

From: Clerk <bramptonfoypc@gmail.com>

Sent: 21 August 2019 18:52

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: Brampton Abbots & Foy Group Parish Council - Planning objection to application 192312

Good evening,

Letter of objection - application 192312

Please find enclosed two letters of objection submitted on behalf of Brampton Abbots & Foy Group Parish Council and Terry Griffiths (Lengthsman) for application 192312.

I would be grateful if you could please confirm safe receipt of this email and the two attachments.

Kind regards

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Jennifer Eva

Clerk - Brampton Abbots & Foy Parish Council

Brampton Abbotts & Foy Parish Council
c/o Jennifer Eva, Parish Clerk

Herefordshire Council
Planning Services
PO Box 230
Hereford
HR1 2ZB

21st August 2019

Dear Sirs,

192312 Land South of Church Road - proposed 7 residential dwellings with garages /carports and associated works.

The Parish Council notes that this application shows changes from the previous one 163755 submitted on the site that was refused permission, being namely:

1. A reduction in the density of houses from 10 to 7, but it is the three bungalows that have been removed.
2. The removal of the line of houses at the eastern end
3. The removal of one of the three access points onto Church Road

The Parish Council recognizes that these changes address some of the objections it had to the previous application. Even so there are still serious issues remaining.

Application 163755 was refused for the following reasons:

1. The proposal would have an adverse impact on the character and appearance of the Wye Valley Area of Outstanding Natural Beauty, failing to preserve or enhance the special and defining qualities of the landscape hereabouts and not represent an appropriate response to the established context and development pattern contrary to Herefordshire Core Strategy policies SS1, SS6, RA2 and LD1, the Wye Valley AONB Management, National Planning Policy Framework and CROW Act.
2. The impact of the development on the highways network, both the immediate and wider area has not been assessed or adequate consideration given to linkages with services and facilities by means other than the private car and as such the proposal represents an unquantified risk to highway and pedestrian safety and the free flow of traffic and is contrary to Herefordshire Core Strategy policies SS4 and MT1.

Despite the changes to the current application the same adverse impacts arise, and this application should be refused. A Traffic Statement has been produced this time but, as described below, it is incomplete and therefore of limited value.

This application would represent the largest ever single scheme for houses in the Group Parish of Brampton Abbots and Foy. The Parish Council has given it very serious consideration, especially in terms of its impact on the unique rural characteristics of the Parish, the Area of Outstanding Natural Beauty, its effect on the infrastructure and of course the housing requirement for the Parish. So, too, again have Parishioners, as demonstrated at the Parish Council meeting when this application was considered and by their representations posted on the Council website. There are currently 23 private objections and only two representations of support, one of which has come from the neighbouring Nursery School.

The Parish Council OBJECTS to the application for the reasons set out below.

Traffic and road safety

The following points are made in respect of the Traffic Statement that has been submitted with the application.

1. There is reference to an Automatic Traffic Counter survey having been carried out in Church Road in March 2017 and that this has been brought up to date using industry standard TEMPRO rates. The extra traffic from new houses being built in the area since March 2017 seems to have been disregarded.

Church Road is primarily single lane, with occasional passing places where it widens. There are no pavements and use of the road is necessary to gain access to the public footpaths. The road is used by cars, large agricultural vehicles and an increasing number of commercials due to home deliveries. These flow into Ross Road. Neither of these two roads have lighting.

2. No attempt seems to have been made to assess traffic in Ross Road. This is a major failing. The volume of traffic in Ross Road is much higher than in Church Road and the road itself is of similar character. It is bounded by high banks and hedges and also contains a dangerous junction onto the A449 Ross to Ledbury Road, where there have been serious accidents. Ross Road is increasingly being used as a rat run for those coming from the Ledbury Road to Ross.
3. The Traffic Statement makes no reference to the issues of traffic to and from Oak House nursery school. The school sits on the dangerous junction of Church Road and Ross Road. There is a high volume of traffic at certain times of the day bringing and collecting children. The road around Oak House is littered with indiscriminate parking from those dropping off and collecting children there. The situation has become so bad that approval has been given for no parking double yellow lines to be put down there. This will also result in an increase in traffic going up Church Road to turn at the junction between Church Road and Turners Lane. The two accesses to the proposed development are respectively close to this junction and Oak House.
4. The Traffic Statement indicates the lack of recorded accidents. There was a serious accident in Ross Road only recently where a car and tractor collided. As a result, the car was written off and the tractor sustained substantial axle damage.
5. Clause 3.24 of the Traffic Statement refers to sustainable travel options. There are none of any consequence. The Statement sets out a Framework Travel Plan Statement in clause 6 and Travel Plan Measures. The Parish Council are of the opinion that none of these will have any effect on the increased traffic from the proposed development.

