

**From:** Richard Stewart <[richard.stewart@cerda-planning.co.uk](mailto:richard.stewart@cerda-planning.co.uk)>  
**Sent:** 29 June 2023 11:37  
**To:** Smart, Chloe <[Chloe.Smart@herefordshire.gov.uk](mailto:Chloe.Smart@herefordshire.gov.uk)>  
**Subject:** RE: 230541 - Land south of Barons Cross, Leominster

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Hi Chloe,

Just checking you received my email attached with a response from our drainage consultant?

I thought at the meeting we agreed the 31<sup>st</sup> July as the submission date?

Kind regards

Richard



**Richard Stewart** BSc (Hons) MA MRTPI  
**Principal Planner**

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**From:** Smart, Chloe <[Chloe.Smart@herefordshire.gov.uk](mailto:Chloe.Smart@herefordshire.gov.uk)>  
**Sent:** Thursday, June 29, 2023 11:22 AM  
**To:** Richard Stewart <[richard.stewart@cerda-planning.co.uk](mailto:richard.stewart@cerda-planning.co.uk)>  
**Subject:** 230541 - Land south of Barons Cross, Leominster

Dear Richard,

Further to our meeting earlier this week, I just wanted to confirm a few elements moving forward.

We have agreed a time extension to 18<sup>th</sup> August 2023. You will be providing revised documentation to me by the end of July so if we can agree a firm date of Friday 28<sup>th</sup> July 2023, that will allow me the opportunity to undertake the necessary re-consultation.

Our discussions earlier this week focussed on Highways. Air Quality, Ecology/HRA and Trees. But I am conscious the matter of Drainage (also linking into HRA) is not one we have discussed, albeit comments on this element have already been circulated by Welsh Water, Land Drainage (who are not in a position to comment fully until further information is provided) and Ecology.

I also want to draw your attention to the 'Development in the River Lugg Guidance' Pages on the Council's Website - [River Lugg catchment development documents – Herefordshire Council](#) and [HC Package Treatment Plants and Small Scale Impacts in the Lugg Catchment \(herefordshire.gov.uk\)](#)

The Ecology consultation response states '*I note that the Council's Specialist Drainage consultee has not yet commented on the proposal and I would want to understand their view before proceeding with the non-mains approach which is contained within the application documents. In the event that the Council (and their specialist drainage consultant is satisfied that a package treatment plant (PTP is the appropriate solution for the site, I have the following comments to make'*... and then goes onto to list the information that would need to be provided if that were the case.

Mains sewerage connection is the preferred method of foul drainage in Herefordshire where connectivity is available or possible. This is set out in Core Strategy Policy SD4.

Welsh Water's consultation response sets out it is unlikely sufficient capacity exists to accommodate the development, but has identified the further investigation that would be need to be undertaken to explore that further. Within the email I forwarded on from Land Drainage, they have noted Welsh Water have requested additional information regarding the foul water arrangements and the applicant should provide confirmation that Welsh Water have confirmed the foul water arrangements.

I have re-attached those relevant responses to this email, but wanted to just flag up the policy requirement in terms of mains connection and that this has not been fully explored.

I have nothing further to report regarding the technical areas we discussed earlier this week.

Kind regards

Chloe

**Chloe Smart** BSc (Hons) MSc MRTPI

Principal Planning Officer – Major Applications Team

**Monday to Thursday.**

Development Management

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