

And

- The drainage field is in an area with a slope no greater than 15%

And

- The drainage field is in an area where the high water table ground water depth is at least 2M below the surface at all times

And

- There are no other hydrological pathways which would expediate the transport of Phosphorous e.g. fissured geology, flooding, shallow soil

**Proposed Non Mains Drainage Treatment and Disposal Installation for Applicants Scheme
of Residential Development at Wharton, Nr Leominster**

**Scheme Design and Recommendations data/information for "Aquapod Sewage Treatment
Plant" provided by WTE Engineering Ltd**

**Find below the Schematic Drawings and relevant pictures of the recommended Aquapod
Sewage Treatment Plant proposal provided by WTE Engineering Ltd**
[Refer to Appendix]

**Refer to Design Drawing Ref:- 841-1-500/Dated:- 31/01/2019 for basic layout details of
proposed Waste Drainage Treatment and Disposal Installation for Applicants Development**
Scheme Proposal at Wharton
[See Above]

Item 13.0:- Proposed Bus Stop/Bus Shelter

Please note that indicated on one of the Proposed Scheme Development Drawings that **[Drawing Ref:- 841-1-500/Dated:- 31/01/2019]** I have indicated the applicants proposal to provide a Bus Stop Pull In and a Weatherproof Bus Shelter within the roadside frontage of their application site at Wharton.

The applicants have agreed to provide this Bus Stop Pull In/Bus Shelter in accordance to the necessary recommendations [sizes and standards] advised and put forward by **“Yeomans Travel”** who operate the Daily and Regular Public Bus Service along this stretch of Public Highway travelling in the direction of Leominster in one direction and towards Hereford in the other direction on an ongoing and very regular daily basis.

Please find in the Appendix to this Design and Access Statement a number of photographs taken in Hereford of a typical Bus Stop Pull In and Bus Shelter which is to be exactly the same in principal as the one the applicants would propose to put in place at the roadside boundary frontage of their site at Wharton. **[Document No. 12 Appendix]**

The make-up, size and applicants proposal to provide this Bus Stop Pull In and Bus Shelter has been discussed and agreed in principal with local Public Bus Service providers “Yeomans Travel” through their Operations Manager, a Mr Ian Davies.

Please find also enclosed in the Appendix to this Design and Access Statement a letter dated 20th September 2019 within which Mr Davies on behalf of Yeomans Travel has confirmed that **“Yeomans Travel” Public Transport Company** would be fully committed and prepared to provide an ongoing and regular Public Bus Service to this Bus Stop Pull in/Bus Shelter if the applicants were to provide one. **[Document No. 11.0 in Appendix]**



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With regards to the provision of a similar Bus Stop Pull In/Bus Shelter to support Bus Services in the opposite direction travelling in the direction towards Hereford my Client's/the applicants would be prepared to pay for the reasonable costs of one to be provided if a parcel of land alongside the opposite side of the Public Highway which might need to be close to their application site could be provided to accommodate a suitable Bus Stop Pull In/Bus Shelters on the other side of the Public Highway.



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Qualifying Notes

Refer to Drawing Ref:- 841-1-500/Dated:- 31/10/2019 for proposed location of Bus Stop Pull In/Bus Shelter [Hatched in yellow on this Scheme Proposal Drawing]

Refer to set of 5 No. Photographs which were taken of a typical Service Bus Stop/Pull In and Bus Shelter in Hereford typically the same as the type the applicants would propose to form at the roadside boundary of their application site at Wharton as part of this Planning Application Submission [Appendix Documents No. 12]

Refer to a letter provided by Yeomans Travel who provide the Public Service Buses along this section of the Public Highway dated 20th September 2019 within which this Public Bus Service Company have confirmed they would be more than willing to provide an ongoing regular Public Bus Service to the applicants Bus Stop if one were to be provided as indicated [Appendix Documents No. 11]

Item No. 14.0:- Potential Contamination

In order to achieve the Scheme of Proposed Residential Development the only project works with regards to the existing site would relate to the stripping off of the topsoil on the site in order to set the foundations for each of the proposed new houses, garages and site access road in place.

The topsoil stripped off the application site area as appropriate would be stored on site and returned to form the external garden areas for each new built property formed in the application site.

The excavated sub soil taken from the development site created by the forming of the new house foundations for each of the new build houses will be taken to the applicants further land holdings at nearby Pudleston where it will be used to make up depression areas of that land currently in use for agriculture.

Therefore it is considered that no contamination would be created by the applicants Proposed Scheme of Residential Development of their Wharton Site.

In terms of any potential contamination created by the disposal of surface water interceptor traps would be provided in the on-site surface water collection installation to filter out any oil, petrol, diesel or other potentially contaminating substances before it gains access into the proposed attenuation surface water storage tanks prior to the controlled disposal of this collected surface water into the ground on site.

