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**From:** Carroll, Tracy <Tracy.Carroll@herefordshire.gov.uk>  
**Sent:** 26 March 2021 16:05  
**To:** West 2  
**Subject:** Appeal 203308 3266283 Cherry Tree Barn Walford  
**Importance:** High

Dear Mr Mitchell

Please see representation below for your information, which has been sent to the LPA case officer, Mr Gosset.

Regards,  
Tracy Carroll  
Technical Support Officer

Economy and Place Directorate

Technical Support Officer  
Development Management  
Tel | 01432 383504

E mail: [tracy.carroll@herefordshire.gov.uk](mailto:tracy.carroll@herefordshire.gov.uk)

Please note that in response to COVID-19 all Planning Officers, Development Managers and Business Support staff (registration and scanning / admin teams) are now working from home and in a fully electronic manner. We therefore ask for your patience whilst staff adapt to new working arrangements. I'm sure that you will also be mindful that staff working at home are with other family members and may not be working 'standard' office hours.

-----Original Message-----

From: cherrytreelane barn [REDACTED]  
Sent: 26 March 2021 10:33  
To: Gosset, David <[david.gosset@herefordshire.gov.uk](mailto:david.gosset@herefordshire.gov.uk)>  
Subject: P203308/PA7

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Dear Mr. Gosset,

The information contained in the application form is incorrect and we have proof of the inaccuracies in our files.

It isn't possible to scale off and confirm acreages from Land Registry photo copied plans of the plot in question as they may well have been reduced in the photocopying process and this, we suspect, is what the applicant may have done. However, we are able to ascertain from measurements given by Mr. T D Drake Lee Chartered Surveyor and Valuer of Coles, Knapp and Kennedy in 1975 that the area of the plot in question is in fact 1.362 acres which converts to 0.55 hectares. (The adjoining barn is measured at 0.125 acres ie 0.05 hectares). This can also be evidenced by a document produced by Groundsure on 24th November, 2016. We can provide copies of these official documents should you require and understand that they have been seen by the applicants Solicitors. The applicant quotes 1.3 hectares in his application which is twice the actual acreage.

The applicant also says the land has been used for agriculture for over 100 years. This is not the case. Up until three years ago it was untouched woodland with at least 50 years of inactivity thereon to our knowledge. In fact in his survey of 1975 Mr. Drake-Lee states "This enclosure comprises mainly amenity woodland which consists of mixed hard wood coppice of little or no timber value. The ground is uneven, and slopes fairly steeply in a westerly direction."

The applicant says he is operating a coppicing business. We can confirm that we have seen no evidence of such business. If the applicant is considering such a commercial enterprise in the future it would have a hugely detrimental affect upon this isolated rural location where access is only by an extremely narrow lane with very few passing places.

Yours sincerely,

Phil and Pam Watters

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