

From: Thomas, Edward

Sent: 26 September 2017 14:05

To: jason.price@persimmonhomes.com; will.bishop@persimmonhomes.com

Cc: Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>; Tookey-Williams, Jill <Jill.Tookey-Williams@herefordshire.gov.uk>; Coleman, Yvonne <ycoleman@herefordshire.gov.uk>

Subject: FW: APPLICATION No.173007 - Land between The Seven Stars and Gosmore Road, Clehonger

Importance: High

Dear Jason/Will,

I email further to my 'phone conversation with Jason yesterday and my email to Will dated 6th September. I enclose below the comments of the Parish Council, received this morning. You will have seen the pre-existing responses from consultees and third parties posted to the website.

I have already outlined some of the issues with the application as submitted and many of these are picked up in the Parish's comments below. For the sake of completeness I list the main issues below.

- 1) I would have expected a greater number of dwellings to front the B4349. The frontage is consequently weak; consisting of 3 no. gables. Although there is an eclectic mix of architectural styles within the village, the main road is characterised by road fronting dwellings. What, if any, analysis has informed the approach?
- 2) Areas of the site are dominated by frontage parking and small gardens – the affordable units 62-74 being a case in point.
- 3) There is no landscape masterplan (landscaping is a Reserved Matter). Consequently there are many areas of the layout where I am uncertain as to what is proposed. There is no illustration of potential tree planting within private gardens for instance. Is this something Persimmon even propose these days?
- 4) The Parish make the point in respect of the amenity of walkers using the PRoW, which for large part of its length is cheek by jowl with shared surface and parking courts. Landscaping was shown on the illustrative masterplan as being on the SW side of the PRoW, but the submitted layout shows some limited planting on the NE side of the PRoW to the rear of the pub. I accept fully that the development of 80 houses on the amenity of walkers using the PRoW will be altered, but the layout as submitted does very little to ameliorate this. The orientation of 18 and 19 relative to the footpath with screen brick wall does little to assist.
- 5) Would it really be the intention to maintain a narrow strip of open space grassland between the 2.0m stone dust cycle/footway and shared surfaces? What provision is there for stopping people parking on the shared surface and encroaching on the foot/cycleway?
- 6) You're familiar with the Engineer's comments in respect of the width and makeup of this shared footpath.
- 7) The layout does not reflect the off-site highway works required via condition 8 of the outline permission. There is no provision for a link through to the playing fields, extension of footpath past the PH or installation of dropped kerbs. Are you designing the footway connections onto Gosmore Road?
- 8) The layout appears to leave the option of taking the shared surface through onto the village playing field. This provision makes re-planning more difficult. Is it necessary or even realistic to make this provision?
- 9) The turning head around no.32 doesn't extend to meet the shared surface outside no.31.
- 10) No.32 and No.48 appear as afterthoughts; witness their proximity to the footways and divorced parking provision.

- 11) The same is true of 14, 22, 23 and 33.
- 12) What does the pumping station look like?
- 13) I have quite a number of comments in respect of the house-types; some of which don't appear to have moved on from the 1970s.
- 14) The Design Statement refers to chimneys, but I couldn't see any whatsoever.
- 15) The window proportions need review.

To be frank, outline permission and housing land supply position notwithstanding, I'd be very confident of defending an appeal were we to refuse the current submission. I think the shortcomings identified above illustrate the Parish Council's point i.e. that not too much attention appears to have been given to the design of the scheme. However, we want to deliver housing sites and are thus minded to negotiate with you. It is my view, however, that this needs some proper design input and a complete overhaul.

Are you able to confirm how you intend addressing the above (and below) stated concerns?

I look forward to hearing from you shortly.

