

The following is a comment on application **P242989/F** by **Wendy Dyer**

**Nature of feedback: Objecting to the application**

---

**Comment:** The farmhouse is a building significant local historic value and part of the heritage of the local area. Herefordshire's Local Plan states that local heritage must be viewed as an asset. This planning application appears to fall short of this aspiration. The Local Plan also states that all rural sites should include proposals which make use of existing buildings in preference to new development I cannot see how demolishing this beautiful building meets this statement and the application does not appear to have given this consideration.

The Local Plan also makes clear that development must be appropriate to their context, I am deeply concerned the application includes running a business from the large workshops and garages. This type of use is not appropriate for a rural location with many residential properties in very close proximity. The wall running to the front of the farmhouse is a lovely feature in other local close by gardens within the village and is part of the historic culture of Credenhill it would be such a shame for this to be removed. The farmhouse/outbuildings are also home to bats, I was of the understanding that all bat species were protected by and I would like to understand how the bats will be protected to remain.

There has recently been development in the village, which has properties that have not sold, this indicates that properties of this nature are not in demand in this area.

The entrance of the new development is very close to several other junctions and in my view poses a risk to the local community including children, dog walkers and cyclists along with motorists. The road leading to this site is very narrow with only space for one vehicle to pass safely in places. At certain times Dovecote Lane junction is extremely busy due to school and other traffic so much so that double yellow lines are being added to support road safety. The pavement heading from the site to the primary school is extremely narrow and used by primary and secondary school children on route to school or to catch the buses to schools or colleges. There are also a significant number of children that all return to the village at approximately 4pm by leaving the school bus at the main road by the lane to the Church and walk into the village. Adding extra properties to this stretch of road with associated additional cars including business vehicles, deliveries etc would in my view be a cause for concern.

The design and layout of the site has not considered the high position in relation to surrounding properties. The proposed design will undoubtedly affect families in the Crescent who will be overlooked and will have their privacy taken away and if the application is approved the siting and size of any proposed properties should be sensitively placed to ensure that privacy is maintained for existing properties. The elevated design and proposal also mean that a lot of green open space is lost this will have an impact on flooding of nearby road and properties

I am also concerned once the site is developed there might be significant regular noise nuisance from running a business from the proposed workshops which would impact local community and take away from the village feel.

If this goes ahead the following should be considered and responded to:

Site Access Restrictions

Working Time Restrictions

Animal Protection

Road Safety Provision

Proper drainage to avoid localised flooding

Potential impacts to existing trees on site as well as proposed removals, no tree survey report included and

consideration should be given to this considering the rural nature of the site.

Cycle storage must be provided in accordance with Herefordshire Council's Design Guide. Garages do not meet minimum standards. ,

**Attachment:**

---

Their contact details are as follows:

**First name:** Wendy

**Last name:** Dyer

**Address:** 7 Elm Road, Credenhill, HR4 7DP

---

**Infrastructure from section 106 to consider:** Financial contribution toward the funding of infrastructure of the village including play areas and open spaces. Contribution towards the school and GP provision. I also believe we should be having affordable housing for local people, nothing on this application assures me these are affordable homes for local people.

---

Link ID: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=242989](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242989)

Form reference: FS-Case-685902979