

From: Thomas, Edward
Sent: 05 February 2015 11:42
To: 'info@paulsmithplanning.co.uk'
Cc: Dugdale, David; 'Colin Gordon'; Withers, Simon
Subject: RE: Kings Acre Halt 142985/O & Lower Veldifer 141899/O

Dear Mr Smith

Thank you for your email. When you refer to Veldifer being a substantial distance from the WRR corridor I assume you are referring to the illustrative Hereford Key Diagram at p. 53 of the draft Local Plan – Core Strategy?

If so, be aware that this does not chime entirely with the Amey Design Detail Booklet (Aug 2010) in which the outer corridor extends to encompass the Veldifer site. I have managed to speak to the Planning Policy Manager and he says unequivocally that the Amey defined corridors must take precedence and this accords with the Counsel's opinion that the Council has obtained; much of which was relayed to you in my letter from November in relation to Kings Acre Halt (142985/O).

You are correct that the Council is able to determine the application, but in the light of the above I have to state that this is likely to be a recommendation for refusal, which would then necessitate an appeal were your client so inclined. I see little merit in this approach. I would therefore recommend that in light of positive negotiations in relation to your actual proposal that have taken place hitherto, you agree an extension of time to allow the EIP to take its course, with the outcome hopefully shedding a measure of light on the route corridor options. You may otherwise consider withdrawing the application. Again, this advice is consistent with that we have received from Counsel.

I would therefore be grateful if you could clarify which of the three options outlined above you would wish to take at the earliest opportunity.

Please ensure that any response is sent directly to David Dugdale and Simon Withers with me copied in.

Yours sincerely,
Ed Thomas

Edward Thomas
Principal Planning Officer
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ethomas@herefordshire.gov.uk

From: info@paulsmithplanning.co.uk [<mailto:info@paulsmithplanning.co.uk>]
Sent: 05 February 2015 10:24
To: Thomas, Edward
Cc: Dugdale, David; 'Colin Gordon'
Subject: RE: Kings Acre Halt 142985/O & Lower Veldifer 141899/O

Dear Mr Thomas,

Thank you for this. However, I cannot see how the issue of the CS or the WRR is a consideration that prevents your Council from determining my planning application. The erection of a single house at 'Veldifer' in my opinion cannot be regarded as significant in terms of quantum or location given that

the site lies a substantial distance from the Western Relief corridor your Council presumably advocates should be safeguarded.

Yours sincerely,

Paul Smith MRTPI

From: Thomas, Edward [<mailto:ethomas@herefordshire.gov.uk>]
Sent: 03 February 2015 13:47
To: 'info@paulsmithplanning.co.uk'; 'paulm.smith'
Cc: Dugdale, David; Withers, Simon
Subject: Kings Acre Halt 142985/O & Lower Veldifer 141899/O

Dear Mr Smith

I write in connection with both sites described above and on behalf of Dave Dugdale.

We are, as you may imagine, currently taking stock of the WRR corridor and whether there is any basis for amending either or both of the above-described proposals so as to avoid conflict. This will necessitate further discussion with colleagues in Planning Policy and Strategic Transport who as you know are heavily involved with the Core Strategy EIP. Needless to say we will endeavour to resolve the matter as quickly as possible and hope to be in touch with a definitive position shortly.

Kind regards
Ed Thomas

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