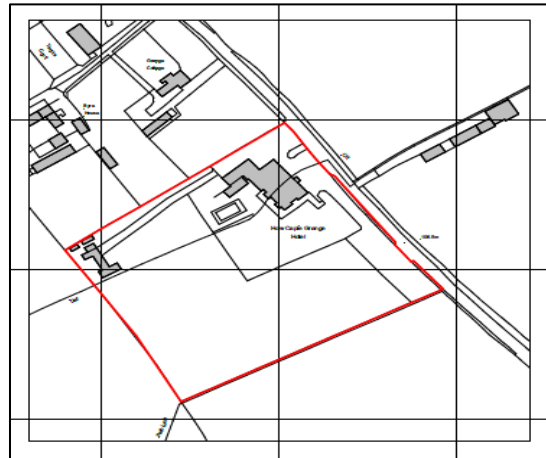
### Site description and proposal:

The application site is known as Wilmot House formally How Caple Grange Hotel which was once part of the How Caple Manor Estate. The existing site is used by Hereford Cathedral school as a boarding house. The original part of the building dates back to 1720, with large extensions added in the 1850s and 1970s. The host building however is not listed, however the main part of the building is of architectural and historic merit. The property is mainly two storey, with external walls in stone under pitched tiled roofs. The building is located in an open countryside location. The site is in area of approximately 2.06 hectares and within the parish of How Caple and Sollars Hope. The existing slope does slope from the road boundary to the South west of the site. The application site is located within the Wye Valley Area of Outstanding Natural Beauty (AONB), a nationally designated landscape area. The site is not subject to nor does it affect the setting of any heritage designations.

A public footpath abuts the site along the south east boundary and the site is sounded by open countryside to the south and west. To the northwest of the site there are residential properties which appear to be converted farm buildings. Also, on the opposite side of the road to the North East are a collection of existing farm buildings. The application seeks full planning permission for new student residential accommodation (L shaped) extension to include a dining room extension and increase student accommodation from 29 to 61 students, a bio mass boiler with 10m chimney, external tennis court, an outside MUGA (multi use games area). The propose extension is a standalone 2 storey and to include ancillary rooms as well as the bedroom and dining area eg social spaces, music room, gym, laundry.



Proposed block plan



Site location plan

The scheme has been amended during the application process with additional information submitted and the proposed design of the extension revised and the biomass stack increased by 0.5m. The details of the proposed design of the extension are described in more detail in the design section of the report.

Foul sewerage will be managed by way of a package treatment plant and surface water will be managed by means of soakaways.

The following supporting documentation has been deposited with the application, during consideration of this application by officers:

- Transport Assessment
- Drainage Strategy
- Tree Survey and Arboricultural Impact Assessment
- Planning statement
- Design and Access statement
- Ecology Appraisal
- Landscape and Visual appraisal
- Biomass Application form
- Climate change checklist

#### Representations:

#### **Consultation Summary**

#### Statutory Consultations

#### **Natural England – No objection**

##### **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.

##### **Internationally and nationally designated sites**

The application site is within the catchment of the River Wye which is part of the River Wye Special Area of Conservation (SAC) which is a European designated site, and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended), the 'Habitats Regulations'. The SAC is notified at a national level as the River Wye Site of Scientific Interest (SSSI). Please see the subsequent sections of this letter for our advice relating to SSSI features. In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have". The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

##### **European site - River Wye SAC - No objection**

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in

accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal. Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

### **Protected Landscape-Wye Valley AONB**

The proposed development is for a site within or close to a nationally designated landscape namely Wye Valley AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below. Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape. Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

' Requirements are set out within Regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process.

The Government has produced core guidance for competent authorities and developers to assist with the Habitats Regulations Assessment process. This can be found on the Defra website, <http://www.defra.gov.uk/habitats-review/implementation/process-Guidance/guidance/sites/>

### **Other advice**

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

**Environment Agency Comments - no objection**

I have received consultation for development at Wilmot House in How Caple (ref: 202815). Based on the scale and nature of the proposals I would have no bespoke comments to offer. You may wish to seek comments from your Public Protection Team with regards the Bio-Mass Boiler element and non-mains drainage.

**Sports England Comments: Supports this application in principle**

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to the creation of new playing fields. More specifically, the applicant proposes to construct a new Multi Use Games Area (MUGA) and new tennis courts for use by the boarding school.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

**The Proposal and Assessment against Sport England's Objectives and the NPPF**

The proposed sports facilities are relatively modest in size and nature to meet the needs of the boarding school, and are not intended to be made available for wider community use. The submitted information explains that, for instance, there is no need to provide sports lighting to activate the use of these proposed facilities in the evening.

As such, the proposal is considered to be acceptable in being designed to meet the specific needs of the school and does not generate any implications for the provision of facilities for community sport. In respect of facility design, it is noted that the intention is to provide facilities in accordance with the relevant design guidance.

A copy of this guidance can be found at:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/outdoor-surfaces>

Therefore, Sport England supports this application in principle.

**Internal Council Consultations****Transportation Manager updated comments:**

I have considered the agent's response and the content of the application. The details below are acceptable for resolving the outstanding highways issues at the site and the LHA would recommend that condition CB2 is applied to allow staff and possibly pupils to visit nearby amenities and points of interest by bicycle. In addition CB3 is recommended to ensure that

a travel plan is provided for the site which will likely include the details set out by the agent, amongst other travel arrangements for the development.

There are no highways objections to the proposal, subject to the recommended conditions being applied.

Original comments were as follows

Please provide details on how the start and end of term will be organised.

Due the Covid restrictions have implications on the number of mini buses used to ferry students in and out of school?

**PROW officer comments: no objection**

**EHO: Housing officer comments: no adverse comments**

Under schedule 14 of The Housing Act 2004; buildings occupied by students and controlled or managed by Universities, colleges and other educational establishments are exempted from the H.M.O. Licensing and control regime enforced by Local Authorities.

**EHO: Noise officer comments: No objection subject to conditions**

Our department has no objections to this proposal providing that the following conditions can be made:

1. The use of the multi-use games area is restricted to use by the Hereford Cathedral School staff and pupils.
2. No floodlighting shall be installed to either the multi-use games area or the tennis courts without written approval by the local authority.
3. Prior to the commencement of the development, the applicant shall supply a Construction Management Plan for written approval by the local authority.

Reason: In order to protect the amenity of occupiers of nearby properties so as to comply with Policies SS6 and SD1 of the Herefordshire Local Plan Core Strategy 2011-31

**EHO: Air quality officer comments: No objection**

I refer to the above planning application for the purposes of air quality matters I would like to make the following comments.

I have reviewed the above planning application and based on the information supplied, I have no adverse comments to make in relation to air quality matters.

**Tree officer comments: Approve with conditions**

The accompanying tree report demonstrates that in the main the level of impact on existing trees is low. Trees which have been identified for removal are either dead/declining or poor species and their loss will be mitigated with new planting.

The report highlights the only area of impact is the new access track which will encroach within the rooting areas of a group of poplars and western red cedars.

This impact can be reduced by using a no dig method that shall avoid the requirement to excavate and sever roots.

A method statement will be required via a condition to detail how the no dig will be installed.

The planting scheme provides considerably higher numbers of trees currently on site and shall provide necessary improvements on the green infrastructure.

