

22nd October 2021
Bb221021jmt - cover letter



Planning Department
Herefordshire Council
County of Herefordshire District Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Jeremy Turner BA (Hons) MCD
E: jeremy.turner@savills.com
DL: :+44 (0) 117 910 0312

Embassy House
Queens Avenue
Bristol BS8 1SB
T: +44 (0) 1179 100 300
savills.com

Dear Sir/Madam,

**Discharge of conditions 4 and 5 of planning permission 202610
Bent Orchard, Woolhope, Hereford HR1 4RA**

On behalf of the applicant, Clive Boulton Brooks, please find enclosed an application to discharge the detail pursuant to conditions 4 (bat survey and report) and 5 (biodiversity net gain enhancement features) of planning permission (ref: 202610). The planning permission was granted on 14th December and comprises:

Minor alterations to the approved planning permissions (reference: 200226 & 201569). Ancillary residential works relating to the farmhouse including the formation of a means of enclosure, new demolition of redundant agricultural building and erection of garage, vehicular access and gates, soft landscaping and associated hardstanding. Resurfacing of the public highway immediately to the east of the Farmhouse.

Condition 4 states:

Excluding the improvement works to the highway hereby permitted and prior to commencement of any works to the buildings on the site an updated Optimal Period bat survey and report shall be completed for all buildings on the site and supplied to the local planning authority for approval. The report shall include details of proposed mitigation and compensation as required. The approved report shall be implemented in full as stated, and hereafter maintained, unless otherwise approved in writing by the local planning authority.

Reason: To ensure full consideration of Protected Species having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policy LD2.

Condition 5 states:

Excluding the improvement works to the highway hereby permitted and prior to commencement of any works to the buildings on the site a detailed scheme and annotated location plan for proposed biodiversity net gain enhancement features including provision for enhanced bat roosting opportunities, bird nesting, hedgehogs, amphibians and pollinating insect homes on land or buildings under the applicant's control has been supplied to and approved in writing by the local authority. The approved scheme shall be implemented in full and hereafter maintained as approved unless otherwise agreed in writing by the local planning authority.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



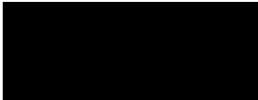
Reason: To ensure that all protected species are considered and habitats enhanced having regard to the Conservation of Habitats and Species Regulations (2017), Wildlife and Countryside Act 1981 (as amended), Policy SS1, SS6 and LD2 of the Herefordshire Local Plan - Core Strategy, National Planning Policy Framework and NERC Act 2006.

Accordingly, the application is hereby submitted with the following material:

- Full Application Fee (£116);
- Completed Planning Application Form;
- Cover Letter prepared by Savills;
- Site Location Plan (ref 3182 P(0) 001 Rev A) prepared by RRA Architects Ltd;
- Bat Risk Assessment and Surveys prepared by Naturally Wild;
- Landscape and Habitat Biodiversity Enhancement Scheme (including annotated plan detailing ecological enhancement measures) prepared by Heritage Environmental Contractors Ltd.

I trust the application is in order and I look forward to confirmation of receipt and validation.

Yours faithfully,



Jeremy Turner BA (Hons) MCD
Graduate Planner