

From: Banks, Andrew
Sent: 26 November 2014 10:22
To: 'Laurie Lane'
Cc: Bishop, Kevin; Coleman, Yvonne
Subject: RE: Bromyard Planning Application P142175/O

Laurie,

Thank you for the update. I have forwarded your email to our highway engineer and have asked him to reconsider his comments on the premise that your audit concludes that there will not be significant highway concerns. I will obviously forward it to him as soon as I receive it.

With regard to the heads of terms, the only outstanding issue as far as I am aware is with regard to the contributions suggested by the Council's Parks & Countryside Officer. Can you confirm if the contributions and justification for them is now accepted?

Regards

Andrew

Andrew Banks
Principal Planning Officer
Blueschool House
Hereford
HR1 2ZB

Tel: 01432 383085
Email: abanks@herefordshire.gov.uk

From: Laurie Lane [<mailto:L.Lane@gladman.co.uk>]
Sent: 26 November 2014 10:00
To: Banks, Andrew
Cc: Bishop, Kevin; Toan Chau
Subject: RE: Bromyard Planning Application P142175/O

Andrew,
Thanks for your email.

Apologies if I have misinterpreted the consultation response, but I didn't read it as setting out an in-principle objection. It simply stated the officer thinks a single access for both sites would be more logical. Equally, the response did not state that highways safety would be "severely compromised" by a priority junction, rather that there may be the potential for 'conflict'.

Although the nature of the potential conflict wasn't explained, we took those comments on board and instructed an Independent Road Safety Audit (RSA) of the proposed arrangement with a priority junction for our site and a roundabout to serve Hardwick Bank. I am told we will have this today (lunchtime

hopefully), but having enquired as to its progress and any initial findings that could be shared, we understand the independent auditor does not have any significant highways safety concerns.

Therefore, without wishing to prejudge the findings of the auditor, it would suggest we won't need to amend our proposals.

We'll forward the RSA as soon as it comes in; however, if the auditor had a sudden change of heart in their final recommendations, we would of course amend our proposals as suggested. I hope you can bear with us this morning to receive this report so we all have full information before making a decision on how best to progress.

Whilst writing and further to my previous email, we met with the Head of the secondary school last week. It was a good meeting and they showed us the hall which is used by the community and we have agreed in principle to providing an internal extension of the structure that houses their AV equipment and storage. This is so they can kit it out and better accommodate the community plays, line dancing club, etc that they host there. They are getting this costed up and we'll provide you with an update on this as soon as they come back to us, but we're happy for you to refer to this in reporting any heads of terms.

Best regards,
Laurie

Laurie Lane
Planning Manager
Gladman Developments Ltd
DD: 01260 288 940

From: Banks, Andrew [<mailto:ABanks@herefordshire.gov.uk>]

Sent: 26 November 2014 09:13

To: Laurie Lane

Cc: Bishop, Kevin

Subject: RE: Bromyard Planning Application P142175/O

Dear Laurie,

I am waiting for a further response from our highway engineer, but the indication that he has given me is that he thinks that the introduction of two separate points of access – one for your site and one for Hardwick Bank, would severely compromise highway safety. On this basis it follows that, if planning permission were to be granted for your application as it stands, the delivery of the council's preferred strategic site at Hardwick Bank would be prejudiced and therefore the application would be recommended for refusal.

As far as I am concerned this is something that could be readily resolved by reserving all matters for future consideration. Apart from your confirmation about the heads of terms, there are no other matters which, in my view, would prevent me from making a positive recommendation to committee, which I am sure is what your client would prefer.

If the application is to be reported to the next planning committee on 10th December I will need to have prepared a report by the end of this week. I would therefore be grateful for your written confirmation by the end of today that you are content to amend the application so that all matters are reserved, and that you agree to the heads of terms. On this last point, I would confirm that the council's housing officer and planning obligations manager are both content to accept that precise housing tenure can be agreed through the imposition of a condition, rather than being specified in a S106 Agreement.

If you are not able to agree to amending the application and request that it is determined as submitted I will prepare a report recommending refusal for the reasons above. This would be dealt with as a delegated matter and a decision would be issued by the agreed extension of 11th December.

I am working from home today so I am not available on the telephone. I look forward to your positive response.

Regards

Andrew

Andrew Banks
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Email: abanks@herefordshire.gov.uk

From: Laurie Lane [<mailto:L.Lane@gladman.co.uk>]

Sent: 13 November 2014 11:09

To: Banks, Andrew

Cc: Jackson, Ruth; Coleman, Yvonne; Mark Hitchen; John Chorlton

Subject: RE: Bromyard Planning Application P142175/O

Andrew,

Thanks for your email and apologies, your first email completely slipped off my radar. In response to your two key questions, we do not think it necessary to amend the scheme to have all matters reserved, as evidenced by our technical note. Also, in response to the request for an extension of time I will agree to an interim extension until 11 December 2014.

This provides for the application to go to the Committee on 10 December (if possible), but importantly I think we need some resolution to the highways issue and the view of your planning policy colleagues. There would seem very little point in us waiting until January for a Committee Decision if both Highways and Planning Policy are opposed to the scheme.