6. It should be noted that a recent review by Balfour Beatty roads team concluded that the volume and speed of traffic makes Church Road unsafe and as a result 30mph signs are to be installed.

The additional traffic that this development would bring is a further safety issue and does not meet with Core Strategy MT1 1 requirement to “absorb the traffic impacts”. The lack of public transport (one bus per week) makes MT1 2 to integrate public transport connections unachievable.

Local distinctiveness

The Planning Statement refers to the proposed development consisting of seven 2 storey dwellings of 3 and 4 bedroomed houses (although the Design and Access Statement refers to all of the houses as being 4 bedroomed). The Design and Access Statement makes a point of referring to the houses as being a palette of brick, render and traditional roof tile. This still does not alter the fact that the proposed development continues to be of poor design and bland in nature, looking like suburbia being dropped into the unique and prominent rural environment that is Brampton Abbots. The layout of the scheme still has too much uniformity, it is ordinary and lacks imagination, remaining completely out of character with the area. The landscaping and shared access and driveways, in combination with the bland design and use of materials, creates an overall impression of a small “could be anywhere” housing estate. Such poor design is at odds with the area’s rural/AONB location and fails to address application 163755 reason for refusal 1. The proposed development is not in keeping with Core Strategy policy SS6 which calls for designs to “contribute towards the county’s distinctiveness” nor with RA2 3 which calls for “high quality schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting”. Overall this is poor design and should be refused being contrary to development plan policy and national planning policy, including paragraph 130 that states “poor design that fails to take the opportunities available for improving the character and quality of an area” should be refused.

Added to this the proposed development is in an area of AONB and in a prominent position with views in and out of the site. 2 storey houses will block views to Penyard Park, May Hill and the surrounding areas and it should be noted that the three bungalows from the previous application are the dwellings removed in this one. Paragraph 172 of NPPF sets out that great weight should be “given to conserving and enhancing landscape and scenic beauty” in AONBs,

Clause 1.1 of the Planning Statement refers to the proposed development as being in the centre of the village of Brampton Abbots. This is incorrect and misleading. The village is not a nucleated settlement with a defined centre, but a collection of linear developments separated by open fields.

In the context of Brampton Abbots, the proposed development is not modest as claimed in clause 4.7 of the Planning Statement. The Design and Access Statement claims that “the total area has a population of 330”. At the time of the 2011 census the population of the parish of Brampton Abbots was only 238 people.

Clause 2.2 of the Planning Statement refers to a church and village hall in the village. The village hall is closed and not in use. The church is not expected to re-open for regular worship. The village hall is currently shut and will only reopen if sufficient funds are made available to pay for the substantial repairs to it that are required.

Housing Numbers and size

Under RA1 of the Core Strategy, the Ross-On-Wye area has an indicative growth of 14%, meaning new housing growth of 19 dwellings in Brampton Abbotts by 2031. This level has already been met.

Additionally, under policy H1, the Ross area has been identified as requiring 40% affordable housing. The proposed development is for seven 3 and 4-bedroom houses, with the smaller housing units now being omitted from the proposed development altogether.

Drainage

The area around the proposed development suffers from surface water problems at times of high rainfall. Ross Road follows the bottom of a natural valley down from the Grove towards Ross and the fields both sides of Ross Road slope into it. This naturally creates a water channel. Furthermore, the Lengthsman for the Parish has concerns about surface water road drainage running through the proposed development that could be disrupted by any development on the proposed development. His report on this is attached.

The Parish Council continues to have strong concerns on the proposed surface water drainage plan which relies on pipes in the Ross Road, which are already inadequate for current needs causing frequent flooding, and also culverts on Church lane which do not deal adequately with water run-off from existing housing levels. The proposed development is not in keeping with the requirements of SD3 and SD4 regarding water and wastewater management.

Landscaping

The Parish Council is grateful to the Developers for including the plans for a small meadow and tree planting. However, no management plan for proper maintenance of the area is provided.

Ecology

It is noted that the Preliminary Ecological Statement submitted with the application is dated August 2016, being some three years old. Circumstances could well have changed since then, meaning that the Statement could well be inaccurate not to be relied on.

Emerging Neighbourhood Development Plan for the Parish (the “NDP”)

The NDP is now ready to be submitted to Herefordshire Council under Regulation 15. The proposed site is outside the settlement boundary set out in the NDP. This should be given some weight in assessing the planning balance for this application.

