

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

**Sent:** 18 December 2022 19:43

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

**Subject:** 223010 - Planning application comment was submitted

The following is a comment on application **P223010/F** by '**Richard Hurley**'

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

**Comment:**

Please see attached document.

**Attachment:**

Objection\_to\_site\_19a\_south\_development.docx

**Their contact details are as follows:**

**First name:** Richard

**Last name:** Hurley

**Email:** 

**Postcode:** HR8 1LT

**Address:** Dogberry Orchard The Common Wellington Heath

**Infrastructure from Section 106 to consider:**

N/A

*Link Id:*

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=223010](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=223010)

Form reference: 862388

**To:** Herefordshire Council Planning Department - Josh Bailey

**Re Planning Application P223010, Ledbury Road, Wellington Heath, HR8 1NB**

**OBJECTION to Planning Application**

Dear Sir,

I wish to strongly object to this Planning Application as it does not comply with the Wellington Heath Neighbourhood Development Plan 2018 (revised 2021) for the following reasons:

1. The layout and density of the proposed development does not comply with Policy WH5. The proposal provides for a ribbon development of seven large houses crammed together in a row with small plot sizes, totally out of proportion to very large building footprints. The Policy requires an "ad hoc" layout with large plot sizes in keeping with the surrounding development and historical evolution of the settlement.
2. Policy WH7 (3) provides that development of up to five 4-bedroomed or seven 3-bedroom houses or bungalows, or a mix of the two will be supported on site 19a south with associated large plot sizes. The proposal completely ignores this requirement.
3. As set out in Para 9.2 of the Plan there is currently an overprovision of large four bedroomed houses in the village. There is a demonstrable need for smaller lower cost houses suitable for starter homes and downsizing (2/3 bedroomed). The Herefordshire Core Strategy acknowledges this throughout Herefordshire and for developments of over 9 dwellings provided for 40% of the development to be for "affordable homes" (as defined). Although the proposal is for 7 large houses, no attempt appears to have been made to consider this requirement. The proposal is for 4 and 5 bedroomed houses plus other ancillary rooms.



4. The site is situated within the edge of the Malvern Hills Area of Outstanding Natural Beauty. Whilst the AONB executive will no doubt comment on this application, the design of the proposed houses and their layout seems to fly in the face of the design guides of the AONB and the Wellington Heath NDP. Furthermore the scale of the development proposed and its elevated position would be detrimental to the sensitive landscape in this area and would considerably degrade views from Ledbury road and nearby public footpaths towards the ridgeline to the east of Ledbury Road.

The application should be refused.

Yours Faithfully,

Richard Hurley FRICS