

Herefordshire Council
Planning Services
Council Offices
Plough Lane
Hereford
HR4 0LE



E: pryceplanning@btinternet.com
T: 07931 808200

Ref: Middle Wern Ddu Farm

21st June 2021

Dear Sir/Madam

Site: Middle Wern Ddu Farm, Rowlestone, Hereford, HR2 0ED
Description: Proposed new access track and retention of access.

Please find enclosed a planning application for the above development.

Site Location and Description

Middle Wern Ddu Farm is located off the Longtown to Rowlestone Road (U74417) 3KM north west of Rowlestone. A gravel track presently leads to the farmhouse and a range of steel portal frame agricultural for which Class Q prior approval has recently been granted for conversion into two dwellings.

South of the barns adjacent the highway is a small coppice of native woodland. The application site and existing access lies along the eastern boundary of this coppice and then continues north of here across agricultural pasture land leading to the existing agricultural buildings.

The Proposal

Full planning permission is sought for the construction of a gravel track from the existing access off the U74417 to Middle Wern Ddu agricultural buildings. The track will be 3.5 metre wide porous gravel construction with occasional passing places.

The access is positioned in a location where visibility is maximised but hedge removal is minimised. The character of the road in terms of alignment and width means that average traffic speeds are slow and therefore appropriate visibility can be achieved that is commensurate with the likely average traffic speeds without necessitating the removal of hedgerow. In fact, the required splays can be achieved through cutting back the face of the roadside hedgerow.

The first 5 metres of the access will be a sealed surface and beyond there a new porous gravelled access track is proposed. The route of the track skirts around the eastern edge of the small coppice before following an existing fence line through the fields to the north towards the agricultural barns. The route of the track is well screened by existing mature

roadside hedges and clusters of native trees in the locality such that it will have minimal wider visual or landscape effects. The proposed dark grey gravel surface will also be typical of agricultural track that can be found across Herefordshire's countryside.

Summary

The proposal will deliver a safe access with appropriate visibility splays and with minimal impact on the existing roadside hedge whilst the visual and landscape impact of the track is also not be harmful. The access and track meets the requirements of CS policies MT1 and LD1.

Please contact me should you require any further information of clarification.

Yours faithfully



Russell Pryce MRTPI
Director

Pryce Planning & Development Consultancy Ltd
07931 808200 / pryceplanning@btinternet.com