Kind regards
Ed Thomas

Development Manager
01432 260479

From: [REDACTED]
Sent: 26 September 2017 10:55
To: Thomas, Edward <ethomas@herefordshire.gov.uk>
Cc: [REDACTED]
[REDACTED]

Subject: APPLICATION No.173007 - Land between The Seven Stars and Gosmore Road, Clehonger

Dear Mr Thomas

APPLICATION No.	173007 - Land between The Seven Stars and Gosmore Road, Clehonger, Herefordshire
DESCRIPTION:	Application for approval of reserved matters following outline approval P142349/O, for 80 dwellings.
APPLICANT(S):	Mr Will Bishop
GRID REF:	OS 345363, 237694
APPLICATION :	Approval of Reserved Matters

Clehonger Parish Council has considered the application and is minded to comment as follows:

Introduction

Clehonger Parish Council expressed concerns at the outline planning stage for this site, not on the grounds of its potential use for housing but on the size of the estate envisaged, anticipating both that the available space would inevitably be a crowded suburban development, not in keeping with the village, and the overall impact of the sizeable increase in population.

The concerns expressed appear to be justified, as while ensuring that the maximum density is achieved this presents as an unattractive crowded development, which appears to have been planned with little consideration, consultation or local knowledge.

Obviously, there is a need for more housing in Clehonger but there are lost opportunities in these proposals - as they stand. As a village Clehonger faces disruption with no contribution to assist with existing needs, which may in fact become more pressing:-

i.e. severe problems and danger to children from car parking issues in the vicinity of the nearby primary school
Anti social behaviour by bored young people with a deficiency of suitable recreation opportunities for the secondary school age

Protection of our natural environment and bio-diversity, including taking into account the implications of climate change. Also of concern is the likely impact of heavy road traffic and potential speeding.

Obviously there could be contributions from Section 106, but there has been no information released, or suggestions sought to clarify if this will be helpful to the village.

Concerns about garage blocks / footpath / public house area

- There are serious concerns about the area near the Seven Stars Public House, which is, at present, a public footpath across the meadow. Architects should be planning public spaces to be congenial, pleasant, safe and to discourage anti -social behaviour. The cluster of garage blocks, adjacent to a row of affordable rented housing, and the pumping station, by the footpath are potentially an open target for anti social behaviour, young people seeking mischief, or worse, lurking around. This could potentially be a serious nuisance and deter appropriate use of the footpath. If the footpath is turned into a hard surface and for use of cycles as well this will urbanise what is at present a pleasant part of the rural footpath network. There is a danger that motorcycles could also use it, causing danger. We have in the recent past had issues with motor cyclists using the village hall car park nearby, we suspect for criminal activities, and also going on to the playing field
- The garages and the pumping station so close to the public house – a locally owned business which has been improved with great effort by the owners - will cause nuisance, including potentially odour near its kitchen – and may even threaten its existence
- Garage blocks in general are difficult to maintain in good order and are undesirable in a crowded estate such as this.

Potential for flooding

- No detailed surface water management plan has yet been supplied for consideration
- What evidence is there that the attenuation pond, 1.2 metre deep, will be sufficient to hold the surface run off and avoid flooding? We have had substantial flooding in that dip over the years, climate change is resulting in heavier downfalls. The developers state “Through good design and the use of permeable surfaces and soak-aways the peak rate of surface water run-off into watercourses will not exceed that for the pre-developed site”. It is difficult to believe this as grass is being replaced throughout by hard surfaces, which, however permeable, will result in water seeping down into the water table rather than going upwards in grass! It seems highly likely that as a result more will accumulate at the lowest point overflowing the attenuation pond.
- A sustainable opportunity to reduce this risk would be rainwater collection from roofs to use in non-potable water supply to homes. This was mentioned as a possibility by the former owner’s agent at a public exhibition of outline plans, but has not been considered.