The Planning Statement extracts certain policies from the NDP and claims that the proposed development meets the criteria set out in them. This is not the case. The proposed development does not meet the criteria. These should be assessed and given some weight in assessing the planning balance for this application.

Conclusion

The foregoing sets out the significant adverse impacts of the scheme: impact on traffic and road safety, poor design, impact on the AONB, and drainage impact. The first three all reasons for refusal in relation to the previous planning application that have not been adequately addressed.

The applicant's Planning Statement concludes that the planning balance should be in favour of approval. This is based on a partial quotation of paragraph 11d of NPPF. Whilst it is accepted that the Council cannot demonstrate a five-year housing land supply and the policies for housing land supply are out of date, the applicant fails to engage paragraph 11i and footnote 6 that state: "i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (6)"

Footnote 6 includes Area of Outstanding Natural Beauty. An asset of particular importance.

For the reasons set out above the benefits of the scheme are outweighed by significant and adverse impacts and the application should be refused, being contrary to development plan and national planning policy.

The Parish Council understands that this application has been redirected to the Planning Committee. We strongly recommend that the Committee makes a site visit prior to making a decision on the application.

Brampton Abbots & Foy Group Parish Council



Terry Griffiths (Contracts)

Cabback Farm, Llangarron, Ross-on-Wye,
Herefordshire, HR96PA.

Telephone [REDACTED] Mobile [REDACTED]

31/12/16.

Report.

Brampton Abbots and Foy parish Council.

Drainage issues at proposed new development site in Brampton Abbots.

When the initial presentation for the development of the site was put to the public at a parish council meeting we raised several concerns regarding existing highway drainage on and around the proposed site.

As things have moved onto an application stage it is now the time to raise these concerns again in a formal report.

It should be noted that we have no vested interest whatever in the outcome of the application therefore the objective of the report is to make all parties aware of the need to preserve existing highway drainage infrastructure in the area and for them to take proper measures to avoid problems in the long term.

In this report, we have suggested that some conditions should be attached to any planning consent for this site.

We must stress that this should not be taken as an assumption by us that the Parish Council should support the application.

U70419.

Bramcombe Grange area.

The road in this area runs below the level of adjacent land which leads to ponding of surface water from both directions.

In the past to deal with this the Local Highways Authority at the time installed a drainage system on the road with an outfall pipe running eastwards across agricultural land.

The drainage system failed due to lack of maintenance by HCC Highways resulting in flooding at this point which effectively cut off the only access to that part of the village which could have resulted in tragic circumstances should emergency response vehicles not being able to get through.

At the request of the Parish Council we in our capacity as Parish Lengthsmen responsible for minor public realm maintenance in the parish carried out a maintenance programme which rectified the problem and to our knowledge no major problems have occurred in the area since.

Initially drawing from local knowledge, it was believed that the water from the drainage system outfalled some way across the field and drained away naturally.

However, whilst clearing the area where the water surfaced we found that it was a break in the pipe and that the pipe may have been connected to the highway drainage on the C1273 which is the road leading from Brampton Abbots to Ross-on-Wye.

There are some inspection/junction chambers in the highway in that area which could be part of the original infrastructure.

On viewing the number of new houses built over the presumed line if the pipe we concluded that the pipe would not have survived the excavation work which would have taken place and to try to trace the developers with a view of getting the pipe reinstated would be a lost cause given the time lapse since the houses were built.

We suggest that the Parish Council should have it made a condition that the eventual developer must ensure that they take proper steps to maintain the integrity of this drainage system and possibly incorporate it into their planned arrangements for dealing with surface water off the site.

U70419.

Nursery School Area.

We have a deep soakaway drainage ditch in this area which deals with all the surface water coming down that road (U70419) and from the U70420.

Again, we suggest that the Parish Council make it a condition that this ditch should not be used for any outfalls from the site.

C1273.

There have been several developments along this road over the years and we note that very few have drainage grids across the property entrances to prevent surface water from driveways and other hardened surfaces getting onto the road.

This has put pressure on the highway drainage which we must maintain at a higher than normal level and at an increased cost to the Parish Council.

To date we are not aware of what arrangements the developer is proposing to put in to deal with surface water runoff from the site.

We strongly request that the Parish Council oppose any plans to connect to this drainage system without some upgrading at a cost to the developer.

Should the Parish Council have need to discuss further any issues raised in this report please do not hesitate to contact us.

Terry Griffiths.

Parish Lengthsman.

Brampton Abbots and Foy Parish Council.