With regards to the proposed treatment and disposal of Waste [Foul Drainage] generated by the proposed Scheme of new houses in occupation if Planning Permission were to be obtained such waste products would be treated on site within a purpose made Non Mains Drainage Installation the quality of the discharge of which would be strictly controlled by the Environment Agency Discharge Permit consent under their Waste Discharge Permitting Criteria.

The appropriate reduction and control of the levels of Phosphates generated by the proposed disposal of foul waste products created by the scheme of new built houses intended to be formed on the applicants development site at Wharton produced by the WTE Engineering Ltd "Aquapod" Modern Waste Drainage Package Treatment Plant are provided above in this Design and Access Statement which are repeated also below as follows;

- Total Nitrogen Reduction Levels Achieved:- 59.6%
- Average Influent Nitrogen Total:- 53.4 Mg/L
- Effluent Nitrogen Total:- 21.6 Mg/L

Therefore it is considered that no significant contamination would be caused during the on-site physical construction phases of the applicants Scheme of Residential Development or during the occupation of the proposed new houses on the application site if Planning Permission were to be approved for the applicants scheme of housing on their Wharton Site just outside Leominster.

Item No. 15:- Refuse Collection. On Site Storage, Separation For Recycling

Please be advised that suitable facilities are included in the designs of the proposed Scheme of Development for the applicants proposed Housing Development on their Wharton Site for the Collection, On Site Storage and Separation of such accumulated refuse for recycling purposes.

On the site of each proposed new dwelling these facilities will be provided within each building plot and for suitable refuse collection bins to be placed at the end of each vehicle hardstanding formed to the plots frontage with the proposed site access road ready for collection by a licensed refuse collection operator.

Item No. 16:- Access to and Within Application Site For Emergency Vehicles and Refuse Collection Vehicles

Please be advised that the applicants Development Scheme Proposal Design and Layout has been set out within the application site to ensure access to all areas of the application site and the proposed Scheme of Residential Development to enable Emergency Vehicles to gain suitable access to all areas of the site and all buildings proposed to be placed on it can be achieved as such a need might arise.

The proposed new vehicle access up into the application site off the adjacent Public Highway and the internal finished site access roads have been set out and designed to enable both Emergency Vehicle and standard sized refuse collection lorries to gain suitable access to all internal areas of the developed site.

Protection of Existing 400mm Live Water Main within Application Site

Refer to Scheme Design Proposal Drawing **[Ref:- 841-1-500 Dated:- 31/01/2019]** for location of Live 400mm Water Main which passes through the Application Site

Route and location of 400mm diameter Live Water Main is indicated by blue dot/dash line on this drawing.

Refer to Dwr Cymru/Welsh Water Extract on which part of the route of the existing 400mm diameter Live Water Main is indicated.

[Ref:- Map Ref:- 350837.255276/Map Dated:- 31/03/2017/Ref:- PLA00265271 provided above] [Document No. 4.0 in Appendix]



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**Reference Proposed Photovoltaic:- GSE:- " In Roof Solar Panel Installation:- Basic
Design/Performance Data Sheets [see over]**

Herefordshire Council/Environment Directorate "Highways Design Guide for New Developments" [Edition:- July 2006]

Qualifying Note

The proposed Planning Permission Application Submission which my Clients have in mind for their application site at Wharton, near Leominster would comprise of up to ten [10 No.] Individually designed quite large detached family houses each being provided with a Double Garage.

With this Development Scheme Proposal in mind and with regards to this number of houses being provided the on-site access road, turning heads and visibility splays have been designed in accordance with the highways Design Criteria set out on Page 15 of the above **Herefordshire Council Highways Design Guide for New Developments.**

Essentially the Highways Design for the Site Road etc would include the following **[Page 15 enclosed below]**

- Shared Surfaces serving up to 25 Dwellings
- Design Speed 15 mph
- Minimum Carriageway width 4.5M
- Footways not required beyond Entrance Ramp
- Turning Areas to be in accordance with Section 2.13 **[Copy Page [Section 2.13 Enclosed Below]**
- Visibility Splays in Accordance with Section 2.12 **[Copy Page [Section 2.12 Enclosed Below]**



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- A Single Hard Surface for use by pedestrians and vehicles without segregation.
- Service Strip 2M wide where provided surface to be block paved or other alternative surface under agreement with Local Authority.



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**Copies of Considered Relevant Pages Extracted From Herefordshire Council
Environment Directorate "Highways Design Guide for New Developments [July
2016] relevant to this Planning Application**

Pages Enclosed

Page 15:- 2.5 Shared Surfaces

Page 22/Page 23:- Design Criteria Visibility Splays

Page 24:- Turning Heads

[See Below]

Item No. 17.0:- Planning Policies Considered Relevant to this Planning Permission Application Submission**V.I.P. Qualifying Note**

The current Planning Policies at National, Regional and Local Level considered to be relevant to this Planning Permission Application Submission have in principal been taken from the Case Officers Delegated Officers Report and from the Refusal of Planning Permission Decision Notice generated in response to the applicants previous Planning Permission Application subsequently refused consent [**Application Ref:- 170354/Refusal Date:- Decision 12th February 2018/Delegated Case Officer Report dated:- 12th February 2018**] which related to a part of the application site which is the subject of this Planning Permission Application Submission the details of which are as set out below.

