

LICHFIELDS

Burghill Parish Council

The Church Commissioners for England

Three Elms North East Quarter

(ref. P222138/O)

11 July 2023



Background

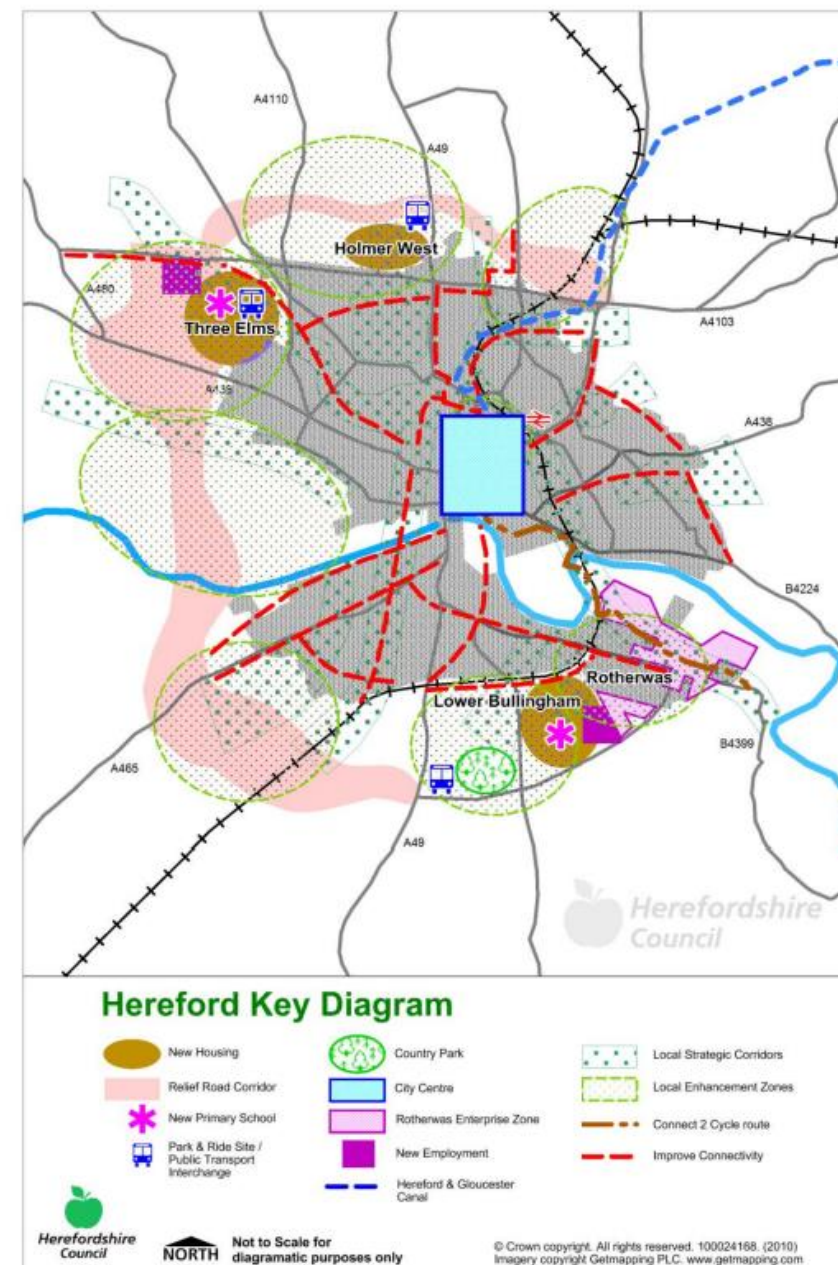
Herefordshire Local Plan
Core Strategy 2011 - 2031
Appendices



Adopted October 2015



Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary
8.	HD5 – Western Urban Expansion (Three Elms)	Circa 580 As a proportional share before cumulative impact dealt with in Serial 1 and 3 comes into effect	Hereford Relief Road



