

Planning application comment was submitted on the **02 March 2024 13:55 PM**

The following is a comment on application **P240240/F** by **ROD WASSELL**

Nature of feedback: Objecting to the application

Comment: Planning application 240240 householder objection

I have a series of concerns regarding the above application.

1. The current Whitchurch and Ganarew Group Parish Neighbourhood Development Plan 2011 to 2031 states that there is a requirement for a minimum 65 additional properties within the parish. However, this requirement appears to have already been met that was declared at the parish council meeting on the 13th of February. If that is the case why are further houses needed?

2. In terms of traffic and access to this proposal as it stands, it would put yet further pressure on Llangrove Road. This road is firstly in poor condition, is narrow and very busy. The Transport Officer's consultation response states 'Additional Information or Amendment Required'. No transport survey appears to be contained in any of the documents contained within the Application. I would ask that the council insist that a full survey is done examining the types of journeys, types of vehicles, times of day, days of the week etc. Without this information it would not be possible to form a judgement. Can it be confirmed that this will take place in accordance with the Transport Officer's request?

It would seem on the face of it to make much more sense to use the access through Grange Park. This would give much better access to the A40 and A 49 via a wider Rd with pavements on both sides which Llangrove Road lacks.

3. No reference appears to have been made in the application to enhanced biodiversity which is a requirement of the Environment Act 2021. The Council's landscape officers comments include an objection based on the lack of any landscape buffer. This is a significant omission since it appears to be mandatory in the Environment Act 2021.

4. Linked to the above, the site is in an Area of Outstanding Natural Beauty as defined in the Countryside and Rights of Way Act 2000 (CROW Act). AONBs are regarded as a "Designated Rural Area" in the NPPF and given additional protection from development. Paragraph 172 in the NPPF states that great weight should be given to conserving and enhancing the landscape and scenic beauty, and that they have the highest status of protection in relation to these issues. In my view the Application pays no heed to this requirement.

5. Also linked to the above 2 items, I believe that the basic design of the layout needs to be readdressed. Whilst it is obviously subjective, my view of the layout is that it is unimaginative. By addressing the areas mentioned in items three and four above and using a more sympathetic approach the housing could follow a curve in the road allowing for some plots to be larger on the outside of curves and smaller plots inside curves likewise. There are plenty of examples in towns and villages all over the country that demonstrate what can be done. Areas should be retained for wildlife and need to be incorporated into the scheme.

6. Following on from item 5 above it seems plain that this is another phase in a multi phase development to extend to the whole field. Has this been done in order to avoid a section 106 contribution?

7. I note that the application contains a drainage strategy report prepared for the designers. It does note that this

is subject to approval by Welsh Water. Will the council pursue this prior to the decision on the merits or otherwise of the application? It is plain that surface water drainage in particular is a problem in this part of Whitchurch.

8. The houses in Symonds Yat View are designed to have large open glass areas to the rear. By redesigning the layout of the proposal much could be done to alleviate this problem.

Attachment:

Their contact details are as follows:

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Infrastructure from section 106 to consider: Wild life area, road improvements

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=240240

Form reference: FS-Case-591857959