



JAMES SPRECKLEY LIMITED

LAND NORTH OF GRANARY COTTAGES

- Herefordshire Council cannot demonstrate a 5 year supply of housing land (a key measure) meaning that the presumption in favour of sustainable development applies.
- Herefordshire Council have confirmed through formal Pre-Application Advice that this is a sustainable location for new housing.
- The emerging Local Plan 2025-2045 will require Credenhill to deliver around 300 new houses.
- Credenhill does not have a Neighbourhood Development Plan, nor is there one in preparation.
- There are no allocated housing sites in or around Credenhill.
- The outline planning permission for 100 houses on the land to the south of the A480 has lapsed, and the site has been acquired by the MOD as part of the expansion of the Credenhill Garrison.
- Technical Reports have been commissioned and satisfactorily completed with regard to:-
 - Highway Access and Travel Plan
 - Foul & Surface Water Drainage
 - Landscape Impact
 - Acoustics
 - Ecology
 - Biodiversity Net Gain.