In summary I am satisfied the proposal is compliant with policies LD1, LD2 & LD3 and has little impact on existing trees.

#### Conditions

##### Tree In Accordance with Plans

Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following documents and plan:

Tree Survey & Arboricultural Impact Assessment – Mackley Davies Associates Ltd.  
November 2019.

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.

##### CKA Retention of existing trees

(5yrs)

##### Method Statement

Prior to the commencement of any works a method statement for trees where no dig has been specified, must be submitted and approved by the local planning authority and the development shall be carried out in accordance with the approved method statement.

Reason: To safeguard the character and amenity of the area and to ensure that the development conforms with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

#### **Strategic Planning: No objection**

##### **Minerals and Waste officer comments: No objection**

I can confirm that the site is not safeguarded for any minerals and that the only waste generated from the development will be in connection with the construction from the proposal and a small amount of ash which is produced from the Biomass Boiler.

The applicant has confirmed that the ash produced from the boiler will be kept on the site and used as a form of fertilizer within the grounds.

It has also be confirmed that the heat generated will all be utilised on site with all fuel (wood pellets) arriving at site ready pelleted.

Subject to the size of the biomass boiler being conditioned to that stated on the Biomass Information Form, I would raise no objection to the proposal in relation to policy SD3. I



would recommend that to safeguard the amenity of residential properties in close proximity to the site that a condition is included restricting the pelleting of wood on the site.

#### Conditions

*At no time shall any wood be pelleted on the site unless written approval is granted by the Local Planning Authority beforehand.*

*Reason; To safeguard the amenity of nearby residential properties and to ensure the development is in accordance with policy SD1 of the Herefordshire Local Plan Core Strategy.*

#### **Principal Natural Environment Officer (Landscape) comments *No objection subject to conditions;***

The site and setting was visited 10<sup>th</sup> September 2020. The site is within the Wye Valley Area of Outstanding Natural Beauty (AONB). The landscape character type is Wooded Estatelands, with Principal Wooded Hills on rising ground immediately to the east. Public footpath HK4 follows the southern boundary of the site. The house itself whilst not a listed heritage asset contributes to the local character, which affords it a degree of sensitivity that is an important consideration in development of the site. The site is fairly typical of the landscape type, with nearby woodland blocks a critical element in the area and the ornamental ground of the site itself are a noticeable feature in the landscape.

I have reviewed the pre-application advice, the submitted documents and the revised Landscape and Visual Appraisal (LVA, V2, Oct 2020) and the Proposed Planting Plan (ref 19/721/03 Rev B). The proposals as set out in the description above, will take up approximately half of the site and if the proposed woodland is included then more like two thirds of the site will be completely altered.

#### **Proposed residential block and biomass building**

It is considered that this is located in the most appropriate part of the site within the grounds. It is close to the existing buildings, is a reasonable scale, forms an attractive new courtyard and will be partially screened by the retained mature trees.

#### **Sports areas**

The proposed multi-use games area and tennis courts, however, are a completely new element. Their hard surfaces and fencing are unexpected features in this landscape. This built infrastructure extends across the whole of the eastern boundary, where there is currently no hedgerow or screening. The revised LVA states at para 7.4 that the newly constructed sports facilities are out of character with the surrounding landscape. Photograph views 2 & 3 within the LVA clearly show the existing open field, which will completely change to highly visible hard surfacing and court fencing, particularly for at least 10 years while the proposed new woodland and hedgerows mature. The visual impact of these sports pitches does not appear in the proposed section or elevation drawings that form part of the application and seems to be down played within the LVA. I would have expected a photograph view point to have been taken from further east on public footpath HK4, looking back towards the site.

The Design and Access Statement includes that there will be no lighting to the MUGA or tennis courts, which is welcome as lighting would have a significant negative visual impact. The fencing height for the MUGA is 3.3m and for the tennis courts 2.75m – these are not insignificant structures. The proposed fence colour is dark green, together with green and

red surfacing for the tennis court. While the tennis court nets are proposed as black, it is requested that the fences themselves are also black as this is a more recessive colour in the environment and artificial greens often stand out particularly in autumn / winter months where much of the surrounding setting is actually shades of brown. If possible the coloured surface finish of the courts should also be reconsidered. This is requested in accordance with the Core Strategy policy LD1, which requires that development should “*integrate appropriately into its surroundings*” and “*conserve and enhance the scenic beauty of important landscapes*”. Forces for landscape change described for this landscape type in the Herefordshire Landscape Character Assessment includes that “*the introduction of small scale elements does as much harm to the character as the loss of the inherent features.*” The AONB Management Plan also includes that “*it is often the incremental effect of developments collectively that encroaches on and erodes the landscape features and special qualities of the AONB.*”

### **Mitigation planting**

The proposed mitigation planting shown on the Proposed Planting Plan (ref 19/721/03 Rev B) is suitable, including species and specification that are appropriate and well detailed. The mixed native hedgerows and native woodland are typical characteristics of the landscape type. In the long term these features will grow up to provide adequate screening of the sports infrastructure. The regular spacing of standard trees within the hedgerow gives a more formal appearance than usually expected, however it seems appropriate in the context of the character of Wilmot House. Consideration could be given to managing the space between the hedgerows and sports pitches as a wildflower field margin to enhance the biodiversity. It is noted that suitable hard landscape details are provided on the Proposed Site Plan (2678-D-007).

### **Conclusion**

As it stands I conclude that the intrusive colours of the proposed sports infrastructure will have a significant negative short term impact, which is not consistent with Policy LD1. In the long term however, with the full establishment of the proposed planting, this impact will become visually screened. If the application is to be approved then conditions should be added for implementation of the submitted landscape scheme and the provision of a landscape management and maintenance plan.

### **Principal Natural Environment Officer (Ecology) comments on amended plans:**

#### **Habitat Regs. Assessment –River Wye SAC**

The site falls within the River Wye SAC (Wye-Sollers Brook) catchment and within the River Wye SAC Impact Risk Zone “any discharges of water or liquid including to mains sewer.” This application is subject to a formal Habitat Regulations Assessment (HRA) process by this local planning authority (LPA) as the competent body in consultation with Natural England.

The initial Habitat Regulations Screening Assessment identifies foul water and surface water as ‘likely significant adverse effects’. The applicant has indicated in their application that foul water will discharge to package treatment plant and on-site soakaway field and surface water will outfall to on site SuDs including soakaways and permeable paving.

Land drainage have confirmed (in their letter dated 15th February 2021) that the proposed foul and surface water drainage scheme is acceptable, subject to further details regarding

percolation tests, a maintenance/service scheme for the pumped foul water treatment plant, and confirmation from EA regarding permit to discharge outfall from the drainage field being provided.

Subject to this mitigation being secured through a relevant condition a conclusion of 'No adverse effect on the integrity of the River Wye SAC/SSSI has been returned by this LPA.

The following points-notes are raised as part the HRA process:

- The applicant is proposing to use a new pumped private foul water treatment system (capacity 61 persons) to support the proposed development.
- Soakaway drainage field to manage the foul water outfalls are proposed on land under the control of the applicant.
- The LPA has no reason to consider that a relevant soakaway drainage field cannot be achieved at this specific location
- A regular maintenance/servicing scheme for the pumped foul water treatment plant is require
- An EA permit to discharge water from the drainage field will be required.
- The River Wye SAC catchment at this location is not currently advised as 'failing' its conservation status.
- All surface water will be managed through appropriate soakaway-infiltration systems.
- The agreed foul and surface water management systems can be secured by condition on any planning consent granted.

