

Planning application comment was submitted on the **14 April 2025 23:25 PM**

The following is a comment on application **P250600/F** by **Julia BATTY**

Nature of feedback: Objecting to the application

Comment: Please register my objection to planning application no.P250600/F for the reasons in the attached document.

Attachment:

Their contact details are as follows:

First name: Julia

Last name: BATTY

Email: [REDACTED]

Postcode: HR9 7WS

Address: 43 Swallow Road, Ross-on-wye, HR9 7WS

Infrastructure from section 106 to consider: contributions towards more medical facilities in Ross.

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=250600

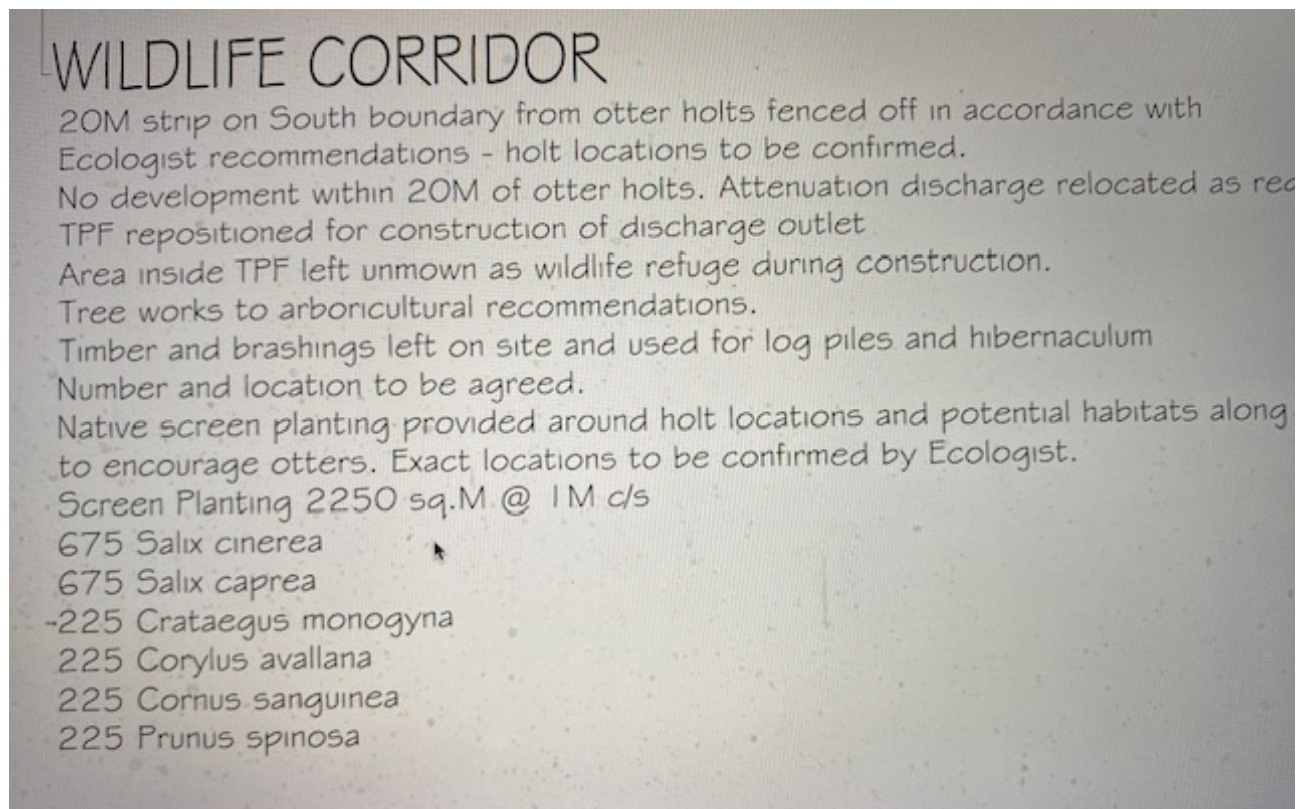
Form reference: FS-Case-705975544

OBJECTION TO PLANNING NUMBER P250600/F
Mrs Julia Batty 43 Swallow Road , Ross on Wye, HR9 7WS.

