

## MEMORANDUM

**To** : Consultee  
Email: [housingdevelopment@herefordshire.gov.uk](mailto:housingdevelopment@herefordshire.gov.uk)

**From** : Mr A Prior, Planning Services, Blueschool House - H31

**Tel** : 01432 261932 **My Ref** : 132707/O

**Date** : 14 October 2013

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**SITE:** Land adjoining Hawthorn Rise, Peterchurch, Herefordshire,  
**APPLICATION TYPE:** Outline  
**DESCRIPTION:** Site for the erection of up to 89 dwellings including affordable housing.  
Construction of vehicular access and other associated works.  
**APPLICATION NO:** 132707/O  
**GRID REFERENCE:** OS 334803, 238508  
**APPLICANT:** Mr P Smith  
**WEBSITE:** [www.herefordshire.gov.uk/searchplanningapplications](http://www.herefordshire.gov.uk/searchplanningapplications)

If you have any comments to make please let me have them by 04/11/2013. If you do not respond by this date it will be assumed that you have no comments to make.

Any comments should be forwarded to [aprior@herefordshire.gov.uk](mailto:aprior@herefordshire.gov.uk).

### Comments

The application meets the requirement for 35% of the proposed dwellings to be affordable units. Of these 31 units 13 should be for social rent and 18 for intermediate tenures.

The proposal does not meet the size mix required and the units are all in one area rather than pepper-potted throughout the site in clusters of 10-15. The parking arrangements for the affordable housing units are not ideal.

All the affordable homes should meet the Homes and Communities Agencies Design and Quality Standards, Lifetime Homes and at least level 3 of the Code for Sustainable Homes.

Without amendments to the proposals to meet the issues raised above, HND would not be able to support this application.

NAME: ...Trea Connon.....  
JOB TITLE: ...Housing Development Officer.....  
COMPANY: ...Herefordshire Council.....  
DATE RETURNED: ...1<sup>st</sup> November 2013.....