#### Drainage Condition CKK - New Private Treatment Plant & Surface Water to Soakaway

All foul water shall discharge to a private foul water system discharging to a soakaway drainage field on land under the applicants control; and all surface water shall discharge to appropriate SuDS or soakaway system; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with 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'), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2, SD3 and SD4.

#### **Principal Natural Environment Officer (Ecology) original Comments:**

##### **HRA –River Wye SAC**

The site falls within the River Wye SAC (Wye-Sollers Brook) catchment and within the River Wye SAC Impact Risk Zone "any discharges of water or liquid including to mains sewer." This application is subject to a formal Habitat Regulations Assessment (HRA) process by this local planning authority (LPA) as the competent body in consultation with Natural England.

The initial Habitat Regulations Screening Assessment identifies foul water and surface water as 'likely significant adverse effects'. The applicant has indicated in their application that foul water will discharge to package treatment plant and on-site soakaway field and surface water will outfall to on site SuDs including soakaways and permeable paving.

Land drainage have confirmed (in their letter dated 20<sup>th</sup> October 2020) that there are some concerns with the proposed foul water and soakaway drainage scheme. Subject to the proposed scheme being amended and approved by Land drainage, the further information regarding percolation testing and management agreement for pump maintenance has been requested.

Once this information has been supplied, a relevant condition can be included, and the Habitat Regs. Appropriate Assessment can be carried out to confirm a conclusion of 'NO Likely Significant Effect' on the River Wye SAC.

#### **HRA- Air emissions in relation to proposed biomass boiler/combustion processes**

The proposed biomass boiler has an output of 156kW, and is therefore below Natural England's >20MW threshold for air emissions screening. Any impacts to nearby SAC/SSSI, can be screened out without the need for an HRA Appropriate Assessment, or further detailed emissions assessments and application can be screened out.

#### **Site ecology**

The advice within the ecological appraisal (Willder Ecology, dated April 2020) confirms that there are known bat roosts (maternity colonies of brown long-eared bat and soprano pipistrelle, and day roost for lesser horseshoe bats and *Myotis* sp.) in the roof void of the main building (Wilmot House). The proposed works for the dining room extension and new accommodation block can be carried out without the need for a bat mitigation licence, as long as all works are supervised by an ecological clerk of works and a Construction Environment Plan is in place.

The biodiversity enhancements as recommended in the ecology report should be adopted (3 x 1FR bat tubes of similar) as well as consideration for bird nesting, pollinating insect-solitary bee homes built in to or attached to all the new building and consideration for hedgehog homes within any boundary features and soft landscaping. The advice and recommendations within the Proposed Planting Plan (ref 19/721/03 Rev B), native tree and hedgerow planting and wild flower planting area will also contribute to net gain.

The following conditions apply:

#### **Condition Eco-04 – Nature Conservation – Ecology Protection and Mitigation and Biodiversity Net Gain**

The ecological protection, mitigation, compensation and working methods scheme including the Biodiversity Enhancements (net gain), as recommended in the ecology appraisal report by Willder Ecology, dated April 2020, shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority.

*In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4 and Dark Skies initiative (DEFRA-NPPF 2013/18)*

#### **Condition Eco 08 – Nature Conservation protection – Construction Environmental Management Plan**

Before any work, including any site clearance or demolition begin, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) including a full Ecological Working Method Statement and a specified 'responsible person', 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.

*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 (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies LD1-3.*

### **External lighting**

Given the importance of the existing building as a bat roost, external lighting is an important consideration, in particular due to presence of lesser horseshoe bats, an Annex II protected species that is sensitive to lighting. No disturbance of bat flight lines to and from any identified roosting would be acceptable, nor would loss of any foraging or commuting potential. The following lighting condition should apply to any approved permission.

### **Condition-Eco 09: Protected Species, Dark Skies and Intrinsically dark landscapes (external lighting)**

- a) At no time shall any external lighting except in relation to safe use of the approved building be installed or operated in association with the approved development; and no permanently illuminated external lighting shall be operated at any time, without the written approval of this local planning authority.
- b) No external lighting should illuminate any biodiversity enhancement, boundary feature, or adjacent habitats.
- c) All lighting installed shall demonstrate compliance with latest best practice guidance relating to lighting and protected species-wildlife available from the Institution of Lighting Professionals and Bat Conservation Trust.

*Reason: To ensure that all species and Dark Skies are protected having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2019), NERC Act (2006), Herefordshire Local Plan - Core Strategy policies SS6, LD1, LD2 and LD3 and the Dark Skies initiative (DEFRA-NPPF 2013/19).*

The **Land Drainage Engineer** comments on amended plans:

#### **Overview of the Proposal**

The Applicant proposes the construction of an extend dining hall with connection to a new two storey school boarding house to hold approx. 32 people and with associated biomass boiler. Additionally, the applicant plans to construct a multi-use game area (MUGA) and two tennis courts.

The site covers an area of approx. 2.2ha and is currently greenfield.

The topography of the site slopes down from approx. 107.1m AOD in the east to approx. 103.8m AOD in the west.

#### **Site Location**

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), February 2021



## Flood Risk

### **Fluvial Flood Risk**

Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is located within the low risk Flood Zone 1. As the proposed development is more than 1ha the application has been supported by a flood risk assessment.

The Planning Practice Guidance to NPPF identifies five classifications of flood risk vulnerability and provides recommendations on the compatibility of each vulnerability classification within each of the Flood Zones, as shown in Table 1.

*Table 1: Flood risk vulnerability and flood zone compatibility*

EA Flood Zone	Essential Infrastructure	Water Compatible	Highly Vulnerable	More vulnerable	Less vulnerable
Zone 1	✓.	✓.	✓.	✓.	✓.
Zone 2	✓.	✓.	Exception test required	✓.	✓.
Zone 3a	Exception test required	✓.	x.	Exception test required	✓.
Zone 3b	Exception test required	✓.	x.	x.	x.
✓ Development considered acceptable x Development considered unacceptable					

The planned dormitory building is classed as 'more vulnerable' development, however as the site sits within Flood Zone 1, no sequential test is required.

Proposed dormitories

Proposed tennis and multi-sport courts

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No flood risk adjustments (such as raising finished floor levels) have been identified as being required for this application.

Surface Water Flood Risk

Review of the EA's Risk of Flooding from Surface Water map indicates that the site is not at risk of surface water flooding.

Other Considerations and Sources of Flood Risk

There may be a risk of surface water flooding from higher land. The Applicant would need to consider the likely flow routes in the vicinity of the proposed development site. It may be necessary to raise the threshold levels slightly to prevent ingress.

The topography surrounding the site is steeply sloping, particularly to the north east of the site, therefore we would require the Applicant to demonstrate consideration of the management of overland flow and any necessary protection to the proposed dwellings and surface water drainage systems.

Review of the EA's Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

Surface Water Drainage

Further infiltration testing has been undertaken since our comments of October 2020 and they demonstrate an infiltration rate of between  $9.34 \times 10^{-7}$  and  $3.10 \times 10^{-6}$  across 5 infiltration test pits.

