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Sent: 15 July 2020 18:34

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: Planning application comment was submitted for P200117/F

The following is a comment on application '**P200117/F**' by '**Philip Striplin**'

Nature of feedback: Objecting to the application

Comment:

Cradley and Storrridge Parish council (CSPC) are highly concerned that this application has been made retrospectively, especially when there appears no legitimate reason for work beginning prior to the application being submitted, There is also a lack of detail in the plans – they do not explain how much lighting is proposed, there is no detailed plan of the proposed amenity block nor mention of the size of all the proposed mobile homes. The application form indicates 4 x 4 bedroom units. The proposed development is within open countryside and visible from the AONB and surrounding public footpaths. Any leaf cover would be for 6 months of the year.

It has been brought to the attention of CSPC that there are dormice living within the proposed development. These animals are protected under schedule 5 of the Conservation (Natural Habitats etc) Regulations 1994, making the hazel dormouse a European Protected Species.

CSPC has concerns about the road safety aspect as the planned development requires vehicles turning onto and off the A4103 which has a 60mph limit.

Having looked at the National Traveller Policy document the proposed development appears to be in conflict with paragraph 25 which states “Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.” (Department for Communities and Local Government – Planning Policy for Traveller Sites, August 2015).

It would appear to conflict with policy RA3 and H4, paragraph 3.

The development also conflicts with Cradley Neighbourhood Development Plan (CNDP) policies 1,2,5 and 9.

CNDP 1 (Settlement boundary): The proposed development site is clearly outside the

settlement boundaries.

CNDP 2 (Housing provision): As this proposed development is outside the settlement boundaries it would only be supported where the plans comprise affordable housing or rural exception sites; are essential to agriculture or forestry or other land-based employment, or are for a dwelling of exceptional quality or that is truly innovative.

CNDP 5 (AONB): although this proposed development is just outside an AONB, it can clearly be seen from the AONB.

CNDP 9 (design): only developments which take appropriate account of the setting in terms of bulk and mass, siting, design, materials and boundary treatments, and strengthen the distinctive character of the plan will be supported.

Attachment:

Their contact details are as follows:

First name: Philip

Last name: Striplin

Telephone: [Response - Telephone]

Email: clerk@cradleyparishcouncil.gov.uk

Postcode:

Address:

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=200117