Herefordshire Council

Economy, Communities and Corporate Directorate
Director: Geoff Hughes

Mr Clark
Berrys
Newchurch Farm
Kinnersley
Hereford
HR3 6QQ

Our Ref: 174486/CE
Please ask for: Mr Fernando Barber-Martinez
Direct Line / Extension: 01432 383674
E-mail: fernando.barber-martinez@herefordshire.gov.uk

Dear Mr Clark

SITE:	**Land to the rear of The White House, Staunton on Wye, Hereford,**
DESCRIPTION:	**Pre application advice - Proposed development of four dwelling houses.**
APPLICATION NO:	**174486/CE**
APPLICATION TYPE:	**Pre App Advice**

I refer to your pre-application advice request received on 21 November 2017. I visited the site on Monday 4th December 2017 where I viewed the site and the approaches to the site from the C1090.. I apologise for the delay in replying. I noted nearby buildings in relation to the site in question.

My advice in respect of your request is as follows:-

The proposal would be assessed against the policies in the Herefordshire Local Plan: Core Strategy namely SS1, SS2, SS6, SD1, LD1, LD2, MT1, SD3, SD4, ID1, RA1, RA2. The National Planning Policy Framework is a material consideration and both of these documents can be found and read online. There is no recent relevant planning history.

Staunton on Wye is identified as a paragraph 4.14 settlement in Policy RA2 of the Core Strategy in the Kington Housing Market Area. This means that this is identified for proportionate housing growth. There is an adopted neighbourhood development plan for Staunton on Wye of which Policy SOWH1 is relevant and part of the 'development plan' (see Appendices for policy wording).

I consider 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.

Should you wish to make a planning application then I recommend that you address the highway concerns here, and provide new dwellings in a design that is compatible with the local distinctiveness of Staunton on Wye.

This advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a planning application I would

recommend that this advice is taken into account. However this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

Yours sincerely,

FBM

MR FERNANDO BARBER-MARTINEZ
SENIOR PLANNING OFFICER

Appendices

Highway Engineer

The pre app information indicates the access is through the existing access but we would argue that 4 houses is a significant increase in usage and that the visibility of the access would have to meet modern day distance requisites set out in Herefordshire's design guide in line with the posted or known speeds.

I believe that the junction falls well short of the 30 mph posted limit visibility as it sits now needing to achieve 2.4metres x 54 metres to be deemed to be acceptable.

Whilst the plans are indicative, we remind the applicant that straights in the access roads must also conform to the design guide and not be longer than 30 with suitable radii on bends to limit speeds within a proposed development.

I have concern for connectivity and the users safety in ensuring connectivity to the village.

Without confirmed 85th percentiles speeds and visibility splays that can be met we would not recommend that this application be taken forward.

Policy SOWH1 of the adopted NDP

SOWH 1 – New Housing Development-Staunton-on-Wye Village
Further proposals for new housing will be supported within the built up area of Staunton village (see appendix 1), (excluding land within the Conservation Area), subject to their satisfying the following criteria:

a) That there is a maximum of three dwellings per plot.

b) That development provides a mix of predominately two, and three bedroomed properties but not wholly to the exclusion of larger dwellings in appropriate locations

c) That new housing is of a single plot depth and fronts directly onto the existing village road network.

d) That new housing relates directly to the existing built form i.e. has the character of infill or is located opposite an existing built up frontage.

e) That safe vehicular access and adequate off road parking can be achieved.

f) That there is no adverse impact on the environment or privacy or amenity of neighbours.

g) That design and materials are in accordance with policy SOWD2 .

Proposals for more than three dwellings per plot are likely to be refused permission by reason of being out of scale and context to the local pattern of development in the village. Where such proposals are

Herefordshire Council

submitted evidence will be required to satisfy appropriateness to context and other impacts upon residential amenity and any other additional benefits that might be brought by the development.

Please note

Environmental Information Regulations

Please note that pre-application advice is subject to the Environmental Information Regulations, which means that members of the public can make requests to see the recorded information we hold on pre-application matters.

Although there are various exceptions within the legislation that might prevent release of information, all these have to be seen against the 'public interest' test. This means that the Council may refuse to disclose information only if in all the circumstances of the case the public interest in maintaining the exception outweighs the public interest in releasing the information.

If there are any reasons why you consider that the information should not be made public in accordance with the exceptions set out in the Regulations, for example, where there are issues of commercial sensitivity, please outline them below. We will usually consult you further if a request is made involving information giving to you as pre-application advice, as the situation may have changed by the time a request is received. Herefordshire Council reserves the right to release the information where appropriate in accordance with the requirements of the legislation.