

Planning application comment was submitted on the **15 January 2024 19:36 PM**

The following is a comment on application **P233282/F** by **M Bartlett-Freriks**

### **Nature of feedback: Objecting to the application**

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**Comment:** Dear madam, sir,

I would like to object to this planning application for the reasons stated below.

In summary my key objections are:

- Environment:

o the B-road adjacent to the site is very busy and there is no pavement hence the occupants would be reliant on transport by car which at the time of a climate breakdown seems incompatible with sustainable development.

o In addition building on a green field may jeopardise the ecological corridor it is part of.

o Noise and light pollution in a green field will adversely impact local wildlife.

- Road Safety: the previous application for this same site for a one dwelling property was refused as was its appeal, based on the Highways Agency advice that it was unsafe. I fail to understand how this application for four times as many dwellings could be deemed safe as there will be an associated fourfold increase in traffic in addition to the fact that traffic is likely to have increased since the previous application 8 years ago.

- Incompatibility of caravans with local character.

- Availability of travellers pitches elsewhere in the county negates the need for more to be built.

- The proposed development will have a detrimental impact on my right and my neighbour's rights to enjoy our homes. This right is enshrined within the European Human Rights Act, Article 8 i.e. individuals have the right to enjoy their existing home peacefully.

Objection reasons in detail:

1) I will refer to a number of key points from the Neighbourhood Plan as well as the Herefordshire Council Core Strategy, which in my opinion clearly oppose this planning application:

a. Point 2.19: "to its north and south are bands defined as Wet Pasture Meadow" - Any small scale estate villages or hamlets should retain their integrity. Where permanent pasture exists within Wet Pasture Meadows, it should be retained and where opportunities exist, arable converted back to create new wet habitats - Activities likely to increase drainage or a change in the water table should be discouraged as should any settlement or building operations." – mobile homes/ caravans are not in keeping with the surrounding dwellings.

b. Point 2.20: "There is however a number of locally important ecological corridors and stepping stones running north-south through the centre of the plan area including through both villages." – building on a green field may jeopardise this ecological corridor.

c. Point 4.2: "new dwellings should be well designed, reflect local character, and achieve high levels of sustainability" – see a.

d. Point 4.3: "The size and appearance of properties should be similar to those nearby" – see a.

e. Point 4.8: "Localised areas where there are potential dangers from traffic, such as through high speed, inappropriate size of vehicles along lanes, on-street parking and lack of visibility, have been identified. - New development should be capable of being accommodated safely." – A previous application for this same site for a one dwelling property was refused as was its appeal, based on the Highways Agency advice that it was unsafe. I fail to understand how this application for four times as many dwellings could be deemed safe as there will be an associated fourfold increase in traffic in addition to the fact that traffic is likely to have increased since the previous application 8 years ago.

f. Point 4.9: "Parts of both villages suffer from the absence of pedestrian footpaths" – The B-road adjacent to the site is very busy and there is no pavement hence the occupants would be reliant on transport by car which at the

time of a climate breakdown seems incompatible with sustainable development (see Policy ORC6 – Sustainable Design: “Ensuring that new homes are fully integrated into the existing neighbourhood and support a more pedestrian and cyclist friendly environment through convenient links to local facilities and public transport connections”).

g. Point 4.14: “Preserving the rural character of and historic environment within the two parishes should be given a high priority. The approach to accommodating new development while protecting local character and distinctiveness which should be promoted is to support local agriculture and forestry; ensuring the level of new development is in keeping with this character and distinctiveness; and promoting high quality design in particular in terms of scale, appearance and quality of materials. – see a. This is also referenced in the Herefordshire Core Strategy 3.2 “whilst protecting and enhancing the attractive and distinctive character of the different areas of the county, so that sustainable development is achieved.”

h. Policy ORC6 – Sustainable Design: “Retaining important natural habitats and features such as tree cover, ponds, orchards and hedgerows ...” – this application proposes to site dwellings within a listed orchard area which does not seem compatible with ‘retaining orchards’ and in addition to this the proposed access to the site will require it to remove an existing hedgerow, which provides an important habitat for wildlife.

i. Policy ORC7 – Housing in Orleton: “New housing within Orleton will be restricted to sensitive infilling within a settlement boundary and sites identified for development defined upon Orleton Village Map. Dwellings shall be of a scale, massing, density, building line and layout compatible with the character, size and form of the particular part of the settlement within which they are located and not adversely affect the amenity of adjacent properties; Development shall not result in the loss of important features such as trees, hedgerows, or significant frontage gaps or green spaces that contribute to the unique character of the village” – this application does not fall within the boundaries set out in the Neighbourhood Plan. This point is also referenced in the Herefordshire Council Core Strategy 3.3 Sustainable Development ‘continuing to protect and enhance our natural, historic and built environment.’

j. Point 7.5: “The most appropriate direction for growth has therefore been concluded as eastwards” – see i.

k. Point 7.7: “Sustainable design is also important in order to contribute towards a low-carbon economy. Policy ORC 6 and Herefordshire Local Plan Core Strategy Policy SD1 are therefore relevant.” – Reliance on private motorised transport does not ‘contribute towards a low-carbon economy’.

l. Policy ORC13 – Highway Design Requirements: “Where development proposals are advanced these should ensure there should be safe access onto the adjacent road”. – see e. above. A previous proposal for a quarter of the dwellings compared to this application has been refused on road safety grounds and hence surely a quadrupling of traffic is not acceptable.

m. Point 9.11: “With the need for each of the two villages to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the network can cope with increases in traffic generated.” – see l.

2) Regarding the requirement for travellers sites I would like to point out the following. Whilst it is possible that Herefordshire Council has a shortfall in the total number of sites provided within the county it should be noted that there are not only a number of caravan sites already near Orleton village, but also that I understand that there are other travellers sites available near Orleton, which are either not used or under used, negating the requirement for further sites in this particular locality.

3) Privacy and residential amenity:

a. This site is an area of open countryside, there is limited light pollution and limited noise pollution. Any development will have a significant impact on the privacy and residential amenity of my own and my neighbours’ properties, which face or will back onto the proposed site. This is with respect to the impact of the development on our homes through the increase in noise pollution, the impact from artificial light sources, the impact of vehicle movements and general disturbance.

b. The proposed development will have a detrimental impact on my right and my neighbour’s rights to enjoy our homes. This right is enshrined within the European Human Rights Act, Article 8 i.e. individuals have the right to enjoy their existing home peacefully.

Kind regards,  
Mrs.M Bartlett-Freriks

**Attachment:**

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Their contact details are as follows:

**First name:** M

**Last name:** Bartlett-Freriks

**Email:** [REDACTED]

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**Infrastructure from section 106 to consider:** Safe access to the B-road as well as cyclist and pedestrian access to the village.

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Link ID: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=233282](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233282)

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