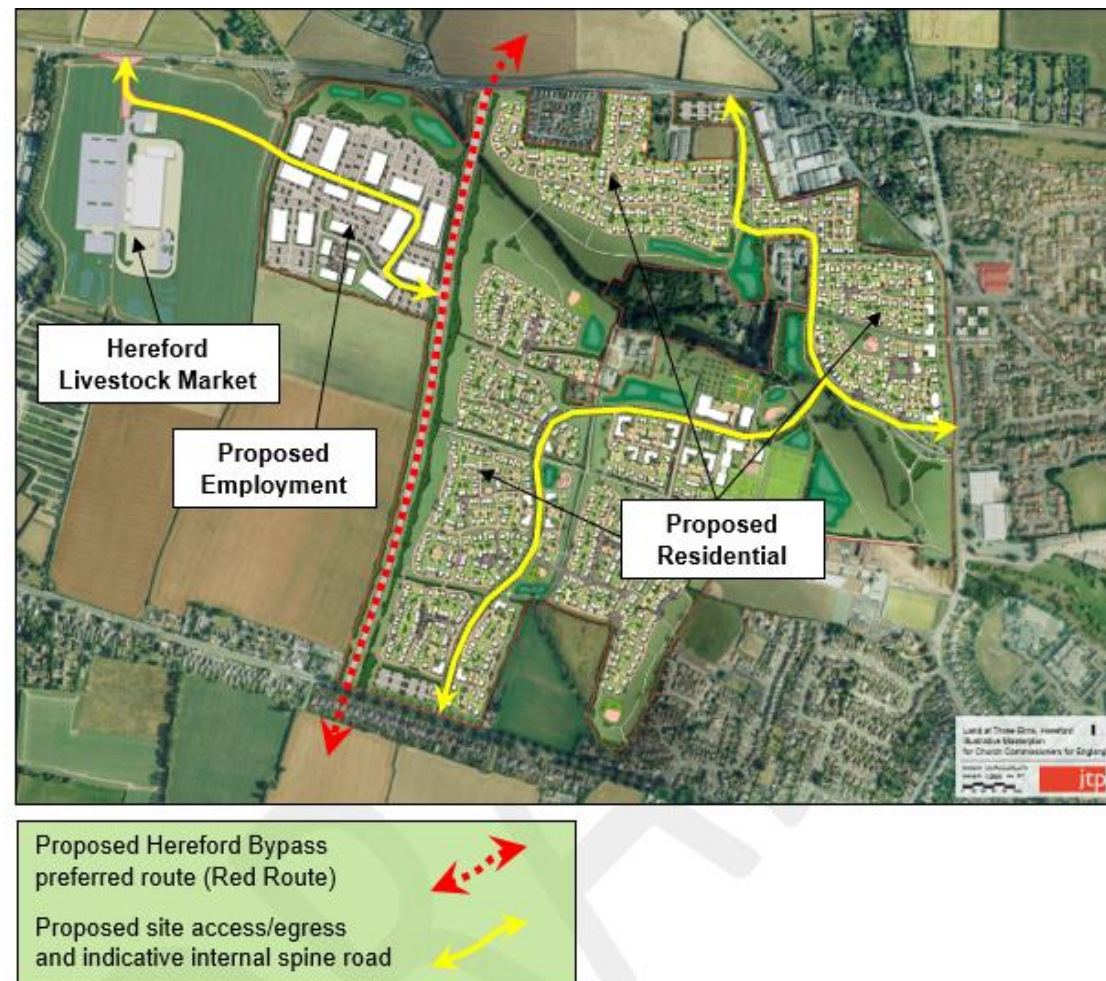
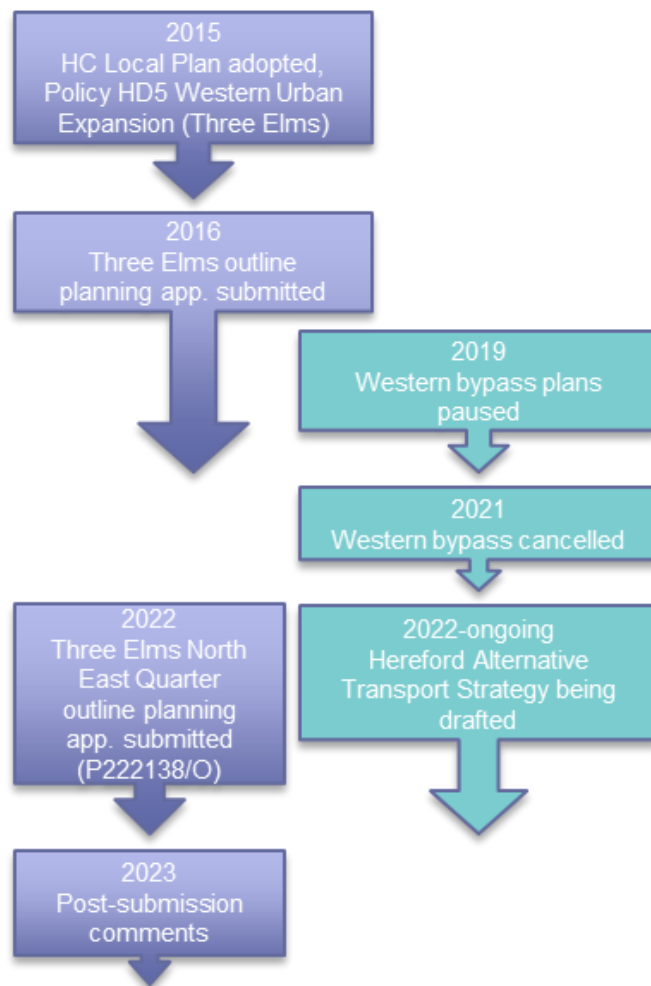
Background

