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22 October 2012

Mr A Banks
Principal Planning Officer
Herefordshire Council
PO Box 230
Hereford
HR1 2ZB

Dear Mr Banks,

Re: N122497/F, Green Lane Cottage, Yarpole, Leominster

I refer to our meeting on 18 October when we discussed the above application with regard to comments made by Yarpole Group Parish Council and the Council's Senior Landscape Officer.

The Parish Council expressed concern regarding a number of aspects, which I will address in turn as follows:

- **Sewage and drainage:** Welsh Water has no objection to the development, subject to surface water being drained separately and not connected to the public sewerage system.
- **Roadside hedgerow:** Removal of the roadside hedgerow is necessary to achieve adequate visibility splays for the new access. The hedgerow is also in very poor condition and full of ivy, a fact confirmed by the Council's Senior Landscape Officer. I have discussed this with my client and confirm that we will be pleased to provide a new hedge of mixed native species, planted behind the visibility splay line, as suggested by the SLO.
- **Access:** The existing site access is sub-standard with regard to visibility. The new access has been sited to provide visibility splays of 2.4 x 30m in each direction, as required by Transport Planning.
- **Density & layout:** Five dwellings equate to 18.5 dwellings per hectare, well below national low density guidelines of 25 dwellings per hectare. As discussed, I have made minor adjustments to the positioning of some houses and garages and re-aligned some boundaries to maximize garden space. Each property has two car parking spaces, which is the minimum required by Transport Planning.
- **Design & sustainability:** The scheme does not provide evidence of energy efficiency or sustainability, as this will be dealt with at the next stage of development. Design of the dwellings reflects the local vernacular, with a mix of traditional materials and design details.



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The Senior Landscape Officer made some comments which have been addressed in my response above. In addition, I would like to point out that the turning head has been designed with an irregular appearance and the dotted line is shown only to indicate minimum turning dimensions. The roadside stone wall will be retained and extended to close the existing access and close boarded boundary fencing will be replaced by post and wire, with hedges of mixed native species. A similar hedge will also be planted alongside the footpath, which runs down the eastern boundary of the site.

I understand that agreement has been reached with regard to the public footpath and that PROW have withdrawn their objection to the development.

Site plan drawing no. 823/03 has been amended to include the various changes described above and a copy is attached for your attention.

If you require any further information please let me know.

Yours sincerely,

A black rectangular redaction box covering the signature area.

Bryan Thomas ABEng.

A handwritten mark, possibly a stylized 'O' or a signature flourish, located below the name.