

From: Paul Smith [<mailto:paulsmithplanning@outlook.com>]

Sent: 14 December 2017 21:10

To: Brace, Carl

Subject: FW: Glewstone drawings _ passing bays, pedestrian refuge area and crib wall

Dear Mr Brace,

Planning Application 172076/O: Proposed Erection of Nine Dwellings. Land Adj. Herriot Cottage, Glewstone

I attach amended plans of the proposed development submitted in response to the comments made by the Council's Highway and Landscape Officers.

These plans include the following amendments:

- The creation of two passing bays along the public highway to allow vehicles to pass each other outside of the Site (see amended site plan 823-01A);
- The construction of a refuge at the nearby crossroads for students waiting for their school bus (see coloured pink on plan number 823-04). This facility will also make it far safer for existing students to stand at the crossroads;
- The creation of visibility splays from the proposed access in both directions commensurate with passing vehicle speeds (see amended site plan 823-01A);
- The reduction in the height of the proposed crib wall opposite the proposed vehicular access and regrading of the adjoining land (see amended cross-section BB – plan 823-03A). This regrading would be masked by the planting of the proposed community orchard and;
- The construction of the private road serving the four proposed bungalows would be 'dug-into' the ground levels to achieve the required road gradient and to reduce its visual and landscape effect (see amended cross-section CC – plan 823-03A).

I would be grateful if you would process these amended plans.

Relevant Planning History

An objector has drawn your attention to a 1988 planning appeal decision dismissing the proposed erection of four houses along the road frontage of the current application site (Council reference: SH871253PO, PINs reference: T/APP/V1830/A/88/87389/P4 - see copy attached).

This 1988 appeal decision was judged against entirely different planning policies to those applicable today. In 1988, the principle of new housing at Glewstone was contrary to the housing policies of the Hereford and Worcester County Structure Plan and therefore the whole of the settlement was treated as 'open countryside' in policy terms (see paragraph 6 of Inspector's decision letter). Further, the Inspector also considered the appeal site to be *"...too extensive to be regarded as a small infilling gap in an otherwise built-up frontage.."* (paragraph 6). This 'infilling' policy criteria has not been applicable since 1997.

The Inspector did consider that the 1988 appeal proposal would detract disproportionately from the predominantly open character of the local landscape (paragraph 6). However, that conclusion was made in the context of the whole village lying in open countryside within which new housing was not normally permitted. Reflecting this, in its decision notice the

Council's objection in landscape terms were referred to as an *"..unwarranted intrusion into open countryside.."* (Reason for Refusal 1).

In contrast, the current proposal is warranted by virtue of its compliance with the current supportive adopted housing policy towards the erection of new housing at Glewstone within and adjoining its main built up area. This policy explicitly permits new housing upon green field within the AONB a designation which does not prevent housing development of the scale and effect proposed. Further, national planning policy requires planning authorities to significantly boost the supply of housing particularly where, as is the case with Herefordshire Council, an authority has a persistent and significant housing land shortfall. Consequently, I do not consider the 1988 appeal decision to be relevant to the current proposal.

In support of this assertion, I would respectfully draw your attention to a recent planning appeal for a new dwelling elsewhere in the AONB at Brampton Abbots (Council reference: 161859/F). This appeal was allowed despite an earlier planning appeal for a similar proposal being previously dismissed on appeal. The Planning Inspector stated:

"...whilst a previous appeal on the site was dismissed the details of the scheme before me are different and the policy circumstances have changed with Brampton Abbots now identified as a settlement where proportional growth is acceptable and there is an acceptability of appropriate development in the AONB."

Such a significant change in policy circumstances have occurred at Glewstone.

Yours sincerely,

Paul Smith MRTPI