

From: J Smith [REDACTED]
Sent: 04 March 2023 20:46
To: Carlisle, Heather <Heather.Carlisle@herefordshire.gov.uk>
Subject: HUNTINGTON HAMLET ASSOCIATION objection to PA. 222138

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Hi Heather

I am attaching an Objection Report from Huntington Hamlet Association to Planning Application 222138.

Would you please submit the report to the website in the name of Huntington Hamlet Association.

Kind Regards

Janet Smith

Herefordshire Council
Planning Department
Plough Lane
Hereford

Friday 3rd March 2023

Formal objection to planning application no. 222138

Outline Planning application with all matters reserved, except access, for the first phase of an urban extension comprising up to 350 homes (Use Class C3); park & choose interchange; together with open and play space, landscaping, infrastructure and associated works.

Land at Three Elms, North East Quarter To the north east of Huntington and bounded by Three Elms Road and Roman Road Hereford Herefordshire HR4 7RA





If Stage 1 is passed then further then further stages will be submitted for planning consent resulting in all green agricultural land you can see in the distance will be gone forever.

HUNTINGTON COURT FARM

[REDACTED]

The farm consists of [REDACTED] hectares of arable land supplying us with much needed food produce, potatoes, beans, rapeseed, wheat etc. The land is Grade 1 and 2 prime agricultural land and once built upon will be lost forever. Huntington Lane is very important for the farmers to access their fields and with PROW'S across the fields to Yazor Brook on the western side of the hamlet the farmland provides a rural setting which many members of the public enjoy such as dog walkers, ramblers, families [REDACTED] who feed the swans and ducks in the ponds in the hamlet. The farmer's family have been farming the land for over [REDACTED] but stand to lose their home and livelihood if this planning application is passed.

Huntington Hamlet, Conservation Area, set in 8 acres surrounded by 140 hectares of Grade 1 and 2 prime agricultural arable land with 4 Grade 11 Listed Buildings, including a church.

The Yazor Brook is a main tributary to the River Wye and designated an SINC (special importance for nature conservation). Many protected species, mammals and birds live in and around the hamlet. (Separate Wildlife Report)

The landowners, Church Commissioners, decided to sell the land for housing in 2015 with proposals at first to build 800 houses which later increased to 1,000 and finally 1,200. To date 3 planning applications have been submitted. The 3rd planning application was for Stage 1 with 350 houses on the northern and eastern boundaries of Huntington Hamlet and now amendments submitted. In April 2023 it will be 8 years since this planning application commenced. If the current Stage 1 planning application is passed the following stages will be passed.

Stage 11 = 600 houses plus 8 hectares of industrial estate

Stage 3 = 1,000 houses from The Bay Horse Pub to Blue Diamond Garden Center

HEDGEROWS

The Church Commissioners would like to remove the hedgerow from Huntington Lane along 3 Elms Road down to the embankment and Yazor Brook.

A cycle track is proposed adjacent to the main road. However cyclists would be safer if the hedgerow was left to protect them from the oncoming vehicles, especially large trade vehicles. All hedgerows over 30 years of age adjacent to agricultural land are protected and the Local Authority must seek permission for them to be removed. (see Wildlife Report)

HOUSES – 3 ELMS ROAD- SITED OVER A BOREHOLE

The houses proposed will be 3 storeys in height whilst the existing houses in 3 Elms Road are 2 storeys so these new houses should be reduced as they are out of keeping in the area.

The new road across the field proposed is too close to the Yazor Brook. Flood maps show that the flood levels after Storm Dennis in February 2022 exceeded the current EA flood maps. The road needs to be built higher up the field and number of houses should be reduced.

Also it appears that houses are to be built over boreholes in the field which require a protection zone.

The road runs adjacent to Huntington Court, Grade 11 listed and designated SWS (special importance for wildlife), the pond designated SINC (special importance for nature conservation) The road is far too close to the property and with the amount of traffic which will use it will cause noise and pollution problems, adverse to the setting of a conservation area

Wildlife = main and only corridor from the east across the field into the ponds in the Hamlet. The swans need a long flight path down to the water, herons, cormorants, etc The road will be a deterrent from them accessing the Hamlet.

Underground tunnels will be required under the road for wildlife to access the Yazor Brook otherwise many of them will be killed. (Separate wildlife report submitted)

MINI ROUNDABOUT -BOREHOLE AT SIDE OF EXIT WILL NEED PROTECTION ZONE

The new road will access the 3 Elms Road opposite the cul-de-sac whereby residents access the 3 Elms Road. With the utter chaos and number of cars twice a day parking at The Range and Annetts on the school run the area goes into lockdown.



Residents at Huntington Hamlet will be expected to use this new road as the Church Commissioners want to enforce the closure of Huntington Lane with no courtesy or respect paid to the residents by way of consultation.