In September 2016, the Church Commissioners for England (CCE) submitted an Outline Planning Application for a western urban expansion at Land at Three Elms in accordance with Herefordshire Core Strategy Policy HD5: Western Urban Expansion (*adopted in 2015*). The application included the following:



- Up to 1,200 homes;
- A new neighbourhood centre;
- Land for a primary school;
- 10ha of employment land (estimated to support 27,900 sqm);
- Public open space;
- Play areas;
- A linear park along the Yazor Brook;
- Highways and other necessary infrastructure.

Background



Three Elms North East Quarter

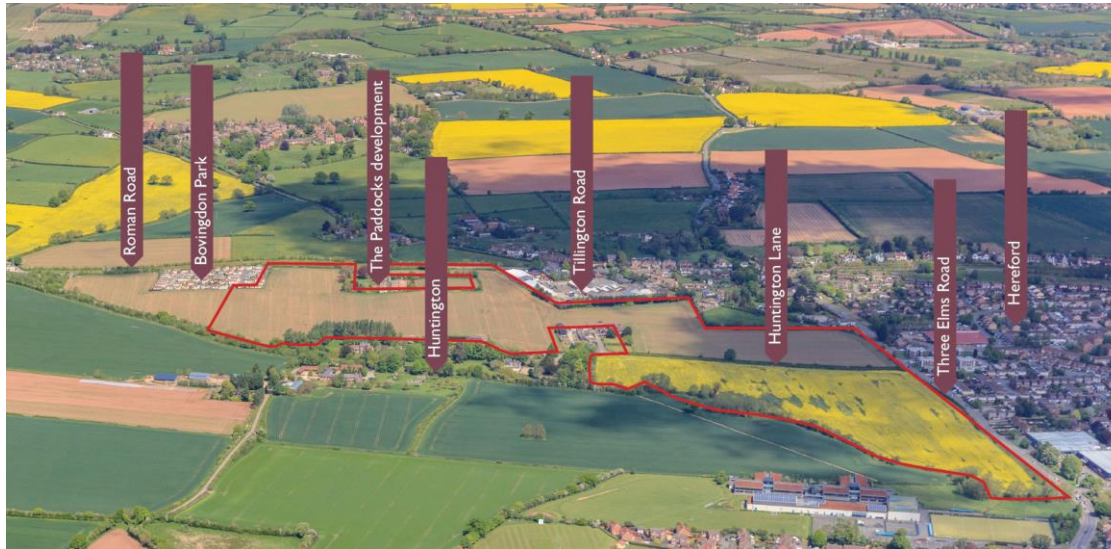
In February 2021, Herefordshire Council made the decision to cease work on the western bypass. As a direct result of this, the Council has delayed the determination of the Larger Three Elms Application until an alternative strategic highway solution has been agreed.

