

From: David Borthwick [<mailto:> [REDACTED]]
Sent: 20 July 2017 17:41
To: Atkins, Charlotte <catkins@herefordshire.gov.uk>
Subject: Objection letter regarding planning application No.P172270/0

Dear Ms Atkins,
Please find attached a planning objection letter as referred to above.

Regards,
David Borthwick.

'Woodrise',
Lyde Cross,
Munstone,
Hereford. HR1 3AD.
18th July 2017.

For the attention of Charlotte Atkins,
Senior Planning Officer,
Herefordshire Council Planning Services.

Sent by E Mail to catkins@herefordshire.gov.uk

Planning Application No. P172270/0 .

Site adjacent to Lyde Cross Tree, Munstone.

I refer to the above application and set out here in my objections to it.

1) Lyde Cross. Site, surroundings and history.

This is a hamlet consisting of eleven dwellings. It is located at the highest and most northerly edge of the Parish of Munstone and Shelwick. Recently approval has been given for the erection of one dwelling and the conversion of two Barns, one of these being in the ownership of the applicant. This will eventually bring forward a further five dwellings which would seem to be proportional growth. An unclassified road serves the area in which two cars travelling in opposite cannot pass each other. General infrastructure is poor and there are no main sewers. There is neither Public Transport nor footpaths. For this reason there is no compliance with the National Planning Policy Framework. This is a somewhat isolated community with no social or local service facilities and has no affinity with Munstone, Shelwick or Holmer. It is therefore a settlement in its own right.

Should this or other applications in this area be approved the Council will have to deal promptly and realistically with the lack of infrastructure, sustainability and the loss of amenity.

It is common knowledge in this area, and of great concern to the residents, that if this application is successful further applications will be submitted to build a further three dwellings to the south west and towards the centre of the field subject of the application thus creating a small estate. This in beautiful countryside and on Agricultural land.

I should point out that waste from my own property is dealt with on my land by a Bio Disc system. Waste water from it is piped under the adjacent road to an Inspection chamber on the applicants

land. From there the water is discharged by a 'spreader' system underneath the proposed building land. To enable this arrangement a legally drawn up 'Deed of Grant' was created in 1988. Should the application proceed I will seek from the applicant technical and legally binding documents to ensure the system is not compromised in any way.

2) Adopted Herefordshire Local Plan – Core strategy, 2011- 2031.

Policy SS1. Presumption in favour of sustainable development.

From this Policy it is understood that there is a presumption in favour of sustainable development and development designed to improve the social, economic and environmental conditions in Herefordshire. I do not consider the granting of this application will fulfil any of these objectives; to the contrary it will assist in destroying the local environment with the loss of Agricultural land.

3) Policy SS2. Delivering New Homes.

This Policy directs that deliverable and developable land is identified to meet "Market" and "Affordable" housing need. In Rural areas, as in this case, new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy, local services and facilitates and is responsive to the needs of the community. The proposal here is for a four bedroom detached house with detached garage. I cannot foresee how such a property will meet any of the necessary requirements. There are no local services or facilities and I am at a loss to understand how the development will support the rural economy. In any event Local Policies for the Rural HMA state that the main requirement is for three bedroom "market" housing.

4) Policy SS3 Ensuring sufficient housing land delivery.

It seems this policy is designed to ensure sufficient housing land delivery, presumably to comply with the National Planning Policy Framework. It refers to the preparation of an interim position statement and utilising EVIDENCE from the "Strategic Housing Land Availability Assessment" to identify additional housing land.

5) Strategic Housing Land Availability Assessment for the period 2011 – 2031 (second review, March 2012)

This is an EVIDENCE based document which identifies and assesses sites for potential housing. It "informs" the development plan documents such as the adopted Local Core Strategy and subsequent plans such as the Rural Areas site allocation development plan and emerging Neighbourhood Development Plans. The sites had been put forward by the respective land owners as possible sites for housing development. The document would appear to fulfil the National Planning Policy Framework dealing with economic, social and environmental roles.

Within the Parish of Holmer and Shelwick nineteen sites were put forward with six deemed satisfactory for development, which in the future will produce 670 homes. In the main the locations are in the Burcott Farm area of Roman Road. This is a large number for the Parish to absorb bearing in mind the large increases at The Furlongs and Holmer West. I would suggest the sites selected will be able to provide the necessary infrastructure and facilities to meet the needs of the communities concerned. It would appear the forward planners for the County also took that view.

Within the document, against an entry setting out the suitability of the sites is reference to Lyde Tree Cross Farm, the following comments appear.

“No, the site is not considered suitable on Landscape and Access grounds. The site has no relationship with built form and would not integrate well”.

These are, I would suggest very defined and precise comments, which with respect should be adhered to. Not to do so would bring into question the value of these “Strategic” documents and assessments and the wasted work involved in carrying them out. With these documents are plans of the sites concerned. The site of this application falls within the relevant plan.

Within The National Planning Policy Framework, reference is made for the planning system to contribute and enhance the natural environment by protecting and enhancing valued landscapes, geological conservation interests and soils. The comments referred to above appear to give weight to this guideline. The location of this application is within such a landscape and should be preserved.

6) Policy RA2. Housing in settlements outside Hereford and the Market Towns.

The principle part of this Policy refers to maintaining and strengthen locally sustainable communities across rural parts of the County. Development must have the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

Because of the distance between Munstone and Lyde Cross the site cannot at any strength of the imagination be classed as part of the Munstone settlement. In any event the Policy directed to villages such as Munstone states that developments should reflect the size, role and function of the village and should be located within or adjacent to the main body of the village. Further that the development should contribute to the social well being of the settlement concerned and that housing should reflect local demand. This application does not meet these requirements

The infrastructure at the location is weak to non – existent, therefore for the reasons set out briefly at paragraph 3 this proposed development would totally contradict the requirements concerning service provision, improving facilities and infrastructure, to the contrary they would undermine them. I suggest a dwelling such as that proposed does nothing at all to meet the needs of this community.

With respect, this application does not accord with National or Local Planning guidelines and recommendations and therefore should be rejected.

David Borthwick.