The drainage strategy proposes the use of shallow drainage features underneath the Multi-Use Games Area (MUGA) and the tennis courts to drain the new dormitory roof areas, the new power generation plant and the MUGA and Tennis Courts themselves. The applicant highlights that the low infiltration rates mean that a half drain time of less than 24hrs is difficult to achieve, however the storage capacity of the shallow features means that they can accommodate the 1 in 100 year plus climate change flows.

The sub-drawing detailing the intended design of the MUGA and Tennis courts show a FGL of 103.6m and a sub-base level of 101.2m to accommodate the gravity drainage from the roof areas. However, no results of ground water trial pits have been provided. The BRE365 test pits show no ground water at a depth of 1.5m, however the base of any unlined infiltration feature must be more than 1m above the ground water level. This testing was requested in version 1 of these comments and should be provided to demonstrate that the groundwater level is at least 1m lower than the proposed 101.2m soakaway base.

The proposal is:

1. for the surface water from the new dormitory roof, boiler room roof, MUGA and tennis courts (0.339ha area) to be drained into a sub-base below the tennis courts with a depth of 363mm (30% void) to attenuate the 100yr + 40% climate change event.
2. for the extended vehicle access and turning area (0.061ha area) to be constructed of permeable paving with a sub-base thickness of 270mm (30% void) to provide volume to attenuate the 100yr + 40% climate change event.

In principle, this design is suitable.

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Foul Water Drainage

The proposal for foul drainage is:

1. For the installation of a Foul Water Treatment Plant to suit population equivalent of 61 persons (intended occupancy of both the existing building and the new dormitory, calculated with 20% reduction for group usage). To be positioned so that the distance from habitable accommodation is maximised, ideally 15m minimum, whilst ensuring vehicle access for desludging (tanker access required to within 30m of plant).
2. Treatment plant to outfall to a packaged pumping station (with a standby pump) with capacity to hold 24hrs of flow above the high water level via use of a buried tank. To include an alarm to indicate pump failure.
3. Pumping station to pump foul water to drainage field via rising main and break chamber to slow delivery of foul water to the drainage field.
4. Field to have a base area of 585.6m<sup>2</sup> comprising 650.7m of pipe based on 900mm trenches.

Proposals for maintenance of the pumps and emergency tankering have been discussed by the applicant

A drawing showing the exceedance route for foul flows in the event of pump failure and overflow of the foul system has been provided. This shows that the flows are likely to travel towards the access road.

The flows have been calculated at 9,100 L per day (9.3m<sup>3</sup>) and so a permit for ground discharge will be required from the Environment Agency. The applicant has noted the requirement for a permit.

Percolation testing has been carried out and the worst case Vp of 48 s/mm has been used to size the drainage field to the dimensions mentioned in point 4 above. We note the planned area of woodland planting. The drainage field should not sit within the cover area of the proposed canopy, due to the risk of root infiltration.

Overall Comment

In principal we agree with the proposals as submitted, however, we advise that should the Council be minded to grant planning permission, the following information should be provided within suitably worded planning conditions:



- *Evidence, through the completion of ground water trial pits, that the base of all soakage features for both foul and surface water drainage will be a minimum of 1m above the groundwater level,*
- *Evidence that the Applicant has obtained a permit to discharge foul water to ground with the Environment Agency*

Previous comments from the Drainage team can be viewed on line at:

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_applications\\_search/details?id=202815&search-term=wilmothouse&search-service=search&search-source=the keyword&search-item=searchTerm](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applications_search/details?id=202815&search-term=wilmothouse&search-service=search&search-source=the keyword&search-item=searchTerm)

**Other:**

**Ramblers' Association: No objection**

Public footpath How Caple 4 (HK4) runs along the outside of the southern boundary of the application site, and the Ramblers' Association has no objection to this application

**Forestry Commission: No objections:**

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 ex/sfs" (National Planning Policy Framework paragraph 175).

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

**AONB Officer Comments: No objection**

Thank you for the opportunity to comment on this application (202815). Apologies for the last response. The site is within the Wye Valley Area of Outstanding Natural Beauty (AONB) which is an area designated for its national landscape importance. The Wye Valley AONB Partnership seeks to encourage high quality design and to conserve and enhance the landscape.

The proposed development is a large extension to the rear of an existing large property which sits within the Sollers Hope Ridges and Valleys Landscape Management Zone (LMZ03) as identified in the Wye Valley AONB Management Plan. Strategic Objective WV-D2 states "Encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments, including Permitted Development, to ensure greater sustainability and that they complement and enhance the local landscape character and distinctiveness including scale and setting and minimise the impact on the natural environment". We endorse the comments of the Council's Senior Landscape Officer. We support their concern and suggested mitigation measures for the new playing pitches which will potentially have a landscape impact until the proposed planting becomes established. However, overall we believe the application is unlikely to have a significant long-term detrimental impact on the natural beauty of the Wye Valley AONB

Representations:

**Ward Councillor: Cllr. Durkin** – Updated by email and telephone calls during the application period. Case Officer is in receipt of email sent to the Lead Development Manager on the 9<sup>th</sup> February 2021 rescinding the redirection request.

**How Caple, Sollershope and Yatton Group Parish Council comments on amended plans: Support**

This planning re-consultation was discussed at an extraordinary Virtual Parish Council meeting on the 8th January 2021 at which three representatives from the Cathedral School were present along with several members of the public. The Parish Council support the application appreciating the concerns of the Parish Council being taking into account.

**How Caple, Sollershope and Yatton Group Parish Council original  
comments: Support**

The Parish Council support the application in principle subject to the following recommendations being addressed.

- 1) More screening to be in place at the tennis courts and recreation areas.
- 2) A softer look to the overall appearance to the new buildings
- 3) Signage alerting motorist this is a school of residence.
- 4) The height of the discharge chimney on the fuel hopper.

The Parish Council ask it be noted that they wish this extension to be in keeping with their **NDP**.

**Copies of the NDP have been sent to the Cathedral School.**

**How Caple, Sollershope and Yatton Group Parish Council original  
comments: Support**

The Parish Council support the application in principle subject to the following recommendations being addressed.

1 Design and Appearance A softer appearance to the building to be in keeping with the NPD plan for the Parish.

2 Noise and Disturbance Additional natural screening to the recreational areas needed to be in place to avoid disturbance..

3 Highways Appropriate signage for a school required, on the B4224 protecting the children and all road users. Also suggested is the speed limit to be reviewed and reduced.

4 Environmental .The Height of the discharge chimney and appearance including fuel hoppers is a concern to residents and the Parish Council.

5. The Parish Council ask it to be noted that they wish this application to be in keeping with their NDP. Copies of the NDP have been forwarded to the School and the Architect.