The Log Shop at New Court Farm told the logging lorry will have to use the Kings Acre Road access which will be kept open until the road completed in Stage 1. However the bridge and area will not accommodate the size and weight of these lorries. Checks on weight loads for the bridge need to be conducted. Other residents who work in the area use the 3 Elms access and the funeral cars in convoy to the church.



INFRASTRUCTURE = RELIEF ROAD

The relief road will act as a bypass for cars approaching from the west of the Roman Road, e.g. Credenhill and Brecon Road. To avoid congestion at traffic lights at Bobblestock they will take a shortcut through the estate into 3 Elms Road.

The residents living in the cul-de-sac were also not consulted about this mini-roundabout. Vehicles will be using the access day and night, headlights from cars at nights into their properties, extra noise and pollution in the area. Environmental Health need to conduct a survey on the 3 Elms Road including the number of decibels for noise. In 2020 the decibels on the Roman Road exceeded the governments advice of 50 decibels, the road recorded 66 decibels. Have those figures been updated.? Should they reach 79 decibels it is dangerous for human health.

4 new developments have taken place along the Roman Road

400 houses opposite the race course and a further 100 planned. Congestion and tail backs to Moreton-on-Lugg or Lyde most mornings affecting Starting Gate and Holmer Road

92 houses in Canon Pyon road only few hundred metres from traffic lights at Bobblestock

42 houses at Tillington Road cars accessing Roman Road, heavy traffic from Burghill and Tillington down this road

42 houses The Paddocks site on southern side of Roman Road top of 3 Elms Road

The above 2 developments passed although both sites have flood problems and underground streams flowing under the Roman Road into the 3 Elms Site. The runs can be seen but with building going ahead will alter their course and come up in other areas of the 3 Elms site.

The exit into the Roman Road will be widened, currently used by residents of Bovingdon Park, to allow access for The Paddocks site as well

Stage 1, 3 Elms Development.

A car park and Park and Ride is planned adjacent to The Paddocks on the eastern side at the top of the northern boundary of the 3 Elms Site. A PROW runs down to the Hamlet. The new relief road will be sited adjacent to the PROW so another exit into the Roman Road, There is no space for a footpath outside of the site so residents will have to cross a very busy road with children, pushchairs, dogs etc over a very fast speeding road. As we have seen around the area no one takes any notice of speed restrictions.

Every morning traffic is building up on all roads approaching the Monument at Whitecross roundabout which did not happen prior to new developments being built.

As a result of these new exits for Stage 1 to go ahead the Church Commissioners have decided that Huntington Lane should be closed down for the residents of Huntington Hamlet so that their planning application can be passed. Highways England have previously stated that there are too many roads in the plan.

The road can only be closed by the Local Authority, Herefordshire Council. The residents were not advised of this proposal neither were any consultations arranged to discuss with them. This is exactly what has happened throughout this planning process since 2015 whereby Herefordshire Council, at that time under Tory control disregarded and totally ignored Huntington Hamlet, also breached the Conservation Act of 1990. It has been said by CC'S planners and all that every effort has been made to include the Hamlet in their plans. Their plans are to force the Hamlet into a massive housing development being surrounded by 1,200 houses, with very adverse effects on a Conservation Area without their agreement or approval.

Also there are many protected species in and around the Hamlet which will be lost should this PA go ahead. Once building works commence the noise, loss of habitat and they will leave the site as they did at the Racecourse and moved down to the 3 Elms Land.

The Livestock Market was built and all protected species were lost there, fields of skylarks, water moles moved from the pond. The centuries old oak tree with bats roosting cut down for a new road into the market.

This field is a Flood Zone 3 and was the proposed route for the Western Bypass. When the field floods the Roman Road and car boot field on the other side of the road, are also flooded and Towtree Lane where Bypass would have crossed.

So those people who want a western bypass should look outside the City to a location which does not flood.

You do not build a Bypass through a housing estate alongside affordable houses whereby pollution would increase affecting a community.

If Stage 1 is passed then Stage 2 will go ahead with 600 houses behind Whitecross School plus 8 hectares of Industrial Estate proposed from Yazor Brook to Livestock Market, field as mentioned above a Flood Zone 3, High Risk.

Stage 3 = 1,000 houses from rear of The Bay Horse Pub in Kings Acre Road to Blue Diamond Garden Centre

Stage 4 = 3,500 houses at rear of Huntsman Drive up the hill, around Westfalling Street to the crematorium.

HMG medical centre cannot cope with appointments for members of the public to see a doctor, long delays on call centre.

SCHOOLS = No new secondary schools planned. Catchment area for Whitecross and Trinity Schools will have to be reduced if all these developments go ahead. Priority will be given to those children living in the new developments.

We would like these comments, and the issues we have highlighted, to be taken into account when deciding the outcome of this planning application.

HUNTINGTON HAMLET ASSOCIATION