In July 2022, an Outline Planning Application was submitted for the first phase of the Western Expansion Area. This application is being considered by Herefordshire Council.



Planning Application Submission

- Outline Planning Application with all matters reserved except access.
- Application to establish the scale and nature of a proposed development would be acceptable.
- This application includes a robust submission, inclusive of an Environmental Impact Assessment.



Key Documents:

- Parameter Plans – establish the principles of the development. All future reserved matters applications must accord with these plans:
 - Land Use
 - Building Heights
 - Green Infrastructure
 - Access
- Planning Statement
- Design & Access Statement
- Landscape Document
- Transport Assessment
- Flood Risk Assessment
- Environmental Statement

Proposed Development

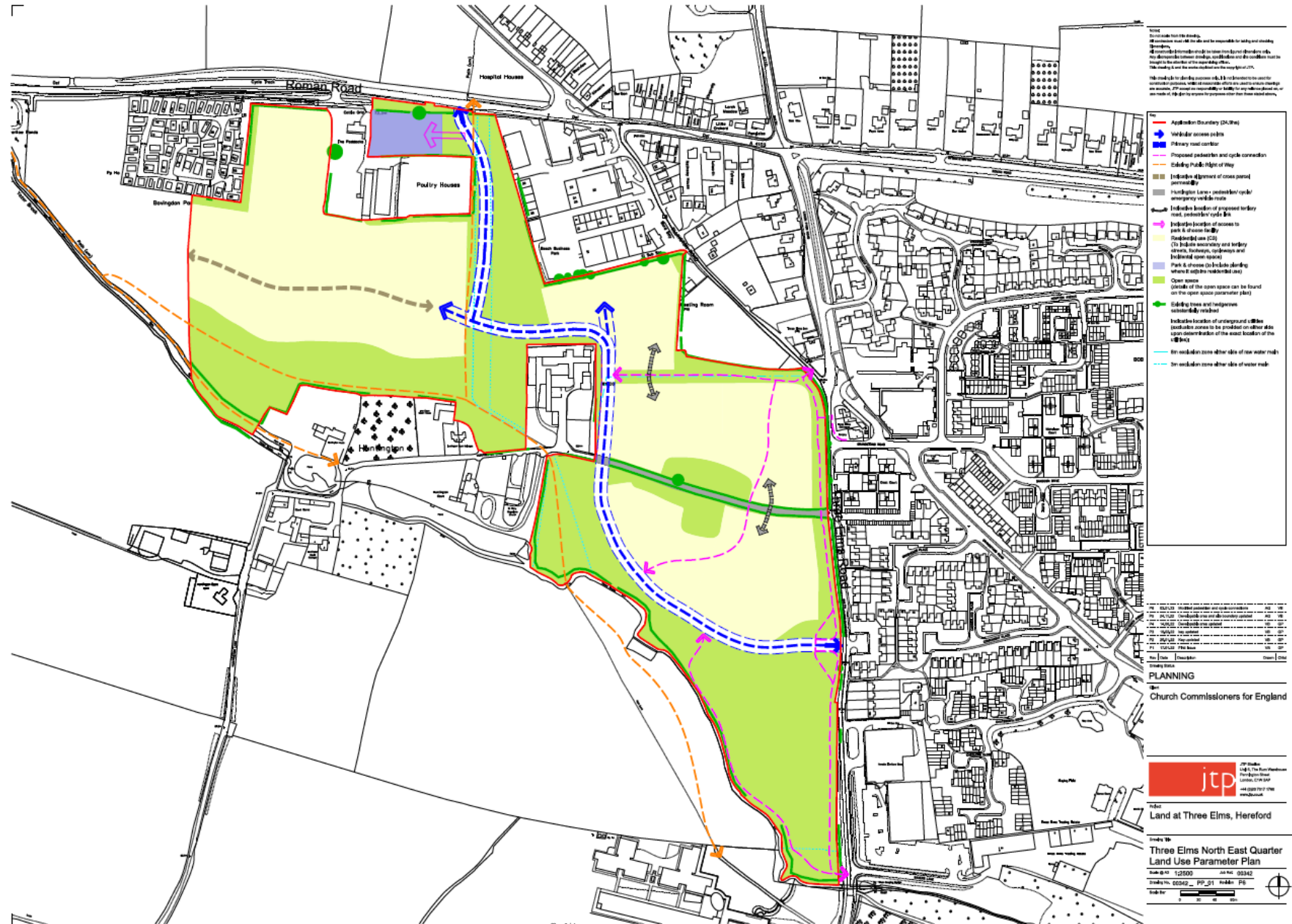
- Up to 350 new dwellings, comprising a mix of predominantly two storey houses and three storey houses along Three Elms Road;
- Up to 35% affordable homes;
- A 'Park and Choose' / transport interchange adjacent to Roman Road in the north of the Site;
- Improved connectivity with bus, cycle and foot ways and connections to the existing Public Rights of Way network;
- New vehicular connections to Three Elms Road and Roman Road;
- Appropriate play facilities and informal open space;
- Landscape and drainage measures; and
- Biodiversity enhancements.



