

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	2 DECEMBER 2020
TITLE OF REPORT:	200299 - PROPOSED ERECTION OF TWO DWELLING HOUSES WITH SHARED VEHICLE ACCESS AT LAND ADJACENT GARNOM, BIRCH HILL, CLEHONGER, HEREFORDSHIRE For: Mr Lewis per Mr DF Baume, Studio 2, Thorn Office Centre, Rotherwas, Hereford, HR2 6JT
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=200299&search-term=200299

Reason Application submitted to Committee – Redirection

Date Received: 31 January 2020 Ward: Stoney Street Grid Ref: 345180,237113

Expiry Date: 27 March 2020

Local Member: Councillor David Hitchiner

UPDATE

Members will recall that this Committee deferred consideration of this application on 5 August 2020 in order for comments to be sought from the Council's Landscape Officers.

Following the application being deferred in August consultation was undertaken with one of the Council's Senior Landscape Officers. Following a desk top study and site visit the Senior Landscape Officer objected to the proposal. Primarily this objection lay in the impact the proposed access and associated visibility splays would have on the character of the lane. Further comment was offered on the tree selection to the rear of the proposed dwellings. In response to the Landscape comments the applicant submitted the following additional or amended information:

- Revised site layout with location of single storey dwelling and two storey dwelling switched;
- Amended site sections;
- Visuals of the proposed development from Poplar Road.

The additional and amended details submitted by the applicant pro-actively sought to address matters of concern that arose in the Senior Landscape Officer's comments. The Senior Landscape Officer has reviewed the changes and maintains that the scheme would be harmful to local character, primarily the character of Poplar Road as a result of the loss of hedgerow and translocation of hedgerow, widening the lane. The Senior Landscape Officer does note the positive approach of the site layout, scale and landscaping which seeks to minimise the visual impact of the development.

The Parish Council maintain the original grounds of objection that the application site lies beyond the identified settlement boundary, concerns surrounding access location and loss of public amenity value associated with views from the top of Birch Hill.

Since August 5th the Clehonger Neighbourhood Development Plan has passed through independent examination. The examiner's report detailed no changes to the Neighbourhood Plan and as such it will go to referendum as set-out in the decision document. As set out in Paragraph 48 of the NPPF the policies contained within the NDP should now be attributed significant weight until such time as the NDP undergoes a referendum to become part of the Development Plan.

As previously assessed the current application site lies beyond, but adjacent to, the settlement boundary identified in the Clehonger Policies Map and as such there is an identified conflict with policy C2 of the draft Clehonger Neighbourhood Development Plan (dCNDP). This policy now receives significant weight in the planning balance and materially alters the assessment of the proposal.

Given the above change in weight that is to be attributed to the Clehonger Neighbourhood Development Plan the identified conflict with C2 combined with the already identified adverse landscape character impact of the proposal, contrary to CS LD1 and dCNDP C4 it is Officers recommendation that planning permission be refused.

1. Site Description and Proposal

- 1.1 The application site lies within the Parish of Clehonger on the unregistered 73412, named Poplar Road, which runs out of Clehonger to the East before turning South towards Cobhall Common. The site is located on the North Eastern side of the carriageway between the existing dwelling, Garnom, and the private access drive for Birch Hill House.
- 1.2 The site is currently part of the extended curtilage of Garnom and is laid to grass. The topography of the site slopes up to the highest point in the southern site corner at the junction of Birch Hill House's access onto the Poplar Road.
- 1.3 The proposal is for full planning permission for the erection of two dwellings, one detached two storey dwelling with 4 bedrooms and detached double garage and one detached bungalow with 3 bedrooms. Included in the proposal is a new access onto the Poplar Road, approximately midway along the southern western site boundary. A section of hedgerow is proposed to be removed with another section to be translocated behind the visibility splays.
- 1.4 The proposal includes a detailed landscape plan that illustrates a newly proposed hedge on the north eastern site boundary and a range of proposed trees across the site and site boundaries.

