

**Hereford Branch**

Offa House  
St Peters Square  
Hereford HR1 2PQ  
**T:** 01432 356161  
**F:** 01432 352956  
**E:** hereford@sunderlands.co.uk

**Hay-on-Wye Branch**

3 Pavement House  
The Pavement  
Hay On Wye  
Herefordshire HR3 5BU  
**T:** 01497 822522  
**E:** hay@sunderlands.co.uk

Our Ref: DAT/CMC/3451

Planning Services  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE



16 January 2023

Dear Sirs

**Re: Proposed Development at Three Elms, Hereford**  
**Application Reference: P222138/O**

We write on the instructions of Mr David Stuart Goodwin, [REDACTED]

[REDACTED]

[REDACTED]

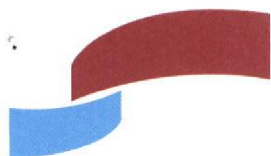
Mr Goodwin now resides in Huntington Court Farmhouse

Our Client's principle objections are:

1. [REDACTED]

2. He objects to the loss of this high quality grade 1 and 2 agricultural land. Whilst it is true Herefordshire County has a proportion of high quality agricultural land, it is not acceptable and completely contrary to NPPF and Herefordshire Local Plan Core Strategy 2011-2031 Policy SS7 to define the site as being sustainable urban expansion under Policy HD5 and override the severe agricultural land loss of some 68 acres (32.25% of the farm). There is no effort to protect this best agricultural land

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



# Sunderlands

Residential Rural Commercial

10. With regards to the Herefordshire Core Strategy 2011-2031 the development appears to conflict with SS6 in that it does not conserve and enhance environmental assets nor contribute to the County's distinctiveness, in particular settlement patterns, landscape biodiversity, and heritage assets in the vicinity of Huntington and the Conservation Area.
11. SS7 Climate Change - The measures proposed will neither mitigate or reduce the impact on potential climate change.
12. Policy LD1 Landscape and Townscape - This scheme does nothing to benefit the Conservation Area and adjoining land.
13. Policy LD2 Biodiversity and Geodiversity – The scheme does little to conserve, restore or enhance biodiversity and geodiversity assets in this locality.
14. Policy LD4 Historic Environment and Heritage Assets - It impacts on the setting of those Listed Buildings and the Huntington Conservation Area.
15. SD4 Waste Water Treatment and River Water Quality - The development will undermine the water quality targets for our rivers within the County and may lead to further problems contrary to the current Water Directives. The current phosphate, nitrate and pollution issues including sewage discharge into the River Wye and adjoining river systems will only be further exacerbated by large scale developments such as this until such time as there is any prospect of suitable infrastructure investment to negate such issues.

Mr Goodwin supports other objections which you will receive and both he and his family therefore strongly object to this proposed development and the loss of part of their farm and livelihood at this point in time.

Yours faithfully

David Thompson FRICS FAAV  
Agent on behalf of David S Goodwin

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

**Members:** John Dillon FRICS, Richard Hyde MRICS MRAC,  
Matthew Nicholls BSc (Hons) MRICS MNAA, Tim Reed BSc MRICS  
**Associates:** Andrew Edwards BSc (Hons) PG Dip Surv MRICS, Harry Aldrich-Blake DipSurvPract,  
James Dillon BSc (Hons) MRICS, Katie Bulton BSc (Hons) MRICS FAAV, William Lloyd BSc (Hons) MNAA  
**Consultants:** Peter Kirby BSc (Hons) MRICS FAAV, David Thompson FRICS FAAV, Graham Baker  
**Registered Office:** Offa House St Peters Square Hereford HR1 2PQ England  
**Limited Liability Partnership No:** OC338911  
Sunderlands 1862 LLP trading as Sunderlands

**rightmove**  
find your happy

**The Property  
Ombudsman**