To date a total of 16 representations (over 2 rounds of consultation) have been received to the application. The comments within the objecting representations are summarised below:

**Summary of comments:**

- Noise and disturbance from the multi games area and tennis courts
- if any parts of the original building have a historical listing,
- The application has no specific references to published Parish Plan of the area.
- "A duty of care" to pupils, relating to the B4224,
- Application site within the AONB. The style is not sympathetic to the vernacular of the original building or the area. Proposal should 'conserve and enhance the natural beauty of the landscape'. Wye Valley AONB views will be damage the

areas character and scenic beauty. Does not meet NPPF requirements for AONB or core strategy LD1 policy

- Noise disruption during construction. Light pollution. No flood lights.
- Biomass structure and chimney not clearly shown on plans. Unacceptable height, pollution/pollutants. Loss of view.
- Biomass chimney not in keeping with AONB and unsightly
- Development is incompatible with the climate and ecological emergency and use of biomass will increase carbon emissions injurious to health of residents and neighbours
- Not a sustainable location
- Highway safety, additional traffic movements
- Reliability of route into Hereford
- Proposal offers nothing to the local community other than increase noise, light pollution, traffic congestion and release of toxic fumes
- Modern design extension not in keeping, warrants more sympathetic design
- Concern it will turn into a school
- Lack of renewable energy, no rainwater harvesting, use ground source heat pump. Health risks associated with development
- Visual impact – obstruction of the views
- Increase in litter from the pupils
- Flooding
- Requirement for more landscape planting
- Restrict other school to use the facility for matches.

#### Summary of Comments from second round of consultation from 2 residents

- Drawings easier to follow but other than adding 50cm onto the chimneystack/Biomass chimney no other changes. Strongly object as outlined previously
- Not in context with local vernacular, impact on AONB. Contrary to NDP. Biomass stack is a danger to health. Highway safety concerns. Loss of visual amenity.

#### Summary of supporting comments:

This is not an objection to the proposed development. I live within half a mile of Wilmot House, others live nearer and would be more affected.

All I wish to say is that I have had dealings with Wilmot House and know that the owners employ local people. They have also been kind enough to allow us to occasionally use their car park with the proviso that, as we would normally return between 9.30pm and 10pm, we transfer to our own cars quietly. In short, they have been considerate and helpful neighbours.

Best wishes

#### Pre-application discussion:

Yes - 192083/CE

#### Constraints:

Impact on the character and appearance of an AONB

Impact on the character and appearance of the open countryside

PROW adjacent

B4224

SSI Impact zone

**Appraisal:**

*Policy context and Principle of Development*

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.”*

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ How Caple, Sollars Hope and Yatton Group Neighbourhood Development Plan (NDP). The National Planning Policy Framework 2019 is a significant material consideration.

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. 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

The legal framework for AONBs in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty, and sets out responsibilities for their management. In particular relevance to the proposal is following sections –

Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty; Section 84 confirms the powers of local authorities to take appropriate action to conserve and enhance the natural beauty of AONB and Section 85 places a duty on all public bodies and statutory undertakers to ‘have regard’ to the ‘purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

The NPPF is a significant material consideration and has ‘sustainable development’ central to planning’s remit and objectives. The NPPF also seeks positive improvements in the quality of the built, natural and historic environment and in regards people’s quality of life.

As part of this assessment, it is also critical to acknowledge the sites location within the Area of Outstanding Natural Beauty. The NPPF directs, at paragraph 172 that great weight should be given to conserving and enhancing landscaping and scenic beauty in Areas of Outstanding Natural Beauty. This paragraph goes onto say that planning permission should be refused for major <sup>55</sup>development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Footnote 55 clarifies that for the purpose of para 172, where a proposal ‘major development’ is a matter for the decision maker, taking into account its nature, scale and

setting, and whether it would have a significant adverse impact on the purposes for which the area has been designated or defined. These criteria will be considered below, alongside the relevant Development Plan Policies and guidance contained within the NPPF before drawing a conclusion.

### **Principle of Development**

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being, and
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF; they are not criteria against which every decision can or should be judged. So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development.

Paragraph 148 of the NPPF states that "the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimize vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".

Paragraph 154 of the NPPF states that "when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) Not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) Approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas". Policy SD2 of the CS deals specifically with renewable and low carbon energy generation. The policy recognises that the overarching principle of the planning

system is to support the transition to a low carbon future and a significant means of achieving this goal is through the use of renewable energy sources development proposals which seek to deliver renewable and low carbon energy will be supported where they do not adversely impact upon international and national designated natural and heritage assets; they do not adversely affect residential amenity; they do not result in any significant detrimental impact upon the character of the landscape and historic environment.

At the heart of the Framework is a presumption in favour of sustainable development Strategic. Policy SS1 of the Herefordshire Core Strategy sets out the presumption in favour of sustainable development, which is reflective of the positive presumption enshrined by the current NPPF as a golden thread running through plan-making and decision-taking. Policy SS1 also confirms that proposals which accord with the policies of the Core Strategy (and, where relevant, other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise. The proposal is primarily considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

The framework states that Local Planning Authorities should “give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.” (Para 94). The Framework also required LPA's to take a proactive, positive and collaborative approach to development that will widen choice in education (para 94). The framework requires decision-makers to give great weight to the need to create, expand, or alter schools when determining applications.

The principle of the use on the site as an educational boarding house was established under application 163850.

The main areas of consideration will be discussed below:

### **Design and Landscape**

The NPPF promotes a high level of design. Para 124 states that:

*“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work”*

Whilst para 131 goes further and requires local authorities in determining applications to give great weight to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

The principle of extending a lawful building is accepted and the effect the extensions should be assessed against the current development plan policies and as such needs to make a positive contribution to local distinctiveness and the character and appearance of the landscape (SD1, LD1 and SS6) while safeguarding the amenity of existing and proposed residents (SD1) therefore consideration needs to be given to the overshadowing or overlooking of neighbouring properties and how overbearing a structure is. When considering the design and landscape impact of a proposed development, Policy SD1 of the Core Strategy is significant as it requires that development proposals should create

safe, sustainable, well integrated environments for all members of the community. In so doing, all proposals should take into account the local context and site characteristics. Moreover, new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development.

Where appropriate, proposals should also make a positive contribution to the architectural diversity and character of the area, including through innovative design. They should also safeguard the residential amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing. Specifically regarding landscape matters, Policy LD1 requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development, as well as the protection and enhancement of the setting of settlements and designated areas. Development proposals should conserve and enhance the natural, historic and scenic beauty of important landscapes and features (specifically designated assets) through the protection of the area's character and by enabling appropriate use, design and management. New landscape schemes along with their management should ensure development integrates appropriately into its surroundings and maintains tree cover. In wider terms, policy SS6 sets out that development proposals should conserve and enhance environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity, heritage assets, and especially those with specific environmental designations. All proposals should be shaped through an integrated approach to planning to ensure environmental quality and local distinctiveness.

The scale of the proposed extension does add a significant floor area to the site, however the core strategy does not have specific restrictions on the scale of extensions but rather seeks to control the effect of such extensions upon the character of the host building and wider townscape and landscape. The scheme has been revised during the application process to reflect initial concerns raised by officers in regards to the proposed bulk, massing and scale of the extension. The proposed extension is considered to follow a contemporary design approach in terms of materials, fenestrations and roofline; however the proposal is considered to be the most logical addition to the building following pre application discussions. The extension is characterised by a longhouse form. Officers are now satisfied the scale, bulk and massing of the building following the revisions is acceptable and it would not become a dominating feature in the landscape or challenge the visual presence of the main school building. The revisions now show a softer, more 'rural' feel to the building and follows the principle seen in many rural buildings with detailing of a masonry plinth surmounted by timber cladding at the upper level. The masonry is also broken into three distinct elements to give the façade greater articulation. Also, the stairs are expressed in the plinth line which could be argued to allude to the external stairs often associated with barns. The changes to the appearance of the extension will ensure it harmonises well and not look distinctively out of character.

