

## MEMORANDUM

To : Mr A Prior, Planning Services, Blueschool House - H31

From : Bruce Evans

Tel : 01432 260970 My Ref : 132707/O

Date : 18/07/2014 Your Ref :

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<b>SITE:</b>	Land adjoining Hawthorn Rise, Peterchurch, Herefordshire,
<b>APPLICATION TYPE:</b>	Outline
<b>DESCRIPTION:</b>	Site for the erection of up to 89 dwellings including affordable housing. Construction of vehicular access and other associated works.
<b>APPLICATION NO:</b>	132707/O
<b>GRID REFERENCE:</b>	OS 334803, 238508
<b>APPLICANT:</b>	Mr P Smith
<b>AGENT:</b>	Mr Paul Smith

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 04/11/2013. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer. Any comments should be actioned in Civica to Mr A Prior.

**COMMENTS:** (Continue on a separate sheet if necessary) SITE VISITED: YES/NO

**The consultee:-** (delete as appropriate)

**3. Recommends that any permission which this Authority may wish to give include the following conditions:-**

The development is acceptable in principle , the detailed, reserved matters are key to making the development suitable and integrated into Peterchurch.

The access is suitable for the development though a footpath must be constructed to the west to serve the site, linking to the footpath on the B4348, as access is for consideration, this needs to be conditioned.

The size of development will have an impact on Peterchurch but this can be mitigated by maximising the pedestrian cycle links from the development top the surrounding area, North, West East and South of the site as indicated on the plan but also including access to the school, as these are in principle and no detail forthcoming, I assume these do not need to be conditioned, I would be grateful if you could confirm how these can be secured for the development.

The internal layout lacks sufficient detail to go forward, the indicative road layout is not sufficient for the roads to be adopted in principle. A S38 is required for the site, detailed design is required to progress, though this is not part of the application, this may impact on the layout.

Car parking will need to be detailed as per HC Design Guide and include for suitable visitor parking. Cycle parking must be incorporated into the design.

The plan shows a small attenuation pond, the application has not dealt with the Surface Water issue and indicative plan may not be sufficient. A full drainage plan is required in RM stage, early consultation is required with HC, HC is currently forming the Suds Approval Body, this may will be in place when the developer wishes to progress this.

A Travel Plan has been put forward for this development, an Outline Travel Plan will be required as part of the reserved matters application.

The site provides a recreational area, the use of this will be key, detail required for full application and any parking turning required to be incorporated into the design.

The TA gives the speeds and vehicle numbers in this location. The village is unique in its layout and problems such as the centre of the village where pedestrians will exit.

Linking the village is key include links to the schools which aren't in place.

To integrate the development into the site, S106 is required, the total contributions have not been set as the housing numbers and type have not been detailed. Therefore the figure will be based on the SPD once the information is known. The schemes put forward are to support sustainable transport, pedestrian, cycle and public transport. The will also manage the traffic to an acceptable level by reinforcing the village by the introduction of engineering measures.

The schemes are, in no particular order:

Safer routes to school - footpath / cycleway to Fairfield's School

Gateway and engineering Features - to be designed but may incorporate removal of centrelines, work to the centre of the village - buff colour - improvements to the pedestrian links in the centre of the village, different coloured surface treatment at specific locations - the work will need to undertaken in conjunction with the PC and local community to maximise the impact and requires buy in from the locals to maintain some of the features such as gates, planting, etc. TRO's may be required but the principle is that a range of measures are required to minimise the impact of the development/

Improvements to passenger waiting facilities.

Improving links to other facilities in Peterchurch such as Church, Shop etc.

Other suitable improvements that come to light through detailed design of the above.

If you are minded to approve, please condition the footpath improvements at the access to the site, I believe this is all that is required at this stage as the application is outline, but please let me know if other conditions as links are required.

Condition - CAP

*[If the above comments include standard note HN7 (Section 278 Agreements) please notify Blueschool House of this requirement as there is a requirement from 1st July 2002 to enter all Section 278/Section 106 Agreements on the Statutory Register]*

SIGNED: .....B Evans.....

DATE RETURNED: ...18/07/2014.....