In your email of 29 October, you mentioned you would be contacting planning policy to obtain an update to their consultation response in the light of our technical note on highways. Have you received this please?

I will have a look at the Parks and Countryside justification and will respond separately when I've been through it.

Kind regards,
Laurie

Laurie Lane
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DD: 01260 288 940

From: Banks, Andrew [<mailto:ABanks@herefordshire.gov.uk>]
Sent: 13 November 2014 10:50
To: Laurie Lane
Cc: Jackson, Ruth; Coleman, Yvonne
Subject: FW: Bromyard Planning Application P142175/O

Dear Laurie,

Please find attached a further response from the Council's Parks & Countryside Officer in response to your email of 15th October. It provides a clear and concise methodology that outlines how the contribution has been calculated. I can also advise that it has been used on another site with which I have dealt with in Ross on Wye. In that instance the agent was satisfied that the methodology was robust and has agreed to pay the contributions requested. I would be grateful for your confirmation of the same.

I would also be grateful for a response to my email of 29th October, a copy of which is also attached for your convenience.

I thank you for your attention to these matters and look forward to hearing from you in due course.

Regards

Andrew

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Tel: 01432 383085

From: Jackson, Ruth
Sent: 07 November 2014 12:59
To: Banks, Andrew; Coleman, Yvonne
Subject: RE: Bromyard Planning Application P142175/O

Hi Andrew

I attach my comments in blue to Laruie's queries.

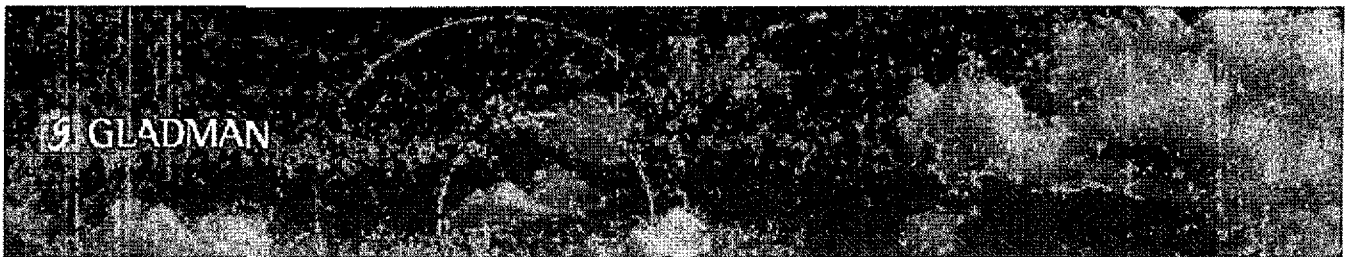
I attach a draft Investment Plan for Outdoor Sports Facilities for Bromyard.

Please note it is subject to further consultation with Sport England and the National Governing Bodies for Sport to be held December 2014 and January 2015.

I hope this helps

Thanks
Ruth

From: Laurie Lane [<mailto:L.Lane@gladman.co.uk>]
Sent: 15 October 2014 14:49
To: Banks, Andrew
Cc: John Chorlton; Mark Hitchen
Subject: Bromyard Planning Application P142175/O



Andrew,
I trust this email finds you well.

Just by way of a quick update on Bromyard:

- our noise consultants will be out on site in the next few days to undertake their assessment of the site.
- We've now had a look to see if there would be any issues with putting a roundabout to the north and west of our site to serve Hardwick Bank and provide a bypass. The technical drawing and assessment confirms this can readily be achieved without any conflict with our

proposed access arrangement. We'll issue this as part of a technical note to you shortly.

Outstanding Responses

Further to our discussions, have you received any of the outstanding consultee comments? (Planning policy?). If so, could you forward those to me please?

POS Contributions

I have now reviewed the Parks and Countryside Officer comments and I am concerned the request as currently drafted does not satisfy the CIL Reg 122 tests. I am satisfied that the officer response summarises the findings of the playing pitch strategy (PPS), but the approach to securing the contribution does not seem quite right.

The assessment of need in the PPS takes a view on the current situation of need and the future need. The approach of the officer contribution request is that the 500 dwellings should address not just the need directly generated by those homes, but also the existing deficiencies in the area. This approach is not CIL compliant – the request should clearly identify the need that the 120 units and a contribution should be calculated accordingly.

Further, the infrastructure plan mentioned is absent and there is no guarantee of delivery of the infrastructure mentioned. The contributions calculated should be tied to specific projects or improvements to existing infrastructure so the obligation is clear where monies are going to be spent please. Is one of the projects listed underway to which we can be linked?

I attach the PINs guidance on contributions and I would be grateful if you would ask that the request is reviewed to respond to the bullet points in paragraph N.3.3 please.

Application Timeframe

Finally, I note that the target date for determination is fast approaching on the 22nd. If an extension of time is required to take the application to the 17 November Committee, please let me know.

Kind regards,
Laurie

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