

From: webmaster@herefordshire.gov.uk [mailto:webmaster@herefordshire.gov.uk]
Sent: 13 June 2017 13:37
To: Planning Enquiries
Subject: Planning application comment was submitted

The following is a comment on application '**P171532/O**' by '**Paul Neep**'

Nature of feedback: Objecting to the application

Comment:

Whilst I do not object to the principle of development on this site, I do object to various elements of the proposals as listed below: Access: – Whilst the creation of a new roundabout on the Bromyard road will no doubt provide adequate access into the site itself, I would question the capacity analysis undertaken regarding the junction of the Bromyard Road and the Hereford Road. For example, the Transport Assessment suggests that this junction is currently 5% over capacity and has also listed that an additional 586 vehicles will use this junction between 8am and 9am (280 from the development and 306 into the development). It is hard to understand how a simple change to a mini-roundabout will mean that this junction would then have surplus capacity? Have the highways officers reviewed and agreed with this as it is fundamental to the current proposals? – The Transport Assessment appears to have reviewed the impact on additional traffic using the 'rat run' on Knapp Lane. Being a resident in the vicinity of Knapp Lane it is incredibly apparent that the assumptions made in the report are flawed. The comments should have taken into account junction analysis at the 'top cross' in the town centre which can generate waits of up to 10 minutes at busy times, as a result most drivers know that Knapp Lane is by far the quickest route. This road and in particular the junction with the Homend is inadequate in its current form and the additional impact on this route should be assessed prior to determination. – The identified 'possible pedestrian access' to the centre of the Southern boundary should be a fundamental part of the design and a defined pedestrian and cycle access at this location which connects and forms a continuation to the town trail is important to creating a development which is fully integrated into the town – and the internal layout of the site should reflect this too. Without this the alternative options will result in an increase in vehicular use as the walking options are far less preferable. General Comments: - In the Design & Access Statement, the outline strategy for the development of the site does appear to make some considered and potentially interesting design moves, which I hope are carried through in the reserved matters application. For example analysing areas within the town to generate strategies which result in areas of differing scale and design will have a positive impact on the quality of the proposals. - Although not referenced, some elements of the statement refer to key objectives set out in the draft Neighbourhood Plan Design Code, whilst not in an adopted state it clearly reflects how the town would like to see development delivered. The

applicant should aim to consult with the Neighbourhood Plan group and adhere as closely as possible to avoid being seen to be attempting to deliver the majority of new residential development identified in the plan whilst ignoring its contents. - The section of the design and access statement regarding styles does let the strategy down however and one of the key objectives listed in the statement is to avoid pastiche but the examples/precedents used generally fail at achieving this (with the possible exception of the base image on p121). Houses should respond to the local and historical context but not be a direct and poorly detailed copy of a historical style, which ultimately results in a confused mix of styles that is irrelevant to the locality and is the type of poor quality, ill conceived designs that are delivered by developers all round the country. Further development of this strategy and a design review with the neighbourhood plan group would benefit this process. - The Neighbourhood Plan and Design Code also make numerous references to sustainable design, which is not mentioned in the application information, this is an important driver for the town and should be a key consideration for development of both residential and commercial buildings within the development.

Attachment:

Their contact details are as follows:

First name: Paul

Last name: Neep

Telephone:

Email: [REDACTED]

Postcode: HR8 1AH

Address: Mymmswood, Ledbury, Herefordshire

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171532