

**From:** Andy Knowles <[andy.knowles@designbuildsolutions.ltd](mailto:andy.knowles@designbuildsolutions.ltd)>  
**Sent:** 20 December 2023 14:12  
**To:** Jones, Ollie <[Ollie.Jones@herefordshire.gov.uk](mailto:Ollie.Jones@herefordshire.gov.uk)>  
**Cc:** Gibbons, Kelly <[Kelly.Gibbons@herefordshire.gov.uk](mailto:Kelly.Gibbons@herefordshire.gov.uk)>;  
**Subject:** RE: 212414 - land at 'Day One', Ryelands Road, Leominster

Hi Ollie

Further to my last email, please see below the formal responses to 5No items raised by the Ecology Team:

1. The proposed use of the site is as a residential care home for younger adults who have mental health support needs. It will not be a nursing home or elderly care home so the level of 'hands-on' care provided by staff will be relatively low compared with more general care settings.

Support staff will provide more of a recovery-based support model, including building confidence and independent living skills, prior to people living independently in their own accommodation and managing their own physical and mental well-being.

In this respect, general water usage will be significantly lower than in an elderly care or nursing home.

2. With ref to the above, as provided by my Client, the level of staff water use will be much more in line with the 120l per person, as previously advised. I can also confirm that all members of staff will be recruited locally and very likely to be within the catchment area affected by this Nutrient calculation requirement. That said, with the 120l pp allowance as noted, there is unlikely to be any further 'exemption' or 'discount' that should be factored in.
3. The Pre and Post Development Site Areas are only 2sqm difference. This has now been corrected on the attached revised submission.
4. Our Civil Engineer has advised that....My reasoning was that the re-used building would be classified as 'Residential urban land', the re-used car park would be classified as 'Open urban land' and the new landscaping would be classified as 'Greenspace' as the type of development (assisted living) would not cause the car parking or landscaping to change to 'residential urban land'. The description of what part of the development had been classified under each of the categories is listed on my original 'Calculator Information' sheet (25145.CA1). This has now been adjusted in the attached revised calculation.
5. I can confirm that the first occupation of this facility will be post January 2025 and has been corrected on the attached submission document.

I trust that is helpful and will close out the queries raised by the Ecology Team.

With reference your Draft Planning Consent comment, which is noted, would it be possible for us to have a copy of your Officers Report, for this application, as that will give us some direction as to the future requirement for the Conditions. Many Thanks in advance.

Many Thanks for your continued support.

Very Best Regards

Andy