Illustrative Masterplan

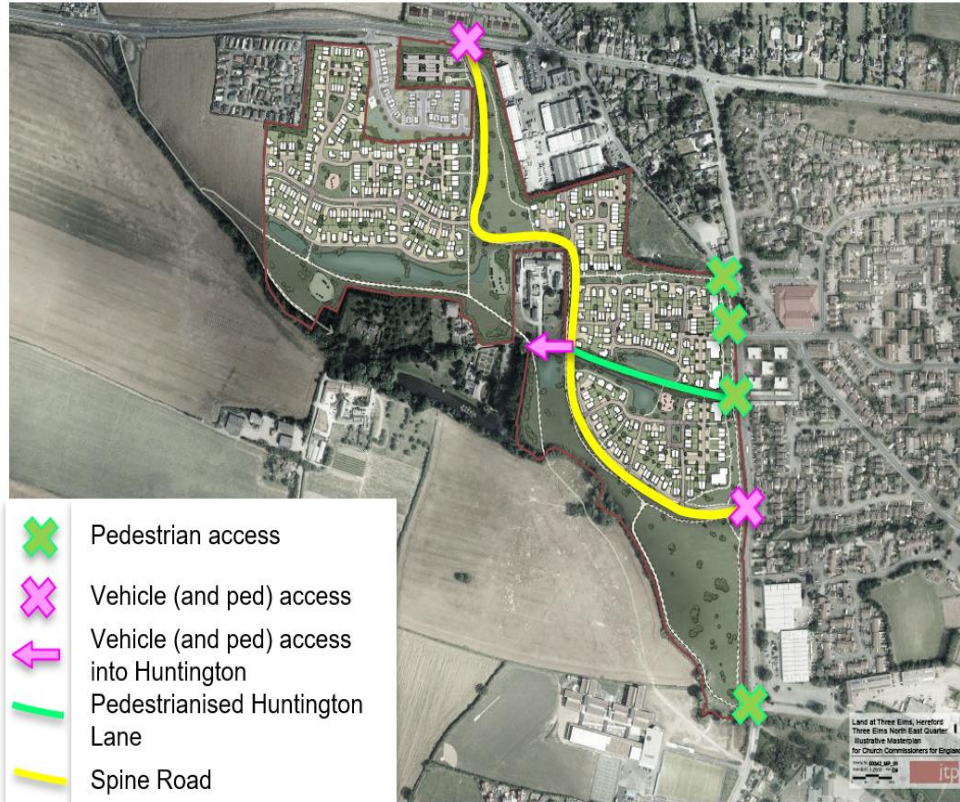


Land Use Parameter Plan



Transport and Access

Proposed access and traffic arrangements

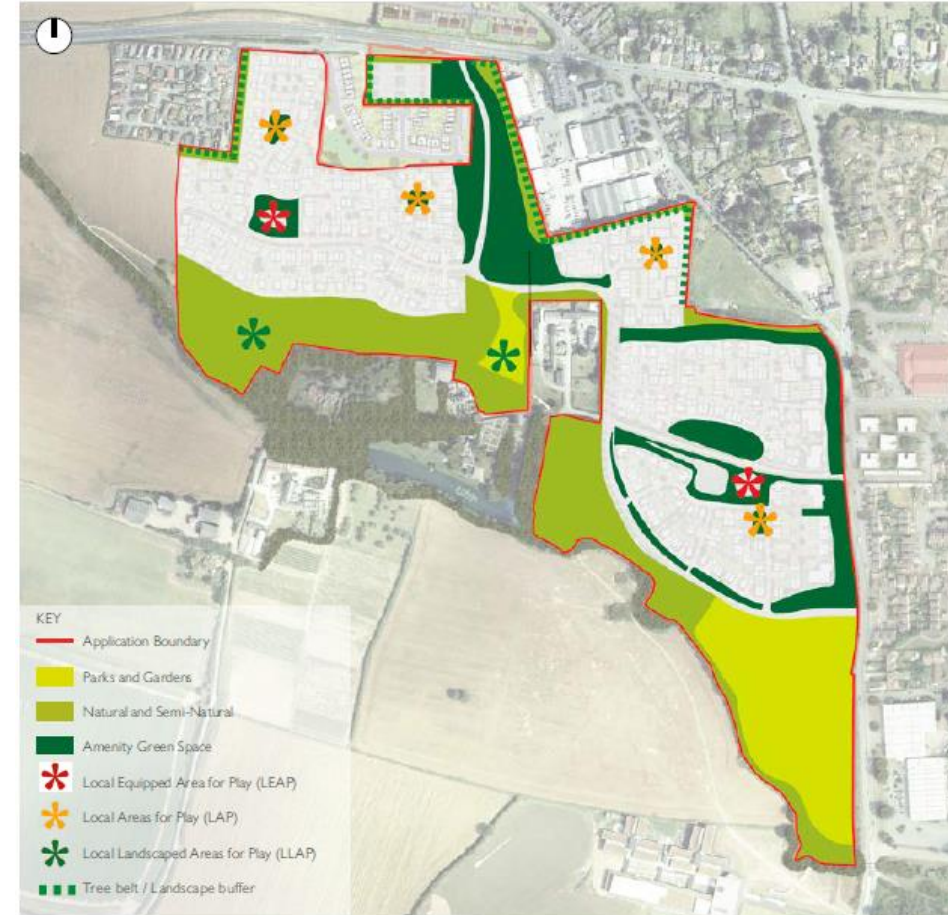


Off-Site Transport Mitigation Measures



Biodiversity and Landscaping

- The scheme has been sensitively designed to retain and buffer those higher value habitats such as hedgerows and protect the associated species from direct impacts.
- The Development includes significant areas of open green space, which totals 11.32ha (representing 46.5% of the Site).
- The open space will be used to create species-rich meadow and wetland grassland for wildlife, amenity grassland for recreation and amenity, and new tree and shrub planting.
- A Biodiversity Net Gain assessment suggests that the Development could deliver a significant percentage net gain in biodiversity upon completion.



