

Em: [REDACTED]

28th May 2021

Planning Inspector,
Temple Quay House,
The Planning Inspectorate, 2 The Square, Bristol BS1 6PN

Dear Sir,

re: APPLICATION NO & SITE ADDRESS: 190316 - Waters Edge, Sharman
Pitch, Howle Hill, Ross-on Wye,
DESCRIPTION: Erection of 8 Dwellings and associated works
APPELLANT: Mr Peter Dowle
APPEAL REFERENCE: APP/W1850/W/21/3271693

I am writing on behalf of the Executive Committee of the Herefordshire Branch of CPRE (Campaign to Protect Rural England) to object to this Appeal. Permission was Refused by the Herefordshire Planning Committee on 4th November 2020. We sent in three representations to the Herefordshire Council Planning Officer, all objections, dated 18th April 2019, 26th November 2019 and 24th August 2020 and trust that our concerns will be considered when this Appeal is decided.

This is a rural area within the Wye Valley Area of Outstanding Beauty (AONB) and this proposed suburban, estate-like development is, we feel, inappropriate in the setting. The original application for 9 dwellings was reduced to 8. The innovative, curved 'barrel' roof design for 6 of these dwellings has unfortunate connotations with the considerable coverage, by permanent polytunnels, on two farms in the Parish. These are large, albeit 2 storied, dwellings and the surrounding landscaping will also be suburban; there does not appear to be space for gardens. Those houses will be very visible from the road. The two dwellings facing the lane to the east of the site are more conventional.

The 'Landscape and Visual Appeal Statement' by the Agent notes that *'there is no one defining style in the existing built vernacular'*; this appears to justify the proposed estate-like design. But this is a rural area and many of the hill properties have evolved over the years and are essentially individual. They are disparate in design and generally modest in appearance. The nearest estate, formerly a Council estate, is down at Coughton.

Howle Hill cannot be described as a village; the centre of the rural settlement used to be St. John's Chapel of Ease, with the adjoining School House and the 'Crown' Public House. These were converted to residences some years ago. After the conversion of St. John's Chapel of Ease the Howle Hill War Memorial was moved to the present site at the crossroads

There are assertions that this is a 'brown field' site but it was not included on the Herefordshire Council list of such sites. It was a quarry, then, more recently a modest garden centre run by a local resident and,

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currently, this busy wholesale plant business run by the Applicant with the associated heavy goods traffic and employee parking on land opposite the entrance. Retrospective permission for an access to this Plant Nursery from the lane to the east (P161735/F) was refused in 2016.

There is mention of the successful planning application ref. P172215/O for the erection of one pair of semi-detached, low-cost houses and two detached open market houses on the agricultural land opposite the eastern access to the site but that land is outside the WV AONB. It is a small site compared with the density of this one.

We think that this is not a sustainable location for so many new houses where there are no 'bus services, no nearby recreational facilities, no mains drainage and no pavements on the surrounding narrow roads (steep, in this case, with Sharman Pitch).

In summary, we believe that the objectives of NPPF Policy 15 para. 172 and footnote 6 of para. 11, and those of Herefordshire Local Plan Core Strategy Policies SS6, LD1, LD4 RA2, RA3, SD1 and MT1 would all be contravened if this Appeal is allowed. The policies of the Wye Valley Management Plan (WV-D2 and WV-D3) would also be compromised as outlined by the WV AONB Manager in his representation of 14th May 2019.

CPRE aims to preserve the countryside for its landscape value and tries to protect its amenities and the environment by reducing inappropriate development. This protection is particularly important within Areas of Outstanding Natural Beauty.

We hope that our concerns will be taken into consideration when this Appeal is determined.

Yours faithfully,

Virginia Morgan
P.L.A.N. Herefordshire CPRE

Home address: [REDACTED]



Planning Local Area Network

Standing up for your countryside in
Herefordshire