I wish to register my objection to the planning application no.P250600/F
Land to the east of A40 and south of Starling Road,for the following reasons;

1. The land was designated as meadowland in planning approval no;
P140684/0 Reserved matters 180155. Change of use from open green
space to large buildings is detrimental to the environment and people's
well being, and contrary to the planning approval conditions.
2. Loss of this land contravenes the Natural Environment and Rural
Communities Act 2006 which establishes Natural England as the
independent body to ' ensure that the natural environment is conserved,
enhanced and managed for the benefit of present and future generations,
thereby contributing to sustainable development '. This was fully
addressed by Herefordshire council in 2018 when planning consent was
given for St Mary's Garden Village with safeguards put in place for future
generations , which this planning application seeks to destroy.
3. This land was identified by Herefordshire council Planning dept P140684,
180155, as a green space buffer zone between the some 400 dwellings in
the new housing estate and Rudhall brook, a tributary of the Wye only 1.3
K away. Further to this condition, the land is now well used by residents
for peaceful recreation, not only by the estate, St Mary's Garden Village,
but north Ross as it contains part of the circular trim trail put in place
around the estate as part of this planning, for people's mental and
physical wellbeing.

4. The low base lines used for the Biodiversity Net Gain report and Ecological report produced in support of this application have been created and thereby undermined by the failure of the developer Edenstone to carry out the planting of the open green spaces with the hundreds of trees, natural shrubs and wildflowers as stipulated in planning consent P140684 below;



5. The developer Edenstone now wish to sell off this land in its very poor condition, which they created, before the imminent completion of the estate when the land is transferred to the residents management company which prohibits sale of open space land. In the 8 years since planning approval this area should look similar to the picture below, which would naturally cause more upset if this was destroyed.



6. In 2022 the developer Edenstone destroyed the natural slope of draining grassland to Rudhall brook by the dumping of huge quantities of subsoil from their building works on the estate to create a raised level platform all along the brook. This area was then left to become weed infested despite many promises to residents that it would be seeded with wildflowers, and now looks like this;

