

Planning application comment was submitted on the **09 August 2024 08:18 AM**

The following is a comment on application **P241582/F** by **Emma Donovan**

Nature of feedback: Submitting a general comment

Comment: After a lengthy discussion of the Parish Council including the architect, it was clear that there is quite a bit of missing information, inaccurate information (old or irrelevant data) and aspects of the work involved missing completely. We note that Highways are awaiting more information before commenting on the application.

The Hedge:

Removal of this ancient hedge and the native species within including nesting birds, bats and insects, would be a loss to the local ecology. This sunken road and its steep banks and hedge are key features of the lane.

The hedge with its mature roots, is helping to lessen run off of silt and water onto the lane. Removal of the hedge would cause more run off issues onto the lane which can get very wet and ice over in winter. Any new hedge would not be as efficient at absorbing water as the current well established hedge and its root systems.

The plans:

These need to be redrawn to include a tractor and a trailer as on the first planning application, being a more realistic scenario.

The splays diagram needs to be a larger scale to check it passes Herefordshire Council's criteria.

Drainage - The soak away seems to be positioned at the top of the slope. This would not work with the position of the water table.

The high banks on the opposite side of the entrance would stop tractors being able to pull out far enough to get round. This could cause damage.

The named hydrologist report is related to a house further up Warren lane and not to the area in question. It is therefore irrelevant information. A new report needs to be submitted.

Other considerations:

The quantity of soil required to be excavated from the steep bank to build the entrance has not been quantified and we can only conclude the volume would be significant. In the plan there is no consideration to where this soil will go. To be put on the field, the topsoil would need to be removed, the subsoil laid and the topsoil put back. A huge and expensive task.

Safety - anyone else using the lane whether it is walkers, cyclists or horse riders would have nowhere to go faced with a tractor and its trailer. Scrambling up the bank on either side isn't an option and there are no passing places.

The current situation with the informal access is very unclear and the Parish Council questions why anyone would buy a landlocked field.

The fact that no planning officer has been allocated and comments are to be submitted by the 11th August, has not helped the architect answer concerns from the parish. Having all the information is key when given the task of making a planning application decision, and this application appears far from complete. So until all the information is provided, the Parish Council can not vote to support or object.

Attachment:

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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=241582

Form reference: FS-Case-637384390