Drainage

- The majority of the Site is located in Flood Zone 1 (Low Risk) and although parts of the southern extent lie within a mixture of Flood Zone 3 (High Risk) and Flood Zone 2 (Medium Risk), there will be no built development in the Flood Zone 2 and 3 areas. These areas are dedicated to open space.
- The Environmental Statement confirms that here will be no increase in flood risk as a result of the Development, either within the Site or outside its boundary.
- Proposed mitigation includes additional flood storage, sustainable drainage systems, swales and basins and impermeable barriers.

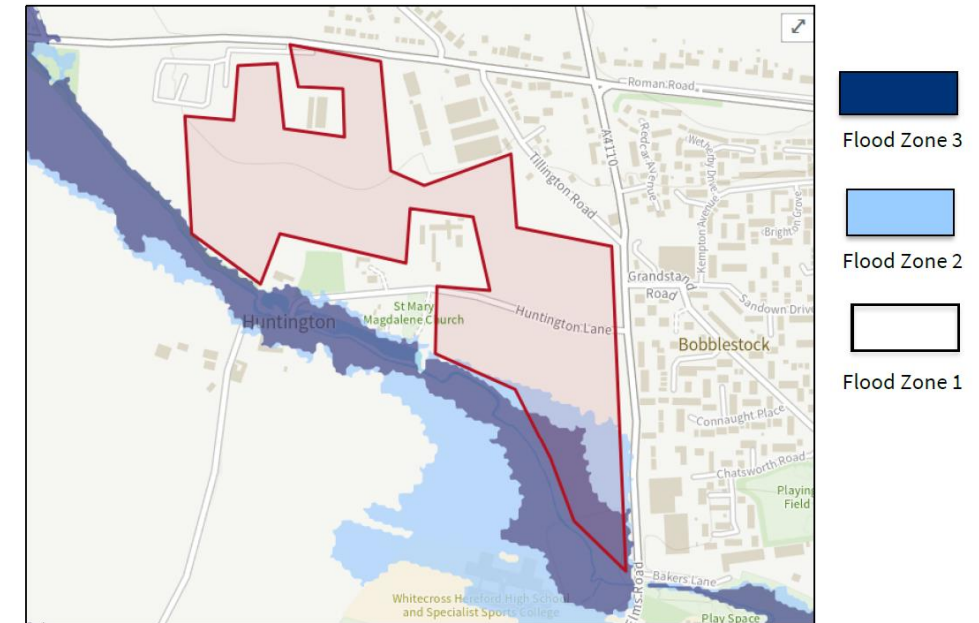
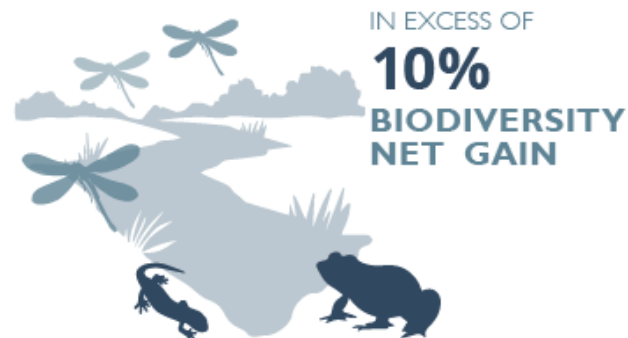


Figure 3-1. Environment Agency's Flood Map for Planning (October 2022)

Key Benefits



Consultee Responses

No objection

- PROW
- Ecology
- Archaeology
- Environment Agency
- Hereford Fire and Rescue Service
- Noise
- Historic Building Officer
- Landscaping
- Trees and Open Space
- Housing
- WSCC Fire and Rescue
- Minerals and Waste

