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Mr E Thomas
Planning Department
Herefordshire Council
PO BOX 4
Plough Lane
Hereford
HR4 0XH

Our Ref: 18427/A3/BS/gp

2nd July 2014

Dear Mr Thomas

**LAND TO EAST OF AYLESTONE HILL.
OUTLINE PLANNING APPLICATION BY BOVIS HOMES LPA Ref P149063/O
S106 HEADS OF TERMS**

Further to recent conversations we provide enclosed additional information in respect of the above consisting of:

- Proposed Junction Layout with on Road Cycle Lane drawing by TPA Ref 1311-05 SK04 Rev A
- Revised Illustrative Masterplan Layout by EDP 2222/29g
- Hereford Context Aerial Photograph

Proposed Junction Layout Drawing

The enclosed drawing by TPA accommodates Herefordshire County Council's proposed cycle route and park and cycle facility on Aylestone Hill. We understand that this cycle route is a proposed route which is subject to development in terms of detailed design, public consultation and procurement. The enclosed drawing therefore demonstrates how the proposed access to the development site for Bovis Homes can also accommodate the desired cycle route.

The design provides for a dedicated cycle facility on the eastern side of the Aylestone Hill and a shared use footway / cycleway on the west. The proposals show a combined footway / cycleway on the eastern side of the junction, with a raised table at the entrance to the site to minimise the delay and inconvenience to cyclists travelling into Hereford.

If the cycle route is a confirmed commitment and requirement of the Council Highways Department, to future proof the junction to the development site, we would provide as part of our development the works necessary to the edge of carriageway / kerbline for the proposed access and the raised table across the site access. The raised table will also help pedestrians cross and slow vehicle speeds even further at the entry to the site.

With regards to the implementation of the Aylestone Hill cycle route, we will be prepared to make an appropriate contribution to these works for the Council to deliver.

The enclosed drawing therefore demonstrates that suitable access can be achieved to the site and which also incorporates the Council's future proposals for a cycle route on Aylestone Hill.



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Revised Illustrative Masterplan

Following discussions with yourself and your landscape officer we have adjusted the masterplan so that the site as requested provides a landscape buffer on the site's southern boundary. This provides an active landscape buffer with a fully walkable route around the perimeter of the site. The landscape on the southern boundary, as per the rest of the site, will be planted with native trees, mixed grassland and flowers. The additional landscaping on the southern boundary has been achieved by moving development northward from the southern boundary of the site.

Hereford Context Aerial Photograph

In addition as requested, we have also superimposed the proposed development from the Illustrative Masterplan onto a wider area Aerial Photograph of Hereford. The resulting image shows that the settlement boundary of Hereford (as defined in the UDP) along with our proposed development is quite irregular in plan form, with various development boundaries and built areas extending towards rivers and other geographical features. Similarly, if one maps the edge of built form (rather than settlement boundary) the picture is equally one of an irregular form, both with and without our scheme – this is typical of most urban edges. Within this context the site appears an appropriate development at a sustainable location adjoining the City.

Conclusion

I hope the above addresses the matters which have been raised on these points by Officers. If you have any queries or require further information please do not hesitate to call.

Yours Sincerely,



BEN STEPHENSON
Associate

Encs As above