To address matters of scale and context, proposed contextual plans have been provided as part of the amended plans and documentation. In terms of bulk, height and massing, the proposed building as is demonstrated by the submitted drawings below, would not appear significantly greater in scale than the existing buildings as its height remains subservient to the host building as such appear as appropriately scaled buildings within the wider site, to which a significant area of landscaping would still remain.





The proposal will be largely screened from most vantage points and as such the visual impact, as a result of this, is minimal. Therefore, with regards to scale the proposed extension is considered to suitably conserve local character and the character of the existing structure in line with policies SD1, SS6 and LD1 of the CS, and EN1 of the NDP.

The proposal is considered to be acceptable in design terms, even when regard is had to ENV1 of the NDP which relates to the environment

The impact of the proposal upon the landscape also needs to be considered. With regards to landscape impacts, policy LD1 applies, which seeks to conserve and where possible, enhance the rural landscape and AONBs. I am also aware that 'great weight' should be afforded to conserving and enhancing the landscape and scenic beauty to AONBs as identified at paragraph 172 of the NPPF, which is also epitomised at Policy SS6 of the Core Strategy.

The site lies wholly within the Wye Valley Area of Outstanding Natural Beauty and therefore can affect the character and setting of it. Paragraph 172 of the NPPF gives the highest status of protection for the 'landscape and scenic beauty' of AONBs, the statutory purpose of which is to conserve and enhance the area's natural beauty. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Specifically paragraph 172 of the NPPF states –

*Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited.*

As part of this assessment, it is also critical to acknowledge the sites location within the Area of Outstanding Natural Beauty. The NPPF directs, at paragraph 172 that great weight should be given to conserving and enhancing landscaping and scenic beauty in Areas of Outstanding Natural Beauty. This paragraph goes onto say that planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. The NPPF sets out the scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated*

For the purposes of the above paragraphs, the NPPF (footnote 55) is clear in advising that whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined. This proposal is for a scheme an extension to an existing large host building and the extension in context with the size of the site and host property is not of an unrealistic scale. Furthermore it relates to a site where the main part of the development will be well screened and with additional mitigation proposed. As such it concluded there would be no harm to the setting of the AONB and overall it is not considered to significantly impact on the area and its characteristics. Officers as such conclude that this proposal does not represent ‘major development’ within a designated area and as such no direction to refuse the application.

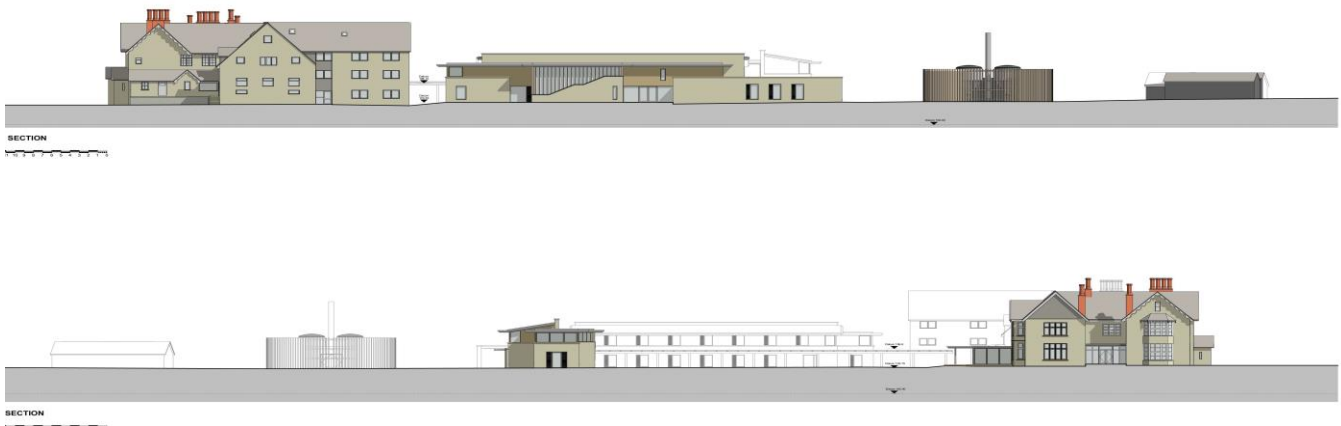
The NDP also sets out the need and desire to protect the natural environment for the benefit of human inhabitants and for the benefit of wildlife in regards to the setting of the AONB.

As highlighted above the site is within the Wye Valley Area of Outstanding Natural Beauty (AONB) and the landscape character type is Wooded Estate lands, with Principal Wooded Hills on rising ground immediately to the east. There is also a Public footpath HK4 which follows the southern boundary of the site. When looking at the proposed residential block and biomass building, officers concur with the view of the landscape officer that these elements are located in the most appropriate part of the site within the grounds. Due to the proximity of existing buildings, is a reasonable scale, forms an attractive new courtyard and will be partially screened by the retained mature trees. In regards to the proposed sports areas it is acknowledged that the multi-use games area and tennis courts are new elements and as noted by the landscape officer their ‘hard surfaces and fencing are unexpected features in this landscape’. Additional planting and details has been sought to alleviate

concerns and ensure the visual impact of these elements is not to the detriment of the area. No concerns have been raised in regards to the fencing height for the MUGA and tennis courts. Advice has been given in respect to the colour of the fencing and tennis courts.

It is clear that Core Strategy Policy LD1 requires proposals to demonstrate that the character of the landscape has positively influenced the design, scale, nature and site selection of the development and it also requires that development proposals should conserve and enhance AONBs through the protection of the area's character and the Wye Valley AONB Management Plan Policy. WV-D2 requires a high standard of design to complement the local landscape character and distinctiveness. It is noted the Parish Council, AONB Officer, and Council's landscape officer have not objected. The provision of landscape planting and biodiversity enhancements to help integrate the development into its surroundings has been proposed. This mitigation will also ensure the overall proposal will integrate into the surrounding landscape character. A detailed landscaping scheme and implementation of it as well as a management plan is recommended by the landscape officer and suitable conditions have been attached. Officers are satisfied with appropriate conditions and the fact in the long term with the full establishment of the proposed planting, this impact will become visually screened.

Also in the particular circumstances of this case, it is necessary to include a materials condition to ensure that the external finishes are appropriate to ensure they are locally appropriate. On this basis and through appropriately worded conditions, the proposal is viewed to be in alignment with Policies LD1 and SS6 of the Core Strategy and Section 15 of the NPPF and that there is not considered to be a technical objection in relation to the impact on the landscape, locality or AONB.



The concerns regarding the impact of the scheme upon the AONB have been alleviated by the inclusion of lighting restrictions within planning conditions. Furthermore, the scheme has been amended in regards to its appearance and materials. It is noted there is no objection from the AONB officer or landscape. In summary, the proposal will not result in any adverse impact upon AONB and has been designed to match the character of the area and preserves the character of the host building. The visual impact, in relation to the layout of the site and existing and proposed mitigation planning and screening, will be limited.

