

From: Brace, Carl

Sent: 10 July 2020 10:49

To: 'Palmer, Leanne' <LEANNE.PALMER@planninginspectorate.gov.uk>

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Coleman, Yvonne <ycoleman@herefordshire.gov.uk>

Subject: 3244410 - Further SoCG Addition Conditions Land North of Viaduct, Adjoining Orchard Business Park, Ledbury

Importance: High

Dear Leanne

please find attached for the Inspectors' attention a further submission signed by the LPA and appellants on suggested conditions. The SoCG is attached to help assist with the smooth and expedient running of the Conditions roundtable discussion.

The attached, as a pdf and Word document, is an additional statement to the submitted Statement of Common Ground – Conditions previously submitted and acts to respond and further clarify matters on conditions to the Inspectors' comments at the recent Inquiry Test Event.

I have cc'd the Town Council into this email and we will publish the attached document and the email shortly,

Regards

Herefordshire.gov.uk

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Council's Homepage www.herefordshire.gov.uk

Planning Homepage <https://www.herefordshire.gov.uk/planning/>

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TOWN & COUNTRY PLANNING ACT 1990

APPELLANT: Bloor Homes Western

LPA: Herefordshire Council

SITE: Land to the north of the Viaduct, adjoining Orchard Business Park, Ledbury

FURTHER STATEMENT OF COMMON GROUND - CONDITIONS

APPLICATION REFERENCE: 171532

APPEAL REFERENCE: APP/W1850/W/20/3244410

Inquiry to be held at:

Commencing:

Signed on behalf the appellant:



Position: Partner

Date: 10 July 2020

Signed on behalf of the LPA:



Position: Development Manager

Date: 10 July 2020

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- 2.0 Further Comment on the Suggested Conditions

1. INTRODUCTION

- 1.1. This Further Statement of Common Ground has been prepared jointly by Ridge and Partners on behalf of Bloor Homes Western (hereinafter referred to as 'The Appellant') and Herefordshire Council (hereinafter referred to as the 'Council') regarding the matter of planning conditions.
- 1.2. This Statement supplements the previously submitted Statement of Common Ground, submitted to the Planning Inspectorate on 6 April 2020 and both responds to Section 7 of that document and the requests made by the Inspector during the Pre Inquiry Test Video Call of 3 July 2020 Case Conference Call of 26 February 2020.
- 1.3. For reference, the submitted list of conditions is as detailed and presented in the Planning Committee Reports. The conditions were formulated following extensive discussions between the LPA and appellant, Bloor Homes and their agent.

2. Further Comment

- 2.1 Further to the Statement of Common Ground and suggested conditions submitted by the appellants and Local Planning Authority, both parties have sought at the Inspectors request to review and where possible, reduce the number of suggested conditions and provide clarification on the structure and number of conditions suggested.
- 2.2 Both parties comment the conditions are structured to cover site wide and development types so there is both a 'masterplan' approach and appropriate uniformity to a number of matters, whilst the development type specific conditions under housing, employment and canal development ensure no development type prejudices delivery of another (eg an existing adjoining business could if permission is granted at appeal, could acquire employment land and bring forward development and active economic use before a single house was built). This approach aligns itself with the Local Plan, Herefordshire Core Strategy policy LB2 - *Land North of the Viaduct*, which along with being the Development Plan policy for the delivery of development of the appeal site, does not seek to prevent a flexible approach towards the delivery of the individual uses
- 2.3 The structure of conditions also allows the applicant to dispose of or develop the site in a flexible manner, allows any party to easily and accessibly follow what has or needs to be discharged, and creates flexibility and assists the delivery and development of the site in the face of uncertain times with Covid and Brexit.
- 2.4 It should be noted the appellant and local planning authority have worked closely on creating the suggested conditions list, which along with being mutually agreeable to these parties, along with the above considered development delivery and economic benefits, also gives the appropriate control LPA on behalf of wider interests and local plan policy requirements.
- 2.5 It is considered the format of conditions meets the tests of the guidance *Use of Planning Conditions* Paragraph 001 Reference 21a-001-20140306, being fair, reasonable and practical and are tailored to the specific circumstances of the development and its delivery and furthermore meet the six tests of the National Planning Policy Framework paragraph 55.