- **Details of Previous Planning Application Submission and Refusal Details of Planning Permission Decision Notice [Application Ref:- 170354]**

Applicant**Mr Richard Tomkins****Woonton Building Contracts****Long Friday****House****Pudleston****Leominster****HR6 0RG****Agent****Mr D.F. Baume****Hook Mason Ltd****41 Widemarsh Street****Hereford****Herefordshire****HR4 9EA****Date of this previous Planning Application Determination Date:- 12th February 2018**

Application No:- 170354

Grid Ref:- 350834:255282

Proposed Development

Site:- Land Adjacent to Alverstoke, Hereford Road, Wharton, Herefordshire, HR6 0NY

Description:- Residential Development of up to four detached dwellings with associated private gardens, garaging and shared private drive access

Decision for Refusal [Previous Planning Application Submission/Application Ref:- 170354]

- 1. The proposal represents unsustainable development within the open countryside with poor pedestrian access to local facilities. Therefore, the proposal is contrary to the provisions of policies RA2, RA3, SD1, SS4, SS7 and MT1 of the Herefordshire Local Plan-Core Strategy, Policies LANP4 and LANP5 in the emerging Leominster NDP and the National Planning Policy Framework, particularly paragraphs 7, 17, 34, 35, 55 and 109.**

This Planning Permission application which relates to a Development Scheme Proposal for Ten [10 No.] Detached Family Houses with Associated Double Garage has taken on board the various reasons for refusal regarding current National, Regional and Local Planning Policies as given for the reasons for the subsequent refusal of the applicants previous Planning Application Submission indicated above.

V.I.P. Qualifying Note

Within the current Herefordshire Local Plan [Core Strategy 2011-2031] Wharton is designated in Figure 4.15 as being located within "other settlements where proportionate housing is considered to be appropriate"

Schedule of Current National, Regional and Local Planning Policies considered by Herefordshire Council as being relevant to this previous Planning Permission Application Submission and which are considered to be relevant to this subsequent Planning Permission Application Submission are as follows;

National Planning Policy Framework [Version Downloaded 15/09/2019]**Ref:- Paragraphs No. 7, No. 17, No. 34, No. 35, No. 55 and No. 109****[Section 2:- Achieving Sustainable Development]:- Paragraph No. 7 – [NPPF:- Page 5]**

“7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;”

AWM Initial Comment

Currently Herefordshire Council is failing to meet its provision of a Five Year Supply Target for Development Land within its Core Strategy Proposals as set out within the recently published Housing Delivery Test Results [Published 19th February 2019] Housing Delivery Test Results relating to Herefordshire Council.

[Refer to further statement regarding these matters below]

“b) A Social Objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

The Presumption in Favour of Sustainable Development

Paragraph 11/Page 6/NPPF Document

Relevant Section of this Paragraph

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

V.I.P. SUB NOTE [PAGE 6 NPPF]

“This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years”

AWM Comment

As set out in the recent Central Government "Housing Delivery Test" Results Table [Copy enclosed in the Appendix] published 19th February 2019 Herefordshire Council have failed during the previous three year period [2015-2016/2016-2017 and 2017-2018] to meet their pre-set Housing Delivery Targets achieving only a 74% of the necessary and required Housing Delivery numbers.

Taking this into account Herefordshire Council are now required not only to find the level of Housing Deliveries as set out in their Local Plan/Core Strategy Policies but to provide an additional buffer of 20% in the delivery of Housing Numbers.

With this requirement taken into consideration all matters taken into account under both the NPPF and Herefordshire Council's requirements for Herefordshire Council to achieve these Housing Delivery Numbers would now need to be adjusted accordingly.

I believe Herefordshire Council would need to consider in its appraisal of a significant number of residential application sites being put forward under Planning Applications such as my Client's site at Wharton which is considered to meet the relevant aspects that would generate approval but would also need to consider the approval for Planning Permission of sites which essentially but quite possibly fall slightly short of relevant criteria constituting approval.

[Refer to Document No. 14 in the Appendix which relates to the results of The Housing Delivery Test Results. These Housing Delivery Test Results show Herefordshire Council have only achieved 74% of the required Housing Delivery Numbers]

Maintaining supply and delivery

"73. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁶, or against their local housing need where the strategic policies are more than five years old.

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period)

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan³⁸, to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply

The Plan Making Framework:- [Page 8 NPPF]

"17. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area¹¹. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:

a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or

b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred."

Development contributions

"34. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."

Paragraph 35 NPPF [Page 11]

Examining plans