

From: Web
Sent: 12 November 2018 21:01
To: Planning Enquiries
Subject: Planning application comment was submitted

The following is a comment on application '**P181112/O**' by '**Helen Tinson, Clerk to Fownhope Parish Council**'

Nature of feedback: Objecting to the application

Comment:

As attached notes

Attachment:

Response_from_FPC.docx

Their contact details are as follows:

First name: Helen

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https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181112

Application Number:181112

Details: **Outline Planning Application for the development of 10 houses**
Site: **Land at Old Potato Store, Mill Lane, Fownhope**

This re-consultation has been carefully assessed against the criteria and policies of the Fownhope Neighbourhood Plan. Following this assessment and discussion at a full council meeting, Fownhope Parish Council **OBJECT** to the application at this stage.

The following concerns are raised with regards compliance to the Fownhope Neighbourhood Plan:

- Herefordshire's Core Strategy recognises that the need for affordable houses across the county is significantly high. However, whilst both the Core Strategy and National Planning policy requires affordable housing for developments of 10 houses or more, policies FW1 a & c and FW9i of the adopted Fownhope Neighbourhood Plan demand that **all** developments should contribute to meet the needs of the local community especially provision of affordable housing. The Parish Council would be looking for two properties on a development of this size to be allocated for affordable housing needs. Policy FW9.2 specifically refers to this site (allocated to be a joint venture with Mill Farm) and specifically requires contribution to meet local housing needs. A recent Housing Needs Survey (October 2018) has identified that a total of 10 homes are currently required, a need which is currently unable to be met. Would it be possible to consider changing the current accommodation breakdown to include two properties containing four 1-bed flats?
- Policies FW9-2g and FW27 relate to highway access and infrastructure. There is no evidence that the sharing of the drive with Lower House Gardens has been considered which would be preferable possibly offering more attractive arrangement of housing in order to meet requirements set out in FW16 to which the plan has fundamentally failed to respond in full.
- Policy FW16: Design Criteria:
 1. Plastic or fibreglass false chimney pots are not in keeping with the character of the village.
 2. It is required that houses are positioned in order to maximise benefit from passive solar gain and light. This applies in particular to Numbers 01, 02, 03, 04 and 05 which will receive little gain as currently planned. Is it possible to amend the design of some porches and garages so they do not shade as much as currently designed? It is also required that water catchment systems are in place to harvest water for WC and gardens as a minimum.
- Policy FW27, a, d, e and f: Highways and Infra-structure:
 1. These are only considered acceptable if approved by Herefordshire Council on all aspects of safety and compliance with our adopted Neighbourhood Plan.

We note the proposition by Cotswold Transport Planning which would appear to be a good solution to some previously identified issues, however the Parish Council have the following concerns:

- Bus stop position currently on southern side of the main street is situated just beyond Penrose Cottage which leaves little space between that and the proposed start of the narrower road area. Is it viable to move the bus stop further east on the road alongside Fairfield Gardens? The return bus stop is not clear but could be placed opposite Fairfield Gardens if necessary.
- The shop is served by regular supply vehicles which have to park on the roadside between the shop itself and Penrose Cottage in order to offload into the shop store. These vans come at varying times of the day.

Further concerns remain as before:

- The current public right of way through the site and onto the public footpath to the east must be maintained and improved to encourage users to access other areas of the village. Footpath access from the site into the village is a significant concern as a safe method of pedestrian access to village amenities has not been identified. Herefordshire Council's Core Strategy states that "social and community facilities improve the well-being of residents" detailing their requirements for access to facilities in rural areas in Policies 5.1.30/31/32 and 33. Fownhope has excellent services, leisure facilities and social activities on offer and being able to access these services within the village without having to rely on transport is an important consideration. This is further recognised in Policy MT1, which stipulates development must protect local footways, cycleways and bridleways reducing the need for short distance car journeys wherever possible.
- Final plans need to show attention to AONB protection; restoration of natural habitats to be replaced where possible and tree cover to be replaced where lost. The development would be required to ensure reinstatement, where possible, of flora to mitigate the loss of trees and green areas and enhance ecological corridors including planting of mixed hedging along the western boundary when trees are removed, as stipulated in paragraph 3 and 5 of policy LD1 of Herefordshire's Core Strategy which forms part of their Local Plan. The policy specifies that new landscape schemes integrate appropriately into its surroundings and tree cover is extended or maintained through retention and appropriate replacement. New planting is recommended to support green infrastructure, further detailed in policy LD3. The diverse range of wildlife habitats along the River Wye is recognised in policy LD1 5.3.12 which should be conserved, restored or enhanced where possible.
- The site has been extended to the edge of a flood plain and evidence is required to show that surface water run-off into the River Wye does not affect the river water quality or habitat. The water quality of the River Wye is considered to be of strategic importance in Herefordshire's Core Strategy, with this section of the River Wye having been recognised as a Special Area of Conservation (SAC_002). Policy SD3 details that development proposals must conserve or enhance watercourses and riverside habitats, 5.3.50 specifically referring to the River Wye, which has not been evidenced in this application. The susceptibility of land to flooding and surface water management are believed to be material considerations and we believe it would be prudent to undertake a flood risk assessment (Core Strategy 5.3.44).

- Private sewage arrangements need to be installed and to ensure the discharge and treatment of water is shown to be safe in connection to the proximity of the River Wye, details of which are not currently available to inspect. Policy SD4 of Herefordshire's Core Strategy advises that development should not undermine the achievement of water quality targets through the treatment of waste water. A proposal of alternative foul drainage options, as specified in the policy, has not been submitted for consideration.