

Planning application comment was submitted on the **04 April 2024 20:20 PM**

The following is a comment on application **P240468/F** by **Robert Arthur**

Nature of feedback: Objecting to the application

Comment: Objection to Planning Application P240468/F : Proposed residential development of nine dwellings with associated access, parking and landscaping.

I would like to register a strong objection to the proposed development on the land to the South East of Greyhound Close, Longtown. The proposed development represents overdevelopment of the site and does not meet the needs and interests of the community as established in the neighbourhood development plan. The site has been identified as an option for development, but support was for small infill developments of 2-4 houses, not the high density and suburban type development that is proposed and that is out of character for this rural village location.

My objection is therefore related to the overdevelopment of the site and village and the effect that this would have on the amenity of the community.

The neighbourhood development plan was developed with considerable effort and support of the community. The plan recognised the need for additional housing but that this should take the form of small infill developments in keeping with the village character and not large scale or dense housing of the type proposed, particularly as this relates to a greenfield site. There have been other developments and conversions that have been adding housing stock, including a recent infill development of two houses close to this site, reducing the need to deviate from the specifications in the neighbourhood plan, which includes single storey units that are absent from this application. The application is also not in line with the Neighbourhood Development Plan, including LGPC2 (d) stating applications should be "locally distinctive, reflecting local character and avoiding an urban appearance". The proposed houses have an urban appearance and do not reflect the appearance of the local houses.

Overdevelopment of the site will also affect the character of the village, and this is also not in line with Neighbourhood Development Plan, including LGPC2. Longtown is on the site of a former medieval settlement of exceptional historic importance and character. The suburban estate type development of a cluster of houses is at odds with the infill development that the neighbourhood plan supports and that would help avoid overdevelopment and loss of the important character.

The overdevelopment of the site that the large number of urban style houses proposed represents will also affect the amenity of the community. Firstly, Longtown is within a dark sky designated area. Natural darkness is important for biodiversity, and the UK has few remaining truly dark sky areas. Herefordshire has commitments to reduce light pollution and, in addition the impacts on biodiversity, dark skies are also an important for tourism. The overdevelopment of the site and village threatens this designation, and the dense development will add to light and noise pollution.

The Longtown water treatment works at a time when Longtown was much smaller. The increased population of Longtown has already resulted in a growing problem with the water treatment plant, including overflowing during periods of bad weather or high usage. With widespread concerns about water quality in the Wye catchment this is of concern. Water pressure has also been an issue in parts of the village. A development on the scale of the one proposed will only add to these issues.

Another amenity issue is that overdevelopment of the site will likely increase risks to residents and biodiversity in

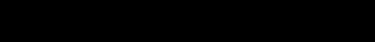
other ways. The inevitability of more vehicles will add to the stress on existing road infrastructure and increased traffic on the roads could increase the risks to walkers and cyclists, including those going to and from the shop and public houses and to children going to school as well as to biodiversity.
This proposal should be rejected.

Attachment:

Their contact details are as follows:

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Infrastructure from section 106 to consider: Playgrounds and pavements

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=240468

Form reference: FS-Case-602868597