INITIAL CONSTRAINTS AND ABBREVIATED LOCAL PLANNING POLICY SUMMARY

IN RELATION TO

LAND NORTH AND EAST OF WHITE HOUSE
STAUNTON ON WYE
HEREFORDSHIRE
HR4 7LR

ON BEHALF OF
MARTIN JENKINS

DATE: 8TH APRIL 2021

PREPARED BY

MHCE

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NOTICE

THIS NOTE IS PREPARED BY MHCE SOLELY FOR MARTIN JENKINS AS AN AID TO MARKETING AND IS INTENDED TO BE A BRIEF AND CONSUMABLE SUMMARY AS AN INITIAL GUIDE TO EXPERIENCED PROMOTERS/DEVELOPERS.MHCE HAS PREPARED THIS SUMMARY IN RELIANCE ON PUBLICLY AVAILABLE DATA IN GOOD FAITH AS WELL AS THE OWNER'S INFORMATION. MHCE ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY OR OMISSION AND THIRD PARTIES SHOULD RELY ENTIRELY ON THEIR OWN ADVICE AND ENQUIRIES AS TO THE CONTENT OF THIS INITIAL SUMMARY AND THE ENTIRETY OF THE PLANNING POSITION AND ALL MATERIAL CONSIDERATIONS TO INCLUDE NATIONAL PLANNING POLICY.

CONTENTS

1.0	**THE SITE**
2.0	**CONSTRAINTS / PLANNING HISTORY**
3.0	**LOCAL POLICY**
4.0	**SITE ASSESSMENTS**

1.0 THE SITE

1.1 The site extends to some 0.94Ha (2.31 acres) adjoining / within the built up area of the village of Staunton on Wye Herefordshire

1.2 The site lies within postcode area HR4 7LR, E: 336560 N: 245252, Grid Ref SO36564525

1.3 Mainly residential development adjoins the site on it's southern boundary, with some commercial/agricultural warehousing to the east (Lower House Farm) and, across a paddock, more residential development is sited to the west

1.4 The site is currently laid to pasture

1.5 The site is accessed via an initial tarmac section of driveway from the C1090 at the south, then along a partially stoned track travelling north to the access gate

2.0 CONSTRAINTS / PLANNING HISTORY

2.1 According to the online data supplied by Herefordshire Council Public Right of Way SY6 follows the access and continues north/south within the site's western boundary. A gate is positioned within the western boundary providing access from the field to a track leading to a village lane

2.2 The site lies in Flood Zone 1 (low probability risk from river flooding)

2.3 The online data reveals low risk from surface water flooding

2.4 Online data reveal likely soil type as freely draining loamy soils (Soilscapes)

2.5 A search of online data reveal no nearby listed buildings. The site does not lie within a Conservation Area, Staunton on Wye CA lying to the south

2.6 The site lies in within the SSSI impact zone of the River Wye (SAC)

2.7 No Tree Preservation Orders can be found on online data affecting the site

2.8 Although within a network enhancement zone, no priority habitats can be found on online data

2.9 The landscape type appears to be Principal Settled Farmlands (needs verification – Herefordshire Landscape Character Assessment). Provisional Agricultural Land Classification Grade 1 (per search data)

2.10 No protected Local Green Space affects the site (see NDP below)

2.11 The site lies outside the River Lugg catchment (Red Zone) (see March 2020 Position Statement of Herefordshire Council (limited scope for approval of planning applications)

2.12 See decisions 132304/F, 140285/AM and 152055/F, being the trail of consents granted for the two dwellings immediately to the south of the main field. Some useful background can be derived, for example :-

2.12.1 Original design and access statement

> Pre-application consultation with the council's highways area engineer established that adequate emergent visibility serving two additional dwellings was achievable, through trimming and maintenance of the existing roadside hedgerows which are under the applicant's ownership and control. It was established though consultation with the council's landscape and highways officers that no hedgerow removal would be required.

