

Planning application comment was submitted on the **16 February 2025 22:04 PM**

The following is a comment on application **P250150/FH** by **Jenny Spanner**

Nature of feedback: Objecting to the application

Comment: As a resident of Twyford it has been brought to my attention that the development of Highland Grove on Norton Brook Road appears inappropriate on many levels. My husband has already written his concerns which I endorse and having viewed the plans I am opposed to the increase in footprint and the impact that such a large development would have on the general character and amenity of the hamlet.

Besides the additional roof area and the associated issues of drainage and run off I am concerned about the impact this will have on local flora and fauna, It is great to see the return of so many indigenous species and I am particularly fond of the bats, Kites, owls and swallow murmuration's we have seen this year. We have noticed an abundance of flowers and grasses establishing in the area which it had been thought had died out.

We are investing heavily in natural flood defence to prevent downstream flooding within the hamlet and Hereford city centre, a programme of work we are engaged in with the council's flood defence team in bringing to fruition. I have enjoyed our visits from members of the Hereford Wildlife trust and the natural flood defence team who are excited about the biodiversity we are creating not only on our own land but as a community project between some of our neighbours. Having engaged with the council [REDACTED] to stem the flow of water into the brooks (Twyford and Red brook) that adjoin our property. It would seem ridiculous and counter intuitive to allow such development to proceed especially as scientific analysis using LIDAR imagery shows that there is already significant run off from the ridge hill road. Water flows straight down the side track entering red brook on the lane below. Even a cursory inspection in dry weather shows the water erosion and channelling that has occurred on the green lane that joins the top and bottom roads as it is currently. To add to this nonporous footprint would only further exacerbate the problem, I would expect the council to take a collegiate approach with other colleagues when making decisions such as this.

I believe the size of the proposed property development is out of keeping with the scale and character of other houses within the vicinity and it would not be in keeping with the hamlets overall aesthetic, sitting as it does in a position of prominence the existing roof line blends nicely with the ridgeline in winter and is barely noticeable in summer. To increase the height beyond its current level would blight the natural beauty of the hamlet. I am further concerned that a property of prominence such as is being proposed would detract from the Dark Skies policies, we have in place here. I feel this would detract from one of the amenities we and others enjoy living here.

In conclusion I object to anything other than a small increase in footprint and feel the proposal as it stands is too large and out of keeping with the area and would have a significant impact on the biodiversity aims of the council and community as well as the issues surrounding natural drainage and surface water run off the hamlet currently already experiences.

Attachment:

Their contact details are as follows:

First name: Jenny

Last name: Spanner

Email: [REDACTED]

Postcode: HR2 8AD

Address: Lilac Cottage, Twyford, HR2 8AD

Infrastructure from section 106 to consider: Protection orders on land scheduled to help with th biodiversity, improved SUDs, repairs to the existing highways in the hamlet and an appreciation on there natural flood protection measures being funded by the council.

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=250150

Form reference: FS-Case-688101208