The revised proposal is contained within the existing curtilage of the boarding house and does not create any wider landscape effects that would harm the AONB. The proposal is considered to adhere to CS LD1, LD3 and NDP ENV-1 in this regard, as well as para 172 of the NPPF.

### **Impact on residential amenity**

Policy SD1 and guidance contained within the NPPF of the CS also requires that developments safeguard residential amenity for existing and proposed residents and seeks to ensure that new development does not contribute to or suffer from adverse impacts arising from noise, light or air contamination. Representations raise the issue of the sites location and in particular the location of the outdoor sports area and potential noise and disturbance for local residents, also pollution concerns from the biomass and external lighting concerns and overlooking associated with the proposal.

The core strategy seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. The proposed building would be sited away from immediate boundaries and away from nearby residential occupiers. Given the substantial separation distances, it is considered that the proposal would not adversely impact upon the outlook, light or privacy of the occupiers of these dwellings. The level of noise experienced in these and other neighbouring dwellings would also be unharmed. Also the student rooms are grouped and will face away from neighbouring properties. There will be some windows facing the south boundaries but they are not habitual rooms. No flood lighting of the sports area is proposed and has been conditioned. There will be low level external lighting to the covered way connecting the existing building to the new building but this will have a low light spill and as this element faces South East would not affect the nearby residences.

There are no specific policies within either the Core Strategy or the NDP retained policies which set space and amenity standards for boarding accommodation. However, as described above for completeness an assessment of potential mutual overlooking between the buildings has been undertaken. It is also noted that the sleeping accommodation would not generally be occupied extensively during the day, with pupils instead being able to make use of the extensive common room and study facilities on the ground floor. On this basis, and in the absence of set standards, this relationship is considered acceptable. In regard to concerns relating to the biomass, technical officers have assessed the proposal in regards to air quality and have raised no objection.

The technical officers have provided detailed responses and recommended conditions and officers are confident that there will be no impact on local residents. These conditions are considered reasonable and necessary to ensure that the requirements of policy SD1 are met.

### **Access and Highway Safety**

Policy MT1 of the CS and NPPF policies require development proposals to give genuine choice as regards movement. NPPF paragraph 103 requires local planning authorities to facilitate the use of sustainable modes of transport and paragraph 108 refers to the need to ensure developments generating significant amounts of movement should take account of whether safe and suitable access to the site transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where 'the residual cumulative impacts of development are

severe.’(NPPF para. 109). The application has been supported by a transport statement and additional clarification has been sought following initial comments from the highways engineer. The proposal is accessed via an existing access arrangement and traffic movements are not considered to be discernibly exacerbated by the addition of this extension and potential students.

In respect of sustainability it is noted that a travel plan is required and a condition is recommended to secure the provision of bicycle storage on the site to encourage a wider range of sustainable transport options. Finally I note the concerns raised in regards to additional signage but this is not a material planning matter and highways have not requested it. However, I note that the Cathedral School would support any safety initiative. The highways engineer has no objection but has recommended conditions which I consider to be appropriate in the circumstances and the proposal is considered to accord with policy MT1 in this regard.

### **Ecology and trees**

Policies LD2 and LD3 of the Core Strategy are applicable in relation to ecology and the impact on trees. These state that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of the County and protect, manage and plan for the preservation of existing and delivery of new green infrastructure.

The site falls within the River Wye SAC (Wye-Sollers Brook) catchment and within the River Wye SAC Impact Risk Zone “any discharges of water or liquid including to mains sewer.” This application is subject to a formal Habitat Regulations Assessment (HRA) process by this local planning authority (LPA) as the competent body in consultation with Natural England. The application is accompanied by a Tree Report and Ecological appraisal report. The ecological report followed a phase one extended habitat survey. The report makes several recommendations. The Council’s Ecologist has viewed this and is content with the findings and recommendations, subject to these being conditioned on any approval. With the site falling within the River Wye SAC catchment, a HRA AA has been sent to Natural England for their approval. They have confirmed they have no objections to the proposal. The proposal includes the provision of a range of biodiversity net-gain enhancements in line with CS LD2. The provision of which will be secured by condition.

In regards to the trees on site it is acknowledged a tree report has been submitted which demonstrates that in the main the level of impact on exiting trees will be low. The tree officer has reviewed the application and has confirmed the trees which have been identified for removal are either dead/declining or poor species and their loss will be mitigated with new planting. It is also noted that the planting scheme provides considerably higher numbers of trees currently on site and shall provide necessary improvements on the green infrastructure as such in regards to tree the proposal is compliant with policies LD1, LD2 & LD3 and has little impact on existing trees

### **Drainage**

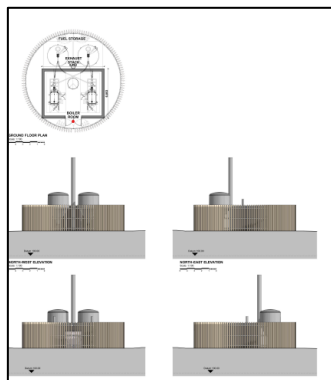
Policy SD3 of the Core Strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk, avoid an adverse impact on water quality, protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation and will be achieved by many factors including developments incorporating appropriate sustainable drainage systems to manage surface water. For waste water, policy SD4 states that in the first

instance developments should seek to connect to the existing mains wastewater infrastructure. Where evidence is provided that this option is not practical alternative arrangements should be considered in the following order; package treatment works (discharging to watercourse or soakaway) or septic tank (discharging to soakaway).

The proposed development site is located within Flood Zone 1 and has a site coverage of over 1ha, in accordance with Environment Agency standing advice, the planning application has been supported by a Flood Risk Assessment (FRA). It is noted that drainage colleagues have not objected to the proposal, although have sought further clarification during the application on the management of existing surface water flows and the proposed foul water drainage strategy which has been provided. The most recent comments of the Council's Drainage Engineer are noted. Given the size of the site and the supporting information, the methods are found to be policy compliant and achievable on the site. As such, it is considered that the requirements of Policies SD3 and SD4 would be satisfied subject to suitably worded conditions.

### **Biomass building**

The design and location of the biomass can be seen in the diagrams below:



In relation to air quality, common with other types of combustion appliances, biomass boilers are potentially a source of air pollution. Pollutants associated with biomass boilers include and nitrogen oxides (NOx), and can also include particulate matter (PM10/PM2.5) and sulphur dioxide (SO2) depending on the fuel used. These pollutant emissions can have an impact on local air quality and affect human health. However, the Environmental Health Officers have considered all of the information which was submitted and is satisfied that the development will not contribute to any adverse impact on air contamination. The proposal is not considered to conflict with policy SD1 or SD2 of the CS.

The biomass boiler will use wood pellets and will have a boiler stack of 10m high. The proposal is provided with a biomass boiler capable of heating all buildings on the site - the proposed building plus the existing. This provides a solution which not only makes the proposed building energy efficient using renewable energy. Concerns have been raised regarding the Biomass from local residents due to concerns relating to pollution, health issues and its visual dominance. It is considered the location of the biomass is in the most appropriate part of the site within the grounds. It is close to the existing buildings, is a reasonable scale, forms an attractive new courtyard and will be partially screened by the retained mature trees. The screen for the biomass will be at 3.6m high. The development is considered to be viewed as part of and ancillary to the established boarding school use on the site. On balance the boiler and associated flue are not harmful to the character and appearance of the area and there are no amenity impacts and no conflict with policy LD1 of the CS has been identified.

