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Sent: 05 November 2021 09:05
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Subject: RE: Planning Consultation - 213495 - New House Farm, Stanton on Wye, Hereford,
Herefordshire, HR4 7LW

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Good Morning Linda ,

Firstly , given the circumstances that I outlined in a previous e-mail may I thank you for extending the period in which Staunton on Wye Group Parish Council had to meet and consult to put forward their views on this Planning Consultation -213495 – New House Farm – Staunton on Wye.

Staunton on Wye Group Parish Council OBJECTS to the Planning Application.

- 1) Planning in Staunton on Wye should be in accordance with the Staunton on Wye Neighbourhood Development Plan 2011-2031 which was formally adopted in 2016.

The application does not comply with the Neighbourhood Plan policies in the following respects.

Policy SOWH1 – New Housing Development

SOWH1 c) That new housing is of a single plot depth and fronts directly onto the existing village road network.

The application has a plot with a depth of three houses which is contrary to the Neighbourhood Plan.

SOWH1 d) That new housing relates directly to the existing built form i.e. has the character of infill or is located opposite an existing built up frontage.

The application has a density of housing which is out of character for this part of the village and does not meet the criteria of the Neighbourhood Plan.

SOW1 e) That safe vehicular access and adequate off road parking can be achieved.

The access to the properties is restricted with limited turning space and parking. The proposed layout will encourage visitor parking in the road which may obstruct farm vehicles.

- 2) Drainage

The application specifies a sewage plant for each property with the outflow from the three package plants going into a watercourse by the side of the public road. The plan does not show how the foul water reaches the watercourse 25 metres to the west of the site.

The watercourse is frequently blocked and is not suitable for the discharge of foul water which will flow onto the road. As the road is subject to flooding after heavy rain this proposal will exacerbate the problem.

3) Neighbouring Property

The neighbouring site is used for logging. Permission for this activity was given in Planning Application P191728/F in January 2020. Noise from this business may cause a disturbance to occupants of the proposed houses with consequent request for restrictions on the business.

Stephen D Grist

Clerk : Staunton on Wye Group Parish Council