

The Editor
Hereford Times
Holmer Road
Hereford

Dear Editor

TOWN AND COUNTRY PLANNING ACT 1990

Application	190111 - Land at Flaggoners Green, South of the A44, West of Panniers Lane, East of Chanctonbury and North of Pencombe Lane, Bromyard, Herefordshire,
Reference & Site Address:	
Description of development:	Outline planning application for the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from the A44. All matters reserved except for means of access.
Appellant's name:	Gladman Developments Ltd
Appeal reference:	APP/W1850/W/23/3334520

I write to inform you that Gladman Developments Ltd has appealed to the Secretary of State against the refusal of Herefordshire Council to permit the development described above.

The reasons for the refusal were:

1 By virtue of the insufficient width of the proposed footway provision, taken together with the unsatisfactory nature and environment of the existing local highway network, the application fails to demonstrate that a safe and suitable means of pedestrian access can be provided to serve the development for all users including the needs of people with disabilities and reduced mobility, as well as minimising the scope for conflicts between pedestrians, cyclists and vehicles. The proposal is therefore contrary to Policy MT1 of the Herefordshire Local Plan – Core Strategy, as well as the principles as set out within Paragraphs 106, 110, 111 and 112 of the National Planning Policy Framework (2023).

2 In the absence of any dedicated cycle provision forming part of the access arrangements serving the proposed development, the application fails to demonstrate that the proposal would facilitate a genuine choice of modes of travel which includes cycling as an alternative to the private car and thus does not have regard to the location of the site and the need to promote sustainable travel choices. The proposal is therefore contrary to Policy MT1 of the Herefordshire Local Plan - Core Strategy, as well as the principles set out within Paragraph 106 of the National Planning Policy Framework (2023).

The Secretary of State has directed this appeal will be the subject of a Hearing will open on **13 August 2024** and will be held at **Hereford Group Training Association, Holmer Road, Hereford, HR4 9SX**. The Hearing is scheduled to last for **1 day(s)** and will start at **10:00am**. The name of the Inspector is **G Thomas BSc (Hons) MSc (Dist) DMS MRTPI**.

You may attend the Hearing. Anyone wishing to attend the Hearing in person must make their interest known to Herefordshire Council by email before **5.30pm on 30 July 2024**. In the email, please include your name, email address and details of status within the context of the appeal i.e., interested party. This will also assist us if the event needs to move online and be held virtually. To register your attendance, please quote the following Herefordshire Council Reference **190111 Appeal 3334520** and send your email to: Planning_appeals@herefordshire.gov.uk.

At the discretion of the Inspector, you may take part in the discussion. Anyone wishing to speak at the hearing should make themselves known to the Inspector on the day as the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing. If you or anyone you know wishes to attend the Hearing and are disabled, please contact me so that parking and access arrangements can be made.

Please note you will need to bring your own refreshments.

All documents will be published to the Council's website. Appeal documentation can be viewed on the Council's website by using the following link <https://www.herefordshire.gov.uk>. If you do not have access to the Internet, access is available at Herefordshire Council Customer Service Centres - to check opening times please ring 01432 260000.

When the appeal has been determined the decision will be published on the Council's website and online at <https://www.gov.uk/appeal-planning-inspectorate>.

All personal data held is processed in accordance with data protection law. For further information please see our website https://www.herefordshire.gov.uk/info/200142/planning_services/62/apply_for_planning_permission/3

For information only: The Planning Inspectorate Case Officer's contact details for this appeal:

Cameron Alford

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Yours faithfully

Ms Tracy Carroll
SUPPORT SERVICES OFFICER