

From: Ed Thomas <ed@ttplanning.co.uk>
Sent: 29 September 2021 17:39
To: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>
Subject: RE: 211348 - Land adj to Howle Hill crossroads

Hi Gemma,

Thank you for your email earlier.

We'll defer to Condition 18 please.

Are there any other issues outstanding or are you now in position to move to a (positive) determination?

Kind regards

Ed

Ed Thomas

Director

t: 07494218730 | e: ed@ttplanning.co.uk



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From: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>
Sent: 29 September 2021 09:58
To: Ed Thomas <ed@ttplanning.co.uk>
Subject: FW: 211348 - Land adj to Howle Hill crossroads

Dear Ed,
Please see the email from James following your information regarding the HRA at Outline stage.
You will see that you can defer the HRA back to condition 18 but at the risk that the River Wye status could change in the meantime, or provide the information now to ensure compliance with HRA.
Please let me know which you would like to move forward with.
Kind regards
Gemma

From: Bisset, James <jbisset@herefordshire.gov.uk>
Sent: 29 September 2021 09:07
To: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>
Subject: RE: 211348 - Land adj to Howle Hill crossroads

Gemma,

The HRA was not a complete process or in 2017 submitted to Natural England. There have been changes and amendments to the HRA caselaw subsequent to original decision.

DoC of condition 18 would trigger an updated HRA assessment based on the relevant considerations at the time the details for discharge of C18 are submitted.

Given the current application is looking to amend previous outline information it seemed relevant to sort this matter now and ensure all changes could be accommodated and we should then be able to amend/replace C18 with a compliance condition rather than one that requires additional discharge.

If Ed wishes to defer the updated HRA to point of discharge of C18 then this is acceptable – but he needs to be aware of the risk the situation of any change in the Wye's conservation status may bring. The same updated detailed information (and possibly more) will be required at application to discharge C18

If confirmed decision in writing is to defer approval of C18 to a later date then I have no comments or objection at this time.

James

Herefordshire.gov.uk

James Bisset
Ecology & Arboriculture Officer (Planning)
Natural Environment Team

jbisset@herefordshire.gov.uk

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From: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>

Sent: 29 September 2021 08:39

To: Bisset, James <jbisset@herefordshire.gov.uk>

Subject: FW: 211348 - Land adj to Howle Hill crossroads

Importance: High

Hi James,

Following your comments on the RM at Howle Hill this week, please see email below from Ed who states that the HRA was considered at the outline, and has attached emails.

Could you let me know if this satisfies your requirement for the additional information or if they do still need to provide information?

Thanks

Gem

From: Ed Thomas <ed@ttplanning.co.uk>

Sent: 28 September 2021 14:15

To: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>

Subject: RE: 211348 - Land adj to Howle Hill crossroads

Importance: High

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Dear Gemma,

Reference the comments from ecology, the outline permission was subject to HRA – see below. This is the email from James to Carl on 17th August 2017.

The conditions on the outline remain in place.

The attached email from Simon confirms the same.

Can you confirm this overcomes the issue so far as RM is concerned?

From: Bisset, James

Sent: 17 August 2017 16:32

To: Brace, Carl

Subject: RE: 172215 Land Adjacent to Howle Hill Crossroads, Howle Hill, Ross on Wye, Herefordshire

Carl,

I note the new information supplied that should be added to the case file on CIVICA. With PTP outfall to soakaway and surface water to soakaway/SuDS confirmed I am satisfied that

there should be NO unmitigated likely significant effects' on the River Wye SAC/SSSI

My previously recommended conditions remain relevant.

Kind regards

Ed

Ed Thomas

Director

t: 07494218730 | e: ed@ttplanning.co.uk



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From: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>

Sent: 28 September 2021 11:14

To: Ed Thomas <ed@ttplanning.co.uk>

Subject: 211348 - Land adj to Howle Hill crossroads

Hi Ed,

Please see the attached Ecology comments I have received this morning for the above application, you will note that it is an objection currently and requesting further information in regards to drainage.

Kind regards

Gemma

Gemma Webster
Senior Planning Officer
Development Management
Herefordshire Council | Plough Lane | Hereford | HR4 0LE
Email: gemma.webster3@herefordshire.gov.uk

Herefordshire.gov.uk

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