

From: Jenny Amos [REDACTED]

Sent: 27 February 2024 21:13

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

Subject: FW: Planning Objection - P214539/F Land adjacent to Curate Cottage - 5 dwellings

Oakfields
Hatfield
Leominster
HR60SG
28th Feb 2024

Re: Planning application P214539/F

I wish to object to the above planning application and refer to my earlier letter of 28th Jan 2022.

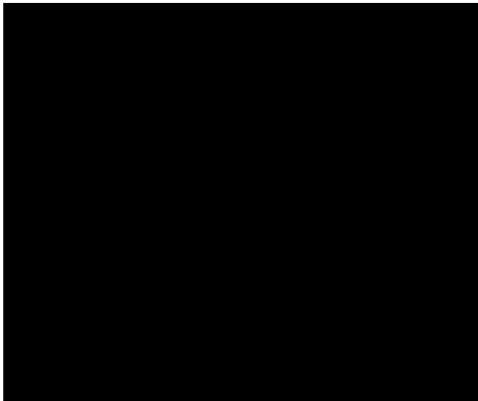
I have owned land opposite the proposed site for [REDACTED] and we built stables on the land for our horses which I have since converted to my home.

The reasons for objection are

1. The site is completely outside the village curtilage. The village's natural boundary extends from the 14th Century Hatfield Church in the west to Lockley's farm /Curate Cottage in the East about a mile in length with only 30 or so houses. This natural boundary has existed for many years. Curate cottage as the last house on that side was built in 1850 so why change the natural boundary of the village after all these years? Having attended a recent extra ordinary meeting of our local parish council I was informed that even previous planning assessments (the SHLAA 2019) have considered the site in question as wholly inappropriate for development.
2. The development is too large for such a small village of only 30 or so houses. It is not sympathetic to the form of the village and a major development for such a small village.
3. There are absolutely no amenities in the village whatsoever and no buses. How are people to get around except by car. We are 14 mile round trip to the shops. It is a very remote village.
4. We don't need these houses. There are already 11 new developments in the village in the last few years so the village already expanded rapidly. 8 of these new houses are conversion of existing farm buildings on the same farmland as proposed for this new development so building more nearby just creates a major development on the edge of the village. This constitutes unfettered development contrary to planning policies to protect rural areas in the county.
5. There is no built up area in the village with houses just dotted along the roadside. There are plenty old farm buildings and other properties and sites within the village that can be upgraded in future for housing so just continuing to build along the roadside extending the village makes no sense.
6. The proposed development will be a complete eyesore on such a beautiful rural village. They are not in keeping with the houses already in the village. Surely this development does not meet the requirements of the Core Housing Strategy of Hereford Council? All local distinctiveness will be lost contrary to the National Planning Policy Framework.
7. There is no mains sewage in the village so expensive foul water treatment plants will have to be installed to accommodate such a large development. The site is extremely wet so surface water run off into ancient woodland behind is a real issue. I know the ground is very wet having lived here for several years and the water is near the surface especially during winter.

8. This would be an unnecessary loss of farmland. Habitat for local wildlife will be disrupted with noise and light pollution particularly in the woodlands adjacent. There is a white Barn owl that regularly rests in the trees around including on the woodland opposite. Adjacent to the site.
9. The development adds yet more traffic onto a single carriageway with no spaces for existing traffic to pass. The road is often used for heavy farm traffic being a farming community and the road verges are getting destroyed already by the increase in vehicle traffic and tractors and trailers having to go onto soft verges to pass.

Signed



Jenny Amos