

**From:** Louise O'Hare [REDACTED]  
**Sent:** 22 March 2025 18:01  
**To:** Bailey, Josh <[Joshua.Bailey@herefordshire.gov.uk](mailto:Joshua.Bailey@herefordshire.gov.uk)>  
**Cc:** Craig [REDACTED]  
**Subject:** Re: 250191 - Land south of Winnal House, Winnal

Thank you for your email.  
We wish to withdraw our application at this time.

**From:** "Bailey, Josh" <[Joshua.Bailey@herefordshire.gov.uk](mailto:Joshua.Bailey@herefordshire.gov.uk)>  
**Date:** 20 March 2025 at 18:35:55 GMT  
**To:** [REDACTED]  
**Subject:** 250191 - Land south of Winnal House, Winnal

Dear Mr and Mrs O'Hare,

**250191 - [Land South of Winnal House Winnal Allensmore Herefordshire HR2 9BS](#)**

**Planning Application webpage:**

**[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=250191](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=250191)**

I write with regards to the planning application you have submitted above which has now been allocated to me as case officer.

I have undertaken an initial review of the submitted application. I would draw attention to the fact that the principle of development is something which cannot be supported as the development plan currently reads. This is given the conflict with Policies A2 and A3 of the made Allensmore Neighbourhood Development Plan and Policies RA2 and RA3 of the Herefordshire Local Plan – Core Strategy. The Allensmore NDP also engages Paragraph 14 of the National Planning Policy Framework, and that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. This position is unlikely to alter until June 2026 at the earliest, to which point the Council's Local Plan or Allensmore NDP may be reviewed by this time.

In addition, there is also clearly insufficient supporting information with respect to drainage, biodiversity/ecology. The proposed layout, scale and appearance is also not considered to be sympathetic and needs some considerable revision.

At this time, I don't want for you to have to incur additional considerable expenditure in the prospect of knowing officer support is unlikely to be forthcoming. I think it is appropriate to at least advise you of the intended officer recommendation before a determination is made to give you the opportunity to reflect and consider

withdrawing. I think personally withdrawing and making a pre-app with a view to finding an appropriate way forward is the best course of action here.

Given the principle of development is not accepted at this time, I am going to encourage that application be withdrawn by 5pm on Thursday 27<sup>th</sup> March 2025, which can be done by email return.

Should the application not be withdrawn by this date, we will proceed to determine the application as presently submitted with an officer recommendation for refusal based on the conflict with principle of development and lack of supporting information as outlined above. You can either thereafter re-submit or appeal to the Planning Inspectorate, or you may wish to engage with our chargeable pre-application advice service: <https://www.herefordshire.gov.uk/planning-advice/pre-application-planning-advice>

I hopefully look forward to hearing from you in due course.

Kind Regards,  
Josh

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## Josh Bailey

Senior Planning Officer – Hereford and South Team  
Development Management – Economy and Environment Directorate

### Personal Contact Details:

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