

**From:** Luke Challenger <[Luke.Challenger@blackboxplanning.co.uk](mailto:Luke.Challenger@blackboxplanning.co.uk)>  
**Sent:** 04 May 2021 15:30  
**To:** Atkins, Charlotte <[Charlotte.Atkins@herefordshire.gov.uk](mailto:Charlotte.Atkins@herefordshire.gov.uk)>  
**Subject:** RE: 203345 - Land at Old Potato Store, Mill Lane, Fownhope

Dear Charlotte,

Following my previous email please see attached the Bio-Diversity Enhancement Scheme. Can you advise that this will negate the need for a pre-commencement condition if the detail can be referred to/secured by way of a compliance condition, if necessary?

Further, the detail within the Drainage Supporting Statement (on my previous email) should also avoid the need for further pre-commencement conditions. Please can you confirm?

#### **Parish Council Comments**

The Parish Council's comments to both applications that state:

*"Concerns have been expressed about the entrance to No. 9 Garage and parking area for two cars with shared parking across the area as marked which could impede agricultural machinery access to the field to the south. It was suggested that the garage is turned so that the entrance is from the northern side; and noted that a PROW diversion would be necessary."*

However, I note that Highways responded to the pre-app by stating: *"The access to the field is considered to be acceptable assuming access rights will be granted over the private shared drive."*

Assuming a consistent response comes back to the planning application re-consultation can you confirm that this will be sufficient to address the Parish Council's point?

Many thanks

Luke Challenger MRTPI  
Associate  
Black Box Planning Ltd  
T: 07765158987  
E: [Luke.Challenger@blackboxplanning.co.uk](mailto:Luke.Challenger@blackboxplanning.co.uk)  
W: [www.blackboxplanning.co.uk](http://www.blackboxplanning.co.uk)

Black Box Planning Ltd, 36 King Street, Bristol, BS1 4DZ  
Company No: 11444297



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**From:** Luke Challenger  
**Sent:** 04 May 2021 12:48  
**To:** 'Atkins, Charlotte' <[Charlotte.Atkins@herefordshire.gov.uk](mailto:Charlotte.Atkins@herefordshire.gov.uk)>  
**Subject:** RE: 203345 - Land at Old Potato Store, Mill Lane, Fownhope

Good afternoon Charlotte,

#### Drainage Comments 21.04.21

In response to the queries raised by the Drainage Officer in the response dated 21.04.21, I attach a Drainage Supporting Statement (PFA Consulting) along with supporting appendices; Geotechnical Investigation Report and, Micro-Drainage Calculations.

The note also provides further technical information to aid with the imposition of relevant planning conditions on any permission with the aim of addressing any queries that would otherwise be left to pre-commencement conditions. This should thus remove the need for pre-commencement conditions and instead allow for compliance conditions.

This responds to the points raised and is summarised as follows:

- confirmation that the Finish Floor Levels area at least 600mm above the 1 in 100 year + climate change event level;
- infiltration to ground for surface water run off – recorded infiltration rates are at the lower end of viable supporting very poor soakage for shallow and deep soakaways and pervious paving;
- Welsh Water / foul water connection - through representations made by Welsh Water at the time of planning, where they questioned the proposal to use an onsite package treatment plant (PTP) when they would permit a point of connection to the existing public foul sewer located in the B4224, a short distance south of the proposed bellmouth, the PTP has been replaced by an onsite underground pumping station to be built to Welsh Water standards. The rising main will run from the pump station in the proposed access road to a gravity pipe and thereafter the point of connection in the B4224.
- various other technical points are also covered.

#### Tree Officer 27.04.21

Noting the comments from the Tree Officer I can clarify that details of landscaping are covered under the separate reserved matters (landscaping) planning application ref: P203353/RM. This includes a recently submitted revised Landscape Layout Plan reflecting the comments from the Tree Officer dated 17<sup>th</sup> March 2021 and includes Alder, Poplar and Aspen (as detailed on the plan).

#### Hardy Units

In addition to the above our client has advised that the rear door on the Hardy units should be a sliding door as opposed to swing door. The elevation and floorplan as been amended to pick up this very minor change. I trust that this can be added to the application file?

#### Bio-diversity Enhancement Scheme

We will also shortly submit the above named report which was previously required under condition no.14 of the originally planning permission. It is intended that this can inform a related planning condition (if necessary) and avoid the need for a pre-commencement condition.

Many thanks

Luke Challenger MRTPI  
Associate  
Black Box Planning Ltd  
T: 07765158987  
E: [Luke.Challenger@blackboxplanning.co.uk](mailto:Luke.Challenger@blackboxplanning.co.uk)  
W: [www.blackboxplanning.co.uk](http://www.blackboxplanning.co.uk)

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**From:** Atkins, Charlotte <[Charlotte.Atkins@herefordshire.gov.uk](mailto:Charlotte.Atkins@herefordshire.gov.uk)>  
**Sent:** 21 April 2021 16:16  
**To:** Luke Challenger <[Luke.Challenger@blackboxplanning.co.uk](mailto:Luke.Challenger@blackboxplanning.co.uk)>  
**Subject:** 203345 - Land at Old Potato Store, Mill Lane, Fownhope

Good afternoon Luke,

Please find the Land Drainage comments attached. I am forwarding this straight away so you can address the outstanding matters asap. Welsh Water have been consulted and I am awaiting their response.

Regards

*Charlotte*

Charlotte Atkins

**Herefordshire.gov.uk**

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Charlotte Atkins LLB (Hons) MA, MRTPI  
Principal Planning Officer - Major Applications Team  
Economy and Place Directorate  
Development Management

**Personal Contact Details:**

01432 260536  
[Charlotte.Atkins@herefordshire.gov.uk](mailto:Charlotte.Atkins@herefordshire.gov.uk)

**Main Council Switchboard:**

01432 260000

**General Planning Enquiries:**

[planning\\_enquiries@herefordshire.gov.uk](mailto:planning_enquiries@herefordshire.gov.uk)



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