2.12.2 Sewer plan

2.12.3 Pre-planning application advice was sought in late 2017 for the construction of a further four dwellings (Application No 174486) – attached at Appendix 1. The owner informs us that this proposal related to the subject site. The advice of the Council was that

"…the site is acceptable in principle for housing development however this Council's highway engineer has raised concerns about the access point into the site not meeting present day highway standards."

See Appendix 1 for the highway officer observations.

3.0 LOCAL POLICY

The Local Development Plan consists of :-

- **Herefordshire Local Plan Core Strategy 2011-2031 adopted October 2015 (Core Strategy)**
- **Staunton on Wye Group Neighbourhood Development Plan (NDP) made on 13 June 2016**

3.1 Staunton on Wye is a Figure 4.14 settlement within the Kington Housing Market Area identified for proportionate housing development under Policy RA2 (Core Strategy) where new housing will be supported within or adjacent to the main built up area. On 13 June 2016 the NDP was made for the village.

3.2 The village is a sustainable location with a high level of services, to include doctor's surgery, primary school, public house and dedicated play area and community hall.

3.3 The NDP makes no housing allocations nor introduces a settlement boundary, rather it permits housing development north of the A438 subject to a criteria based approach (see Policy SOWH 1). Appendix 1 of the NDP defines the built up area of the village, the site is centrally located :-

3.4 The HC Annual Monitory Statement (AMS) (September 2020) contained a Five Year Housing land Supply (5YL) Statement as at 1 April 2020 at **3.69 years**

3.5 The AMS confirmed that the Housing Delivery Test (HDT) result for Herefordshire was **80%** for 2019, therefore a HDT Action Plan has been prepared

3.6 The HDT Action Plan refers to work having commenced to underpin a full strategic review of the Core Strategy, to include the housing needs assessment and call for sites and transport strategy review and a continuation on evidence based studies

3.7 Additionally, an affordable homes SPD is being prepared

3.8 The Council is working with Parishes on the need to review NDPs adopted over 2 years ago

3.9 Nutrient Management Plans (see above) and miscellaneous other actions are being pursued

3.10 In it's HDT " latest position 20th January 2021" the Council announced it's HDT score for 2020 at 106%. The Council then applied a revised buffer (5%) to it's Five

Year Land Supply and issued a further Addendum on 21st January announcing it's revised 5YL at **4.22 years.** Notwithstanding, the Council considered it "advisable and worthwhile to continue with the most recent HDT Action Plan"

3.11 In his recovered appeal decision of 15 March 2021 (Land north of Viaduct, Adjacent to Orchard Business Park, Ledbury application ref:171532) the Secretary of State's decision finds (notwithstanding the Addendum)

"***Nevertheless, even taking the new housing figures into account, he agrees with the Inspector that there is still a substantial shortfall in the 5 year housing land supply (IR116.18)."***

At paragraphs 26 and 38 of his decision, the Secretary of State affords the delivery of housing in Herefordshire substantial weight in the planning balance.

4.0 SITE ASSESSMENTS

4.1 No record of assessment of the site as been found within the 2009-2015 Strategic Housing Land Availability Assessments. It is noted that both the land to the immediate west (HLAA-213-002) and east (HLAA-213-001) were found to be developable (being suitable and achievable) for 30 and 35 dwellings respectively :-

4.2 2020 Call for Sites: the owner informs me that the entire site was submitted to the Council as a candidate site in the current ongoing assessment. On 12 March 2021 the Council informed the owner that :

"I can confirm that the site "Rear of White House" Staunton on Wye has undergone the first stage of desk-based assessment. It has been considered as appropriate to carry forward for the next stage, which is the full technical assessment. Our current timescale for completing and publishing the HELAA is late summer."

Signed ..... Mike Harries LLB (Hons)

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Dated 8TH APRIL 2021

APPENDIX 1

<u>174486 PRE PLANNING APPLICATION ADVICE JANUARY 2018</u>