

Wellington Heath Parish Council

12 Feb 2018

To HCC Planning Gemma Webster
Copy AONB Paul Esrich
Copy Ward Councillor E P J Harvey

Planning application 180177 – New house adjacent to The Becks, Wellington Heath

Dear Madam,

Wellington Heath Parish Councillors support this planning application and we are pleased to see that it is broadly consistent with the NDP and a considerable improvement over the previously approved outline plan. However we do have some comments.

Foul water drainage appears to be undecided. We support the proposal for a Sustainable Drainage System but note that it is also unspecified. We would draw attention to NDP policy WH12.2, Severn Trent advised the NDP that there is limited pumping station capacity (just sufficient to achieve the NDP) and that surface water should not be discharged to the foul sewer. Additionally Surface water runoff already presents a problem running down The Common. We support the proposed permeable gravel driveway and would prefer this to include the first 6 metres off the highway which is currently described as "solid surface". We recommend :-

- 1) Connection to the public sewer, available along The Common.
- 2) No surface water to discharge to the foul sewer.
- 3) Support Sustainable drainage but there should be provision for its overflow in extreme conditions taking advantage of the separate surface water drainage along The Common (e.g. ditch on the opposite side of The Common, an overflow connection to this may be appropriate whilst utilities are being connected)
- 4) If any part of the driveway surface is not permeable adequate capacity drainage must prevent any surface water flow onto the the highway.

We would wish to avoid unnecessary highways conditions where they detract from the rural character of the village.

Exact colours are not shown in the plans, we draw attention to WH5.11.3 and would encourage use of the AONB colour guide.

An unspecified metal chimney appears to be shown on the plans and it will be visible from both the footpath on higher ground to the east and from the Geoparkway and Herefordshire Trail which go along The Common. This chimney may not be consistent with local distinctiveness WH5. (the rebuilt Annex at nearby Swallow Farm was planned with a very prominent metal chimney which we commented on, we were pleased to see that it was built with a more appropriate chimney). Brick or stone would be more appropriate or if its is of a more contemporary appearance the AONB colour guide is particularly relevant.

C F Rozelaar

Chair of Wellington Heath parish council planning committee