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Sent: 19 May 2022 14:46

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 221052 - Planning application comment was submitted

The following is a comment on application **P221052/F** by '**Clerk Pembridge Parish Council**'

Nature of feedback: support_the_application

Comment:

Pembridge Parish Council Support this application

PEM4 – Housing Sites in Pembridge - This site is included in the Pembridge Neighbourhood development plan policy PEM 4 vi) to support the intended housing target for the period 2011-2031. This application for 19 homes is 3 more than the NDP estimate proposed (the NDP estimate is flexible allows for the possibility that the number of dwellings on some sites may be higher than indicated in the plan) and offers no detrimental impact on the site. And would be strongly supported.

PEM5- Meeting Housing Needs – The applicant has spent many hours liaising with Herefordshire Council to provide suitable housing requirements on this site. The application offers various housing types and design including affordable and family homes with some having the potential for live work space and all complying with PEM5.

PEM6 Design Criteria – The application includes a variety of design and a mixture of materials to reflect the existing village character. As might be expected from the applicants who will be neighbours of this development and who have lived for some considerable period at Townsend regard has been given to plot size and garden space. There is no adverse effect on amenity of adjacent properties. Parking and garage space has carefully been included along with landscape design.

PEM7 Affordable and intermediate homes

The number of homes in this application offers affordable housing under s106.

Pembridge NDP policy supports local connection and need, those from Pembridge as a priority to these affordable homes.

PEM9 Working from home

This application support working from opportunities.

PEM12 Supporting Infrastructure

As high speed broadband is available in Pembridge these buildings should be fitted with the infrastructure to connect to the network

PEM15 Community facilities

Development of this site would help support and sustain the local facilities including, but not limited to the school, pubs, shops and restaurants.

PEM17 Contribution to services

We understand that discussions are taking place which will lead to compliance with this policy. It is assumed that the contributions forthcoming under point b of the draft heads of terms for the S106 agreement will be made available for the recreational development of the playground.

PEM18 Retain natural environment

Met as anticipated by the NDP when allocating this site

PEM19 – Protecting Heritage assets

Met as anticipated by the NDP when allocating this site

PEM20 Pembridge Conservation area

Met as anticipated by the NDP when allocating this site

PEM21 Flood risk

Not in a flood area

PEM 22 – Sewerage infrastructure

Welsh Water have stated they would be prepared to connect this development with the implication that the sewage works are capable of meeting demand created, however, if required the applicant intention is to purchase credits to offset adverse phosphates as Herefordshire Council have indicated they will do at the Travellers site.

PEM23 Sustainable design

From the information provided this policy is complied with.

PEM24 & PEM25 Traffic measures & highway design

Given the design of the proposed entrance/exit to the site there should be no issues provided that the 20mph speed limit is extended to the east of the village.

PEM26 PROW

No right of way affected.

Attachment:

Their contact details are as follows:

First name: Clerk

Last name: Pembridge Parish Council

Email: clerk@pembridgeparishcouncil.gov.uk

Postcode: HR5 3LN

Address: Firbank, Lyonshall

Infrastructure from Section 106 to consider:

Extension to the 20mph speed limit towards Leominster on the A44
Funds for the parish playground & Pembridge School accordingly.

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=221052

Form reference: 823993