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Sent: 20 June 2022 13:17

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

Subject: 221595 - Planning application comment was submitted

The following is a comment on application **P221595/F** by 'Karen Humphries Malvern Hills AONB Unit'

Nature of feedback: submitting_a_general_comment

Comment:

This application site lies within the boundaries of the Malvern Hills Area of Outstanding Natural Beauty (AONB), an area designated for its national landscape importance. The Malvern Hills AONB Unit seeks to encourage high quality developments and to protect and enhance the local landscape.

We have no objections to the application for a change of use for this site from agricultural to equine but would like to make the following comments:

The Malvern Hills AONB management plan makes reference to the effect that keeping horses can have upon the landscape. Whilst we recognise the growing popularity of keeping horses it is also a cause for concern (BDP2 and BDP7) Page 69, Impact of equestrian developments

'The effect of each individual request for planning permission for change of use may be limited but the cumulative effect can lead to loss of character'

Despite the applicants assertion in the design and access statement that : 4.2 'The proposed change of use to equine will not conflict with adjacent land uses and the change of use is appropriate for the site due to the rural nature of being located in the Malvern Hills AONB'. the cumulative impact of keeping horses in this small area of the AONB is great. The effect of lighting, field sub-divisions, close grazing and tapes all impact on the landscape.

The design and access statement has the following comment, the meaning of which is unclear.

2.4 'The change of use to equine will enhance the wider area to assist the growth of the equestrian enterprise and to create a sustainable long term maintenance plan for the AONB'.

We would welcome clarification that there is no intention to 'grow' the enterprise and would also suggest that a simple equine management plan is submitted for the site, outlining the way the land will be managed to limit the impact of equestrian use, following guidelines suggested in the MHAONB Guidance on keeping horses in the landscape, available from our website. This can then be made a condition of any permission.

Finally we welcome the statement that 5.2 'This application does not relate to any physical works. Any physical works which requires approval would be covered within a separate submission.'

Please note that in not objecting to this application for change in use we do not endorse the works which were the subject of Retrospective application (P212709/FH) and would hope that the changes referred to there can be rectified.

I hope that you can take these comments into consideration,

Karen Humphries

Malvern Hills AONB, Assistant Manager

Attachment:

Their contact details are as follows:

First name: Karen Humphries

Last name: Malvern Hills AONB Unit

Email: khumphries@worcestershire.gov.uk

Postcode:

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=221595

Form reference: 829372