

Harper, Ed

From: Ball, Helen
Sent: 02 April 2023 21:29
To: Jones, Ollie
Cc: Gibbons, Kelly; Harper, Ed; Heath, Mark; Dunn, Eleanor
Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green, Bromyard

Thanks for the update Ollie

Will you be speaking with the Wards member shortly after you get a response? It would be really useful to understand her view prior to going into elections.

Thanks

Kind regards
Helen



Helen Ball | Planning Director

M: 07507 662 230 h.ball@gladman.co.uk
www.gladman.co.uk

Please note my working days are Monday - Thursday



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>
Sent: Friday, March 31, 2023 3:40 PM
To: Ball, Helen <H.Ball@gladman.co.uk>
Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Harper, Ed <E.Harper@gladman.co.uk>; Heath, Mark <M.Heath@gladman.co.uk>; Dunn, Eleanor <E.Dunn@gladman.co.uk>
Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green, Bromyard

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon Helen

190111 - Land at Flaggoners Green, Bromyard

Thanks for your emails. I can advise that both the shadow HRA and the HRA prepared by the Planning Ecology Team have been submitted to NE – the latter submitted for their consideration today.

They have up to 21 days to respond but they usually respond sooner and I shall therefore update you once they respond.

Kind regards

Ollie Jones

Principal Planning Officer | Development Management,
Economy and Environment | Herefordshire Council
Plough Lane Offices, Plough Lane, Hereford, Herefordshire, HR4 0LE

Tel: 01432 260504 Email: ollie.jones@herefordshire.gov.uk

Herefordshire.gov.uk

Our organisation is working flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours.

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

From: Ball, Helen <H.Ball@gladman.co.uk>

Sent: 27 March 2023 15:20

To: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>

Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Harper, Ed <E.Harper@gladman.co.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>; Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>; Heath, Mark <M.Heath@gladman.co.uk>; Dunn, Eleanor <E.Dunn@gladman.co.uk>

Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green, Bromyard

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Ollie

Just following up on my email below. Have you any update? As mentioned, the Shadow HRA isn't on the public access system. Can you advise if this has been sent to NE for review?

Thanks

Helen



Helen Ball | Planning Director

M: 07507 662 230 h.ball@gladman.co.uk
www.gladman.co.uk

Please note my working days are Monday - Thursday



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Ball, Helen

Sent: Tuesday, March 21, 2023 2:24 PM

To: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>

Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Harper, Ed <E.Harper@gladman.co.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>; Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>; Heath, Mark <M.Heath@gladman.co.uk>; Dunn, Eleanor <E.Dunn@gladman.co.uk>

Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green, Bromyard

Hi Ollie

Is there any update in respect of your discussions with the ward councillor?

I can't see the shadow HRA on the council's website, please can you advise if this has been sent to Natural England?

Thanks

Helen



Helen Ball | Planning Director

M: 07507 662 230 h.ball@gladman.co.uk
www.gladman.co.uk

Please note my working days are Monday - Thursday



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>

Sent: 09 March 2023 09:48

To: Ball, Helen <H.Ball@gladman.co.uk>

Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Harper, Ed <E.Harper@gladman.co.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>; Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>; Heath, Mark <M.Heath@gladman.co.uk>

Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green, Bromyard

Thanks Helen – will do.

Ollie

From: Ball, Helen <H.Ball@gladman.co.uk>
Sent: 09 March 2023 09:47
To: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>
Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Harper, Ed <E.Harper@gladman.co.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>; Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>; Heath, Mark <M.Heath@gladman.co.uk>
Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green, Bromyard

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Great, thanks Ollie,

Please keep us updated with how discussions go and if you require any further information or assistance from us please do not hesitate to contact me.