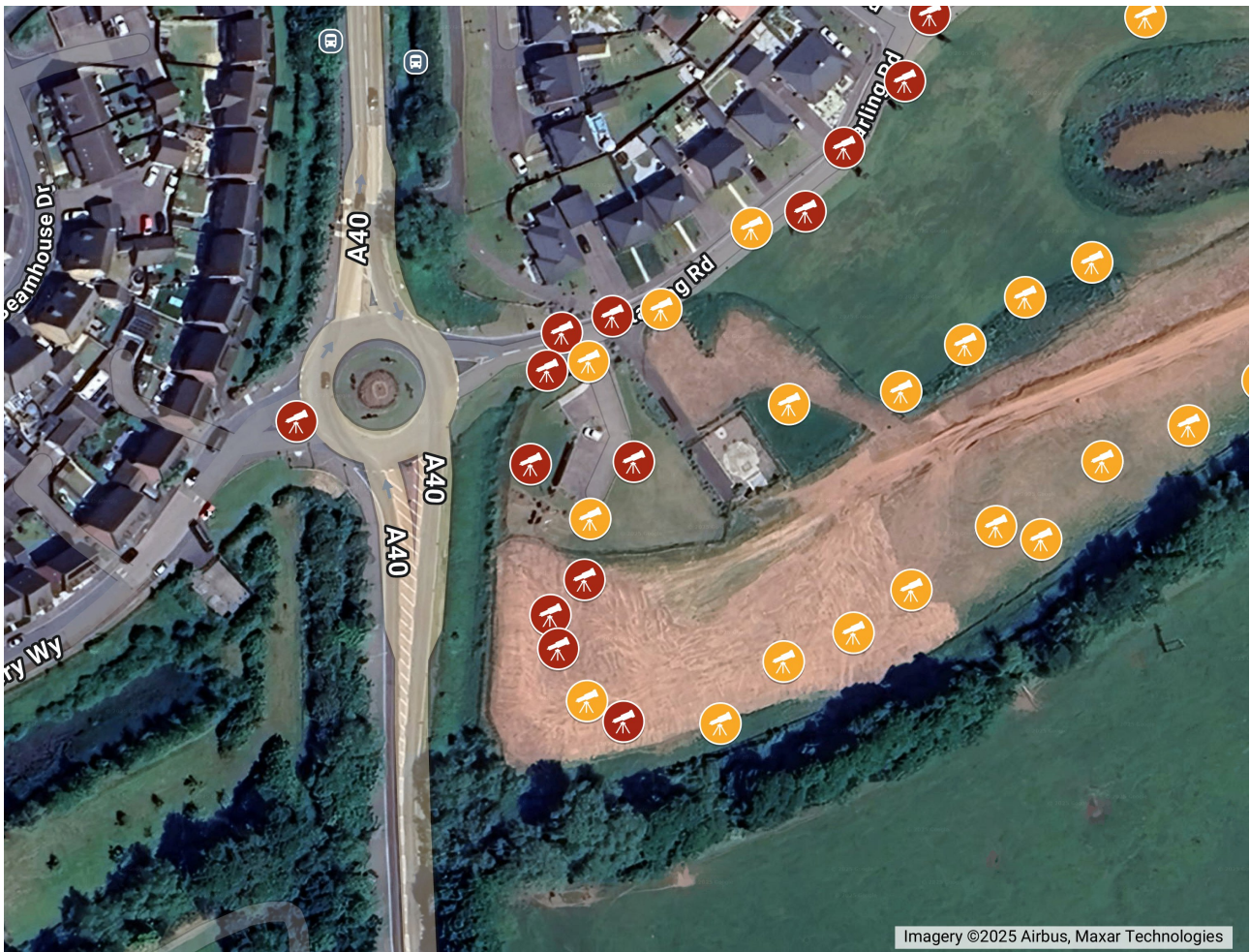


7. Natural drainage of the site is poor partly due to the clay subsoil moved onto the site by the developers. There is insufficient planning for rainwater drainage from the large area of building in this application, particularly with consideration of the continued flooding in Ross.

8. Foul water drainage from the proposal is a major concern here as the holding tank and pumping system put in place to deal with the foul water from St Mary's Garden Village Estate is already struggling, often breaks down, and some 90 houses are still to be connected from the existing planning consent.

9 This is an inappropriate place for a care home, only a few metres away from Rudhall brook, the main busy A40 and an often smelly foul water plant. There are many better sites in Ross if the need is established for an upmarket care home.

10 Light pollution. A survey for Dark Skies Herefordshire in February this year 2025 of the lower part of St Mary's Garden Village showed serious high light pollution (red zone) already in the area of this application, and all medium to high light light levels (amber) throughout the site. Despite the proposed light mitigation, any extra lighting from the care home which is a 24 hour business, would be very detrimental to the wildlife corridor which is only 16 steps away from the bank of the brook (15m from the centre of the brook)



11. Disturbance of wildlife particularly bats. Planning consent P 140684, 180155 for St Mary's Garden Village stipulated a 20 metre buffer zone from Rudhall Brook (green strip in the picture) with a further buffer zone created by the open space land. This current application has shrunk this so that the actual fence and walking area of the back of the care home are only 15 metres from the centre of Rudhall brook. The applicant's artists impression of the rear of the care home and garden bordered by, and over looking open wildflower meadow is completely misleading as it would in fact be squashed up against the young trees lining the brook as indicated by my grandson here;

