

Planning application comment was submitted on the **19 April 2024 11:24 AM**

The following is a comment on application **P240578/F** by **Christopher Lawton-Smith**

Nature of feedback: Objecting to the application

Comment: We are keen to support all farming activities in our rural county but object to this proposal as we don't believe it to be appropriate for the location.

We believe the proposal to be inappropriate for the current use of the land with a negative impact on its neighbours and the surrounding area. The main concerns are that the proposed building would negatively impact on water flows and potentially cause further flooding of the land and Watery Lane. Increased muck storage and the increased volume of vehicle movements at the site could lead to increased spread of sediments, which when mixed with the high volumes of water, will reduce water quality and could lead to further phosphate and nitrate pollution of our already severely impacted rivers and watercourses. The site is also situated in a Nitrate Vulnerable Zone so the presence of large volumes of muck could have a negative impact. We are obviously keen that the impact of pollutants suffered by the River Wye is not repeated in the smaller River Frome.

Attachment:

Their contact details are as follows:

First name: Christopher

Last name: Lawton-Smith

Email: [REDACTED]

Postcode: HR1 3TA

Address: The Old Vicarage, Yarkhill, HR1 3TA

Infrastructure from section 106 to consider: N/A.

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=240578

Form reference: FS-Case-607334344

We are keen to support all farming activities in our rural county but object to this proposal as we don't believe it to be appropriate for the location.

The area of the proposed structure, and the access to it, is frequently flooded. We have lived on the lane for more than 12 years and know that Watery Lane has its name for a reason. The proposed building is located in Flood Zone 1, but only metres from Zones 2 & 3, as well as a main river. The site regularly floods due to water moving downhill across fields from Shucknall towards the River Frome and this water is not slowed or stopped by the fields to the north of Watery Lane which are also laid as turf so have no root systems of note to allow water to infiltrate into the soil effectively. The lane is regularly flooded when other local roads are not.

We note the suggestion of a soakaway is made to manage the excess water (so an admission that it is a problem) but there is no mention of the depth or area being proposed. Given the proximity to the floodplain, it is highly likely this would impact the water table even if were of sufficient size to manage the issue, particularly during the winter months and, given the vulnerable area/zone, presents potential risks from increased nitrogen and phosphates.

No buildings other than residential uses are nearby so this would be a significant change to the immediate landscape; particularly given the scale of the proposal at almost 10m in height which is substantially higher than the existing hedges mentioned in the Design Access statement.

As there is no change in the use of the fields, we don't understand why a building is required, particularly as the Applicant states that there will be additional tractor traffic created by it in the Design Access statement. This suggests the building could serve more than the immediate vicinity and therefore potentially adds an industrial aspect to this rural location.

The proposed use of the building will have a negative impact on neighbouring houses in the hamlet of Yarkhill surrounding the church and those to the west of it. The prevailing wind is WSW and naturally moves noise and odours along the valley. There are never any complaints about using manure when it is spread as residents understand it is part of rural life. However, this area is generally used to dump the muck which is then spread within a few days, not stored long term. The concern is that storing large volumes of slurries/manures will negatively impact on air quality in the area and increased vehicle movements lead to issues with noise and increased emissions.

Summary

We believe the proposal to be inappropriate for the current use of the land with a negative impact on its neighbours and the surrounding area. The main concerns are that the proposed building would negatively impact on water flows and cause further flooding of the land and Watery Lane. Increased muck storage and the increased volume of vehicle movements at the site could lead to increased spread of sediments, which when mixed with the high volumes of water, will reduce water quality and lead to further phosphate and nitrate pollution of our already severely impacted rivers and watercourses. The site is also situated in a Nitrate Vulnerable Zone so the presence of large volumes of muck could have a negative impact. We are obviously keen that

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Christopher Lawton-Smith FRICS