

**From:** webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

**Sent:** 23 July 2022 11:09

**To:** Planning Enquiries <planning\_enquiries@herefordshire.gov.uk>

**Subject:** 222006 - Planning application comment was submitted

The following is a comment on application **P222006/F** by 'james ravine'

**Nature of feedback:** objecting\_to\_the\_application

**Comment:**

Attaching my objection letter

**Attachment:**

Planning\_letterJR22July2022.pdf

**Their contact details are as follows:**

**First name:** james

**Last name:** ravine

**Email:** [REDACTED]

**Postcode:** gl67jt

**Address:** wickridge house, folly lane, stroud

**Infrastructure from Section 106 to consider:**

Under S106 there should be habitat creation in mitigation of the entire impacted area of the development ie the built area and the envelope of disturbance. This should include owl and bat boxes and an area of meadow and hedgerow habitat in the character of the SAC

*Link Id:*

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=222006](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=222006)

Form reference: 835581

Wickridge House  
Folly Lane  
Slad,  
GL6 7JT

July 22nd

ATTN of: Herefordshire Council Planning Case Officer, Gemma Webster

OBJECTION TO PLANNING APPLICATION P222006/F & lbc 222007/L

Dear Gemma Webster,

I am aware of the proposed development of Little Daffaluke (Planning application Ref. P222006/F) that would not only have a significant impact on the lives of several local residents, but will also be to the detriment of the local Glewstone community and the environment. The proposed development would only serve to provide financial gain for the property owners and offer little or nothing to the wider community or economic prosperity of Herefordshire.

My understanding is that the proposals go against the objectives and policies of Herefordshire Council's 'Core Strategy' document.

As a Director of Wiltshire Wildlife Trust, I have considerable knowledge in the environmental and conservation fields. The proposed development is within a field that is part of a Special Area of Conservation, designated for its high biodiversity. As one of only 6 SACs in the county it has high natural value, including providing extensive ecosystem services to the local populace. Increased traffic, human activity and light pollution would be an inevitable result of this development. A particular concern to me is increased contaminants/pollution (in particular phosphates) from vehicles, effluent and activity associated with the development entering local streams and lower Wye from run off given that a stream runs along the lower boundary of this property, an issue further exacerbated by the increased built environment including a new build proposed under this revised application. A wildlife survey has been undertaken to assess disturbance and renders the proposed development untenable without considerable mitigation measures such as the creation of alternative bat roosts. In addition barn and tawny owls are known to use the buildings that would be subject to development. Whilst great crested newts are said not to be present this is contrary to local knowledge and based only a desk-based search which is insufficient; a site survey needs to be undertaken by a professional ecologist as does a Habitats Regulation Assessment.

The proposed developments are replacements for derelict animal pens/shelters. The configuration, with a communal area for gatherings, is such that they are designed to attract groups for business and other purposes as well as family units solely for residential stays, making disturbance to local residents more likely both during construction and regularly when the property would be in use. They are therefore inappropriate development to a property of importance to Herefordshire heritage as the farm house and stone barn date from the 17th century and are Grade II listed buildings.

Restricted access and traffic obstruction down the narrow lanes to/from the property is a major concern, both during construction and commercial operation. The increase in traffic will be considerable; the narrow Daffaluke lane in particular is not capable of supporting this, with at least two blind bends and no passing places along the lane. There will be increased

risk to local residents, dog walkers and cyclists many of which use this lane and the adjoining lanes.

This proposal constitutes a major change of use as it is not a farm. This was a small working farm 23 years ago but has been a family home since. The proposals constitute a sizeable difference in impact compared to that of a small farm with its animals and familiar sounds and smells of the country and minimal vehicular use of the lane. Neighbours to the property would be particularly disadvantaged because the development has been moved away from the owner's property with the corollary that it overlooks and impinges upon the neighbouring properties of Bramley Barn and New House Farm.

For the many reasons above I recommend that planning permission is denied.

Yours sincerely

A solid black rectangular box used to redact the signature of James Ravine.

James Ravine, MA Cantab