

Our ref: DY/018.25

13th May 2025

Kelly Gibbons
Principal Planning Officer
Planning Services Herefordshire Council
Council Offices
Plough Lane
Hereford
HR4 0LE

Dear Ms. Gibbons,

**LAND NORTH OF VIADUCT, ADJOINING ORCHARD BUSINESS PARK, LEDBURY –
RESERVED MATTERS APPROVAL REFERENCE 222107 and 240295**

Please find enclosed an application for a Non-Material Amendment in respect of Phase 1A of our Ledbury, "The Arches", development (Land North of Viaduct, adjoining Orchard Business Park, Ledbury). The application seeks to amend details approved by reserved matters planning consent reference 222107, dated 18th July 2023, as amended by 240295. We are proposing a small number of house-type design amendments, some other minor planning amendments and changes to the affordable housing tenures affecting a number of plots. The details of these changes are listed below.

The application comprises this cover letter, application fee, completed application form and the following new drawings:

- 301.PL-04_LAWRENCE_QA_BRICK – CH
- 301.PL-07_LAWRENCE_QA_STONE
- 301-1.PL-04_LAWRENCE_QA_BRICK
- 301-1.PL-07_LAWRENCE_QA_STONE
- 315_315-1.PL-02_MCQUEEN_FLOOR PLANS
- 315-1.PL-04_MCQUEEN_QA_BRICK
- 315-1.PL-05_MCQUEEN_QA_RENDER
- WE093-SL-030AA (External Works - Phase 1A)
- WE093-SL-1001AC (Site Layout - Phase 1)

House Type Changes

The above house-type drawings incorporate the design changes proposed by this application and replace the approved house-type drawings only where they relate to the specific plots concerned.

The proposed design amendments are described below:

- Plots 15, 24, 37, 44, 47 and 142 – change the roof design of the Lawrence house-type from hipped to full gable roof.
- Plots 34, 35, 145 and 146 - add single storey 'lean-to' rear addition to the Makenzie house-type and rename as McQueen.

There is no change in the number of bedrooms in either house-type. Further, no changes are proposed to the approved external wall and roofing materials. Please note that these changes replicate those in our current non-material amendment application ref: 241531.

Minor Planning Amendments

The following proposed minor amendments are practical layout adjustments to enhance safety and amenity.

- Additional path added between parking bays of plots 76 and 77.
- Bin Collection Points adjacent to plots 4, 149, 152 and 160 moved away from plots.
- Parking arrangements for plot 52 adapted to allow for fire tender turning.
- Turning head opposite plots 180-183 repositioned and size increased for fire tender turning.
- Front footpath to plot 176 re-routed.

Affordable Housing Tenure Amendments

We have updated the site layout to reflect proposed changes to the tenure of the Intermediate Housing units affecting 29 plots. The plots listed in the first bullet point below are changed from Shared Ownership to Discounted Sales units, within the definition of Intermediate Housing Units in the S106 Agreement. We will be updating the submitted Affordable Housing Scheme to reflect these changes.

The plots affected by the tenure changes are:-

- Tenure to plots 59,60, 65-72, 121-135 and 153-156 updated to "Discount Market Sale".
- Tenure to plots 136-139 updated to Social Rent.

We hope you will be able to support this application, on the basis that, in the visual context of the development as a whole, these changes may be seen as being non-material.

We look forward to hearing from you in due course.

Yours sincerely
BLOOR HOMES (WESTERN) LTD



DEBBIE YOUNG
LAND TECHNICAL ADMINISTRATOR

Encs.