

Economy and Place Directorate

Director: Richard Ball

[REDACTED]
20 George Hudson Street
York
YO1 6WR

Your Ref:

Our Ref: ENQ/305290

Please ask for: Simon Withers

Direct Line / Extension: 01432 260612

E-mail: swithers@herefordshire.gov.uk

4 May 2020

Dear [REDACTED]

SITE: Disused Railway Bridge HYB/5 - 'Huntingdon Court', OS Ref: SO 483 416, OS X (Eastings) 348385, OX Y (Northings) 241638, Nearest Postcode HR4 7RA
DESCRIPTION: Planned Infilling Works to Disused Railway Bridge HYB/5

Thank you for your enquiry regarding the above project.

I have been trying to send an email response to the address provided but it keeps being returned undelivered. I have also tried the York telephone number but cannot leave a message.

Please see below the email that I have done which relates also to the other site at Huntingdon Court.

From: Withers, Simon**Sent:** 01 May 2020 11:24**To:** [REDACTED]@Jacobs.com' [REDACTED]@Jacobs.com>**Subject:** Service Requests 305289 (Kenchester Road Bridge) & 305290 (Huntingdon Court)

Dear [REDACTED]

I am in receipt of your correspondence on the abovementioned structures and have reviewed the details and assessed the specific constraints of each site below.

Firstly however, it needs to be established whether your understanding is that this work will require the benefit of planning permission. In my view, having reviewed Part 17 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended it does not appear to me that these projects qualify as permitted development. I would be willing to review a different interpretation should you wish to provide it though.

Upon the assumption that I am correct, then the scale of this work is considered to amount to development requiring planning permission.

Turning now to the individual sites

Kenchester Road Bridge

The ecological survey work you have commissioned is welcomed and would certainly be a necessary accompaniment to any future application. Additionally, the locality is characterised by potentially contaminated land uses and as such I would recommend that the possible implications of the works are assessed by a qualified consultant to ensure that and necessary ground investigation and

associated remediation is addressed in any future submission. In view of the potential impact of the works on the sensitive biodiversity of the locality and the risk of contaminating nearby watercourses a Construction Environmental Management Plan would also likely be required either as part of the application or by condition of any approval.

My final comment on this is that it would be useful to try and clarify the frequency of HGV movements associated with the importation of the fill

Huntingdon Court

Although a little less sensitive than the above site, I consider that the same basic requirements would be necessary.

I trust that this response is helpful, but please do bear in mind that it is an informal desk based response and that should you require any more detailed advice, then a pre-planning advice request is recommended, the details of which can be viewed via the link below:

https://www.herefordshire.gov.uk/info/200142/planning_services/66/planning_services/3

Yours sincerely



**MR SIMON WITHERS
DEVELOPMENT MANAGER**