

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

Sent: 25 January 2022 14:42

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

Subject: 213634 - Planning application comment was submitted

The following is a comment on application **P213634/F** by '**Sophie Glover**'

Nature of feedback: objecting_to_the_application

Comment:

Application 213634 land adjacent Whitestone Business Park

Objection by Withington Group Parish Council (amended plans)

1. Site is not allocated for general needs housing, and was only included in the NP for age restricted residential development which would generate few traffic and pedestrian movements. The WGPC had objected to the granting of planning permission for the lapsed proposal and only included the site in the NP to ensure that it was not subsequently subject to general housing proposals. The proposal is therefore in conflict with Policy P1.b of the Withington Group Neighbourhood Plan.(WGNP)

2. The site is unsuitable for housing development due to the inevitable conflict between residential and industrial traffic, the poor sightline to the south when exiting onto the C1130, and in respect of pedestrian movements to the main village, for education, recreation, social and retail activities. In particular there is no acceptable safe walking route to school. The scheme will therefore conflict with Core Strategy Policies SS4 and MT1 in respect of traffic and pedestrian safety.

3. Threat to trees. The amended layout could still lead to pressure to remove some or all of the trees particularly on the southern boundary as they will impact on sunlight/daylight to gardens. The trees were planted to provide a buffer for the industrial estate and any development which puts pressure on for their removal should be resisted.

4. The proposals for drainage both for surface water and foul sewage have not been fully developed. Before any permission is granted full details and permissions/easements must be secured. It is noted that there is still an outstanding objection to any developments which feed sewage (phosphates) into the Lugg or Wye systems through uncontrolled overflow pipes. The scheme is therefore in conflict with Policy LD2 of the Core Strategy, (European protected sites)

5. Noise .The reference to noise controls on the adjoining business park cannot be conditioned if not included in the application site. The potential for noise complaints from future occupants cannot be ignored and any proposals for abatement would fall on the businesses not the residents. There is no legally binding agreement with Browns or any of the other units on the industrial site regarding the installation of noise abatement measures. The proposal is contrary to P4.h of the WGNP. Security lighting from the business

park could also be intrusive.

6. No requirement for additional housing in the Withington group area as the minimum requirement has been substantially exceeded and the county now has a 6.9 years supply. In addition there are several outstanding consents and applications which conform with the adopted plans amounting to 20 plus dwellings but which are held up by the moratorium on future build.

7. The design of the scheme is an improvement on the first submission but still provides no useable public open space contrary to Policies P4.c of the WGNP. (The SUDS 'pond' should not be included as useable public open space in any area calculation). It is also noted that for 33 dwellings there are only 3 garages, in a location where all residents are likely to be car owners due to the minimum provision of public transport to the main service centre of Hereford. This will lead to more on street parking and potential conflict for service vehicles. The claim in the planning statement of a bus every hour to Hereford cannot be substantiated.

Attachment:

Their contact details are as follows:

First name: Sophie

Last name: Glover

Email: wgpcclerk@hotmail.co.uk

Postcode:

Address:

Infrastructure from Section 106 to consider:

Section 106 Agreement:

It is noted that there is no 'draft ' section 106 agreement. Without prejudice to the above, should consent be granted, the WGPC would seek significant financial contributions to additional highway safety measures in Withington and for Withington Primary School, in addition to contributions to community facilities and public open space and recreation facilities as highlighted in the WGNP.

The WGPC wishes to be consulted prior to any Section 106 Agreement being agreed

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=213634

Form reference: 801728