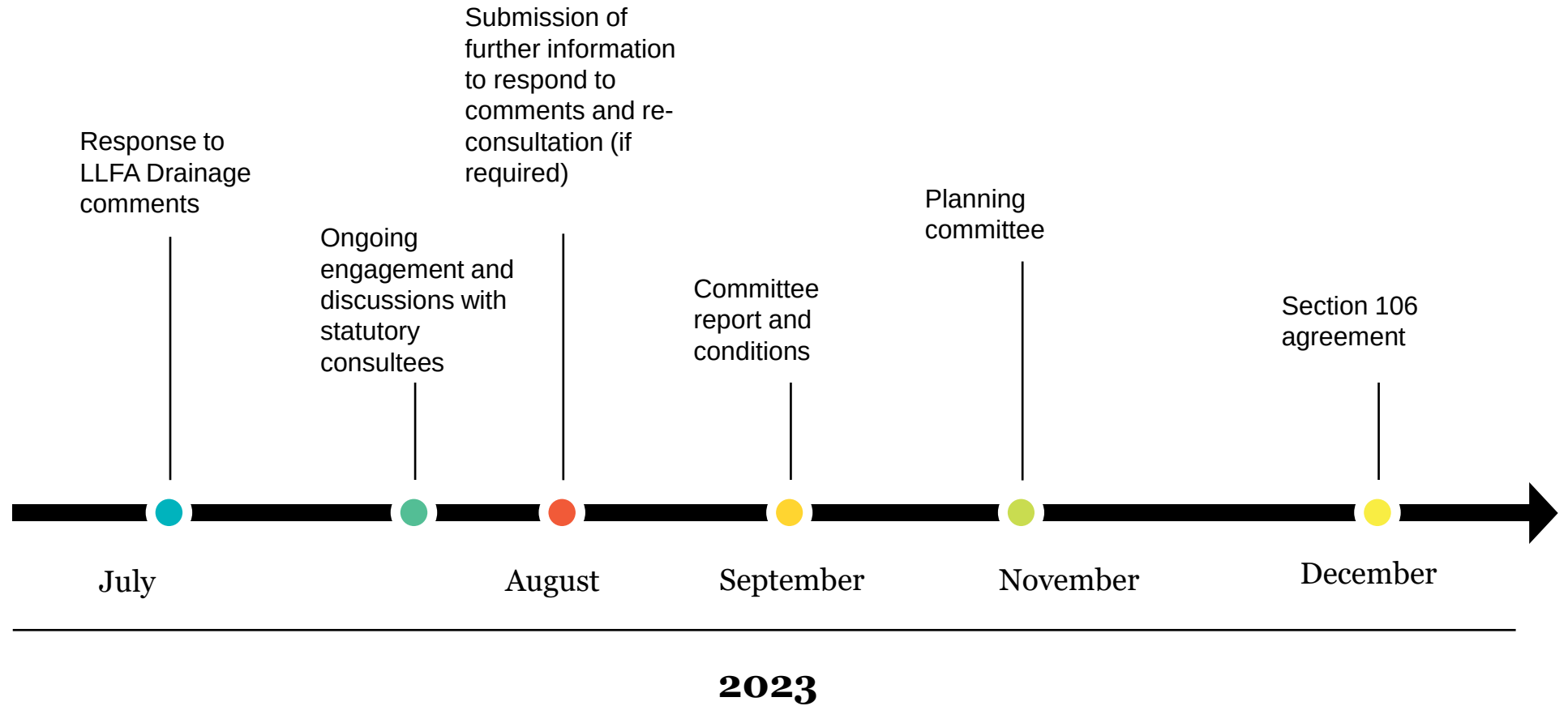
Additional information required

- Environmental Health (air quality)
- Highways (awaiting updated response)

Objection

- Heineken UK Limited (holding objection)
- Breinton Parish Council
- Huntington Hamlet Association
- LLFA/ Drainage Officer
- Homer and Shelwick Parish Council

Next steps



LICHFIELDS



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