#### **Other matters**

Core Strategy Policy SS7 and SD1- Climate Change Measures compliance checklist has been completed as part of the application process

#### **Sports England comments**

As this application relates to the creation of new Multi Use Games Area (MUGA) and new tennis courts for use by the boarding school, Sport England assessed the application in light of the National Planning Policy Framework (NPPF). As the proposed sports facilities are relatively modest in size and nature to meet the needs of the boarding school, and are not intended to be made available for wider community use. Sports England consider the proposal is considered to be acceptable in being designed to meet the specific needs of the school and does not generate any implications for the provision of facilities for community sport and the proposal is therefore in accordance with the requirements of paragraph 97 of the NPPF (2019).

#### **Conclusion**

On the basis of the above, proposed elements are considered acceptable regarding the impact on the extensions, Biomass, MUGA and Tennis courts and its setting and AONB location. The scheme has been amended to overcome initial design concerns over its bulk, scale and materials. As detailed within the report there are no objections from key consultees both internal and statutory providing certain conditions are imposed. Details of materials and finishes will be key, and conditions to secure these and the appropriate landscaping and biodiversity enhancement will be secured by condition to ensure compliance with policies SD1, LD1, LD2. The local member has been updated via email



and has confirmed delegated authority. In light of the preceding appraisal the application is recommended for approval subject to conditions as the proposal is considered to accord with the development plan.

**RECOMMENDATION:**      **PERMIT** ☒      **REFUSE** ☐

**CONDITION(S) & REASON(S):**

*(please note any variations to standard conditions)*

**Compliance 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 shall be carried out strictly in accordance with the approved plans:

22678-D-001 – Location Plan and Block Plan  
2678-D-002 – Block Plan  
2678-D-003 – Topographical Survey  
2678-D-004 – Existing Ground and First Floor Plans  
2678-D-005 - Existing First and Second Floor Plans  
2678-D-006 – Elevations of Wilmot House  
2678-D-007 – Proposed Site Plan  
2678-D-008A – Proposed Ground Floor Plan  
2678-D-009A – Proposed First Floor Plan  
2678-D-10A – Proposed Elevations 1 of 2  
2678-D-11A - Proposed Elevations 2 of 2  
2678-D-12A – Proposed Elevation- Sections  
2678-D-13 – Proposed Dining Room Extension  
2678-D-15B – Proposed Site Sections  
2678-D-100 – Proposed Bio-mass boiler site plan  
2678-D-100A – Proposed Biomass Boiler Plan and Elevations  
Additional Drainage Details - Drainage Strategy Plan 22.01.21

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

3 The buildings hereby approved shall be used for purposes ancillary to the Hereford Cathedral School only and shall at no point be let in whole or part other than to pupils and staff of the school or, on an exceptional basis, to pupils and staff of other schools attending functions at the school.

Reason: The application has been assessed and determined on the basis of Hereford Cathedral School as the specific end user and with regard to the detailed information provided in association with the hereby proposed use and use, in the interests of sustainable development, highway safety, impact on the character and appearance of the Wye Valley AONB and open countryside and setting of this locally important building and amenity of the area and compliance with Herefordshire Core Strategy policies SS1, SS6,



MT1, LD1, LD4 and SD1 and the relevant aims and objectives of the National Planning Policy Framework.

4 At no time shall any wood be pelleted on the site unless written approval is granted by the Local Planning Authority beforehand.

Reason; To safeguard the amenity of nearby residential properties and to ensure the development in accordance with policy SD1 of the Herefordshire Local Plan Core Strategy.

5 The ecological protection, mitigation, compensation and working methods scheme including the Biodiversity Enhancements (net gain), as recommended in the ecology appraisal report by Willder Ecology, dated April 2020, shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority.

In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4 and Dark Skies initiative (DEFRA-NPPF 2013/18)

6 At no time shall any external lighting (including flood lighting) except in relation to safe use of the approved building be installed or operated in association with the approved development; and no permanently illuminated external lighting shall be operated at any time, without the written approval of this local planning authority. No external lighting should illuminate any biodiversity enhancement, boundary feature, or adjacent habitats. All lighting installed shall demonstrate compliance with latest best practice guidance relating to lighting and protected species-wildlife available from the Institution of Lighting Professionals and Bat Conservation Trust.

Reason: To ensure that all species and Dark Skies are protected having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2019), NERC Act (2006), Herefordshire Local Plan - Core Strategy policies SS6, LD1, LD2 and LD3 and the Dark Skies initiative (DEFRA-NPPF 2013/19).

7 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

8 Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following documents and plan:

Tree Survey & Arboricultural Impact Assessment – Mackley Davies Associates Ltd. November 2019.

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.

9 No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the construction phase and thereafter for 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars.

Reason: To safeguard the character and amenity of the area and to ensure that the development conforms with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

10 The use of the multi-use games area is restricted to use by the Hereford Cathedral School staff and pupils or others residing at the boarding house.

Reason: The application has been assessed and determined on the basis of Hereford Cathedral School as the specific end user and with regard to the detailed information provided in association with the hereby proposed use and use, in the interests of sustainable development, highway safety, impact on the character and appearance of the Wye Valley AONB and open countryside and setting of this locally important building and amenity of the area and compliance with Herefordshire Core Strategy policies SS1, SS6, MT1, LD1, LD4 and SD1 and the relevant aims and objectives of the National Planning Policy Framework.

11 All foul water shall discharge to a private foul water system discharging to a soakaway drainage field on land under the applicants control; and all surface water shall discharge to appropriate SuDS or soakaway system; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with 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'), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2, SD3 and SD4

### **Pre-Commencement Conditions**

12 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

13 Prior to the commencement of any works a method statement for trees where no dig has been specified, must be submitted and approved by the local planning authority and the development shall be carried out in accordance with the approved method statement.

Reason: To safeguard the character and amenity of the area and to ensure that the development conforms with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

14 Before any work, including any site clearance or demolition begin, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) including a full Ecological Working Method Statement and a specified 'responsible person', 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.

15 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.

### **Pre-occupancy Conditions**

16 Prior to the first occupation of the building hereby approved, a scheme for the provision of covered and secure cycle parking on site parking on site for staff shall be submitted to and approved in writing by the local planning authority and the cycle parking installed and made ready for use in accordance with the approved details.

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 Policy MT1 and SS4 of Herefordshire Core Strategy

17 Before the development is first occupied or brought into use a schedule of landscape management and maintenance for a period of 5 years shall be submitted to and approved in writing by the local planning authority. Maintenance shall be carried out in accordance with this approved schedule.

Reason: To ensure the future establishment of the approved scheme, in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the

National Planning Policy Framework.

18 Prior to the first occupation of the development hereby approved, a Travel Plan 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 with the requirements of Policies SD1 and MT1 of 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

Signed:



Dated: 16/3/2021

#### TEAM LEADER'S COMMENTS:

DECISION:

PERMIT



REFUSE



Signed: ..... Dated: 17 March 2021 .....

