

Planning application comment was submitted on the **03 May 2025 09:58 AM**

The following is a comment on application **P240468/F** by **Andrew London**

Nature of feedback: Objecting to the application

Comment: Longtown Group Parish Council sat at an extraordinary meeting on 30th April 2025 and RESOLVED to object to this application and commented:-

'Land at Greyhound Close - Application 240468

The Longtown Group Parish Council recognises that in making changes to the design of houses planned the applicant has started to consider the local needs but it does still not match the requirements of the village. LGPC objects to the current proposals for the reasons stated below.

The development does not provide the type of housing required by the area.

The NDP consultation discovered a need for affordable housing and the site in question was proposed to provide single storey housing for older people. The single storey buildings are too large (with three bedrooms and at too great a density) The site is equivalent to an urban density of housing. The semi detached designs are suitably affordable but the remaining detached houses are in good supply locally and not needed. This is not consistent with RA2 of the Herefordshire Core Strategy. It is not in line with LGPC1 or LGPC2 of the NDP.

The proposed development represents overdevelopment of the site in terms of density, style and size of housing. The current proposal provides a higher number of bedrooms and an increased footprint compared with the previous plan. This is not consistent with LGPC1(b) which states that "dwellings shall be of a scale massing, building line and layout compatible with the character, size and form of the neighbouring properties."

The design and layout are not in keeping with a rural village like Longtown particularly considering the visibility of the site from the National Park. The Senior Landscape Officer agrees that the harm to the landscape setting and overall character of Longtown is contrary to LD1 and LD4 of the Core Strategy. LGPC2(d) says the "design and materials of buildings should be locally distinctive, reflecting the existing village character." Local housing is predominantly stone in character and not just faced with stone on one side.

We believe the current proposal is not exempt from Biodiversity Net Gain because of temporary small site exemption. It does not meet all three criteria. Specifically that the site should be no larger than 0.5 hectares. Any new application should comply. Following Herefordshire Council's declaration of a Climate Emergency in 2019, SS7 and SS1 refer to the need for compliance with the climate change checklist. This is not evident as the application has not been updated in this respect.

The local sewage treatment works is 40 years old. It tries to service the needs of the village and storm water is also fed into it. In the last 6 months alone there have been four occasions when the drains have not been able to cope with the volume of water and effluent and this has resulted in manholes in the road lifting and spilling raw sewage into the road and the treatment works overflowing into the Olchon Brook. This is not an acceptable situation and will be made worse by additional houses.

Storm water. The proposed development includes rain gardens and a SUDS system but our local consultant civil engineer is concerned that the provision made in this plan will not accommodate so many units. We would expect Herefordshire Council to check all submissions.

The village suffers from low water pressure in some months of the year. This increase in demand would

adversely affect supply.

Archeological damage. We have previously stated that this site is part of the medieval gardens of the historic village. The open nature of the former medieval gardens is part of the setting of the scheduled ancient monument. This development risks significant harm to a designated heritage asset.

As previously stated we believe the access road is too narrow and the entrance splay is problematic. The existing houses in Greyhound Close need to park their cars in the road narrowing it further. The likelihood is that such a development would increase the number of cars regularly using the road by about 20 resulting in significant risk and danger.'

Attachment:

Their contact details are as follows:

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Infrastructure from section 106 to consider: N/A

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=240468

Form reference: FS-Case-711464331