Housing needs

- It is noted that Strategic Housing “does not support the application in its current format “as there is no provision for 1 bed affordable dwellings for single households. The current “bedroom tax” policy increases the need for this. It is understood that Persimmon Homes “have agreed to look at the mix and incorporate 2 x 1 bed dwellings to allow for this”. The Parish Council would suggest that this should be a minimum. Although Herefordshire Housing state “If there is a requirement for additional dwellings for single occupants and the affordability levels work, an occupant could under occupy a 2 bed dwelling”, this is flawed as in practice the occupant would be vulnerable if on low income to lack of sufficient benefit support to pay the rent.
- Although not entirely impractical the designs of the houses, especially smaller units, are not particularly well designed for disability if occupants need to live on one floor.

Sustainable energy

- The developers state “The high standard of fabric thermal performance, coupled with energy efficient gas boilers, enhanced space heating and hot water controls, low energy fans and 100% low energy lighting avoids the need for any renewable energy source to reach the required energy efficiency standard.” This is good in as far as it goes, but there is scope for the use of solar panels to

further improve the sustainability of this development and, even more importantly, especially for affordable housing, further reduce energy bills. The desirability of this should also be considered in the context of potential increase in use of electric cars

Transport issues

- The Parish Council note the comments from the Transport department and are in agreement with the points raised. There are serious concerns about speed on the B4349. A 30 mile per hour speed limit is absolutely essential from the Seven Stars and visibility splays must be adequate.
- The Parish Council also agree with Transport Sections comments "The footway connections from the site on to the highways network do not provide safe access on to the highway network. Visibility splays have not been shown at the start of each footway. The visibility splays are restricted by hedgerow and the Seven Stars Pub. Footways should also be constructed to meet HC design guidance and not as noted on the submitted plan as stone dust footpath/cycleway. The footway/cycleway does not appear to connect to the internal areas of the site."

Lack of consultation about cycle path exit and safety concerns

- The plans are very difficult to read, but there appears to be some things taken for granted. It appears that the proposed cycle/footpath parallel to Gosmore Road goes through the existing playing field hedge to exit through the existing entrance to the playing field. There has been no consultation or discussion about this. The Parish Council believe that this would require agreement with the Parish Council as the Custodians of the playing field. There would be safety issues to resolve, both in terms of the already worrying safety issues at this exit, especially at school collection times, and also the potential for fast cycles, and motor bikes, to zoom across the playing field

Play provision

- It is the Parish Councils understanding that a development of this size should make provision, either on site or by contribution to local resources, for appropriate play provision. There is no indication of either as yet, no defined communal play area that is not crossed by a cycle path or proximate to a deep pond, nor any suggestion of contribution through sec 106 to the adjoining playing field.

Ecology and landscape

- No Habitat and Biodiversity enhancement plan has yet been submitted
- The Parish Council note the comments by the Ecology Officer, who rightly emphasises the needs for mitigation. Clehonger has considerable biodiversity, with a number of threatened species. The attenuation pond may assist amphibians and grass snakes which are around. The threats to hedgehogs, which are found in Clehonger, are well documented and the need to improve their chances by building in gaps in solid fences so that they can roam considerable distances is established.
- No landscape plan has been submitted and the Parish Council agrees with the Landscape Officer's comments on the need for this. The Parish Council also agrees with her comments about the lack of consideration of landscape street views within the site, and the implication that it is distinctly urban in nature and heavily reliant on hard standing.
Other points: The field is, at present, used by dog walkers, who will probably still use the footpaths, and be added to by dogs from the estate. Unless the plans are changed there is potentially a litter area adjacent to the pub, main road and garages. The Parish Council believe that the developers should be required to place litter bins at each entrance to the footpath, with appropriate signage, and make the necessary arrangements for the collection of the rubbish.

There is a wish for the best possible use to be made of sustainable energy, such as solar, and it has been suggested that the orientation of the roofs of the houses should be positioned to capture any available opportunity for energy generation.

There is also concern regarding the retention and upkeep of established hedges at the perimeter of the site.

Thank you for your consideration of the points raised by the Parish Council. These are non-exhaustive but represent a collation of opinion.

Yours sincerely,

Alison Wright

Mrs Alison Wright
Parish Clerk
Clehonger