Kind regards

Helen



Helen Ball | Planning Director

M: 07507 662 230 h.ball@gladman.co.uk
www.gladman.co.uk

Please note my working days are Monday - Thursday



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>
Sent: 09 March 2023 09:44
To: Ball, Helen <H.Ball@gladman.co.uk>
Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Harper, Ed <E.Harper@gladman.co.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>; Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>; Heath, Mark <M.Heath@gladman.co.uk>
Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green, Bromyard

Good morning Helen

190111 - Land at Flaggoners Green, Bromyard

Many thanks for the email and confirmation – I suspected that was likely to be the case. I shall advise the Ecology Team accordingly.

Yes – I'll be looking to make contact with Cllr Davies and further discussions with Cllr Chownes (part of the site lies within the Bishop's Frome and Cradley Ward) to determine whether or not this is likely to need to be considered by the Planning Committee.

Kind regards

Ollie Jones

Principal Planning Officer | Development Management,
Economy and Environment | Herefordshire Council
Plough Lane Offices, Plough Lane, Hereford, Herefordshire, HR4 0LE

Tel: 01432 260504 Email: ollie.jones@herefordshire.gov.uk

Herefordshire.gov.uk

Our organisation is working flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours.

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

Ollie

From: Ball, Helen <H.Ball@gladman.co.uk>

Sent: 09 March 2023 09:38

To: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>

Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Harper, Ed <E.Harper@gladman.co.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>; Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>; Heath, Mark <M.Heath@gladman.co.uk>

Subject: RE: *EXTERNAL:190111 - Land at Flaggoners Green Bromyard

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Ollie

We have got to the bottom of this. The original application red line included highway land to the north as we had proposed an access roundabout to link into the Hardwick Bank site. This red line was 4.95ha. I assume the reference to 4.85ha in the planning statement is a typo I'm afraid.

Following discussions with highways we amended the access plans and therefore didn't need to include all the land to the north, thus there was an amendment to the red line to reduce this to 4.73ha, which is the correct site area.

The two plans that we submitted post validation, outlined below, are therefore the correct plans to be referencing moving forward. The nutrient budget therefore reflects the correct site area of 4.73ha.

Plan references:

Illustrative Framework Plan – A17050 006E

Location Plan – 07050.001A

I have attached both these plans for ease of reference.

I hope this clarifies matters, but if you have any other queries, please do let me know.

We should be able to issue you with a Shadow HRA early next week. Once we have had feedback from Natural England on this will you be in a position to approach the Councillor Davies to discuss the application?

Thanks

Kind regards

Helen



Helen Ball | Planning Director

M: 07507 662 230 h.ball@gladman.co.uk
www.gladman.co.uk

Please note my working days are Monday - Thursday



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Jones, Ollie <Ollie.Jones@herefordshire.gov.uk>

Sent: 08 March 2023 18:07

To: Ball, Helen <H.Ball@gladman.co.uk>

Cc: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>;
Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>

Subject: *EXTERNAL:190111 - Land at Flaggoners Green Bromyard

Good afternoon Helen

190111 - Land at Flaggoners Green Bromyard

I hope you're well? I've been advised by Ecology with respect to the progression of the HRA for the full 120 units that there is a question with regards to the site area. There would appear to be three different site areas at the moment; 4.73ha from the budget calculator, 4.85ha from the planning statement and 4.95 from the application form. Which one are we taking as correct? We would need that used for the calculator to accord with the extent of the red-edge?

You may be aware of this potential discrepancy but if not might be worth flagging noting with respect to your preparation of the shadow HRA?

Any questions then please let me know and I'll discuss with Ecology where relevant.

Kind regards

Ollie Jones

Principal Planning Officer | Development Management,
Economy and Environment | Herefordshire Council
Plough Lane Offices, Plough Lane, Hereford, Herefordshire, HR4 0LE

Tel: 01432 260504 Email: ollie.jones@herefordshire.gov.uk

Herefordshire.gov.uk

Our organisation is working flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours.

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council. This e-mail and any files transmitted with it are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender immediately and destroy all copies of it.

This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system. Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system. Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system. Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.