2. Policies

2.1 Herefordshire Local Plan – Core Strategy (CS):

SS1	-	Presumption in favour of sustainable development
SS2	-	Delivering new homes
SS3	-	Releasing land for residential development
SS4	-	Movement and transportation
SS5	-	Employment provision
SS6	-	Environmental quality and local distinctiveness
SS7	-	Addressing climate change
RA1	-	Rural housing distribution
RA2	-	Housing in settlements outside Hereford and the market towns
H3	-	Ensuring an appropriate range and mix of housing
MT1	-	Traffic Management, highway safety and promoting active travel
LD1	-	Landscape and townscape
LD2	-	Biodiversity and geodiversity
LD3	-	Green Infrastructure
SD1	-	Sustainable Design and energy efficiency
SD3	-	Sustainable water management and water resources
SD4	-	Waste water treatment and river water quality

Further information on the subject of this report is available from Mr David Gosset on 01432 261588

The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has been made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account in forming a recommendation and coming to a decision.

2.2 **Cleghonger Neighbourhood Development Plan (awaiting referendum)**

(Plan attracts significant weight in decision making)

Policy C1 - Sustainable development
Policy C2 - Settlement boundary
Policy C3 - Housing mix
Policy C4 - Natural environment
Policy C5 - Historic environment
Policy C6 - Design

https://www.herefordshire.gov.uk/directory_record/3044/cleghonger_neighbourhood_development_plan

2.3 **National Planning Policy Framework (NPPF)**

Chapter 2 - Achieving sustainable development
Chapter 4 - Decision-making
Chapter 5 - Delivering a sufficient supply of homes
Chapter 9 - Promoting sustainable transport
Chapter 12 - Achieving well-designed places
Chapter 15 - Conserving and enhancing the natural environment

3. **Planning History**

3.1 SH830474PF – Extension to dwelling - 05-Jul-1983 - Approved

4. **Consultation Summary**

Statutory Consultations

4.1 **Natural England – No objection**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Internal Council Consultations

4.2 **Area Engineer (Highways) – No objection**

No objections to the proposed.

CAB - Visibility Splays 2.4m x 25.7m southbound and 2.4 x 26.8m Northbound.
CAD - Access gates 5m
CAE - Vehicular access construction

Further information on the subject of this report is available from Mr David Gosset on 01432 261588

CAH - Driveway gradient
CAI - Parking – single/shared private drives
CAT - Construction Management Plan
CB2 - Secure covered cycle parking provision

I11 - Mud on highway
I09 - Private apparatus within the highway
I45 - Works within the highway
I05 - No drainage to discharge to highway
I47 - Drainage other than via highway system
I35 - Highways Design Guide and Specification

Commented further on the 22nd October 2020 (following amended plans)

The proposed amended site layout drawings do not alter the previous highways assessment for the site, having regard to the speed survey and the content of the DfT's Manual for Streets 2 document. The previous highways comment still applies in respect to the conditions being recommended and condition CAB is particularly important to ensure that the appropriate visibility splays are delivered.

4.3 Principal Natural Environment Officer (Trees) – No objection

Having viewed the plans, tree report and proposed landscape plan I can confirm that I don't have an objection to the proposed erection of two dwellings.

As stated in the Arboricultural Impact Assessment the only trees on the site are a row of early mature Silver birch located on the western boundary. I am inclined to agree that they are of a low quality but they do act as an effective screen for the adjacent property.

This proposed development provides sufficient space and protective measures to ensure the trees will be retained and protected during development.

The landscape plan contains a range of native species of varying sizes that will provide mitigation for the loss of the section of hedgerow required to facilitate access and vision splays.

Conditions

Trees & Planting In accordance with plans

Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following documents and plan:

Tree & Hedgerow Survey & Arboricultural Impact Assessment – Macklay Davies Associates Limited, Proposed Planting Plan - Macklay Davies Associates Limited

Reason: To ensure that the development is carried out only as approved by the Local Planning Authority and to conform with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

CKA – Retention of Existing Trees (5yrs)

4.4 Principal Natural Environment Officer (Ecology) – No objection

The site is within the River Wye SAC and a Habitat Regulation Assessment process is triggered. The appropriate assessment completed by the LPA is subject to consultation with Natural England prior to any grant of planning consent.

Further information on the subject of this report is available from Mr David Gosset on 01432 261588

The applicant has confirmed that foul water will be managed by plot specific private treatment plants with associated soakaway outfall drainage fields. This is supported by appropriate ground and percolation testing.

All surface water can be managed through on site sustainable drainage-infiltration systems.

The schemes can be secured by condition on any consent granted.

Habitat Regulations (River Wye SAC) – Foul and Surface Water Management

All foul water shall discharge through connection to new private foul water treatment systems with final outfall to suitable soakaway drainage fields on land within each specific plot; and all surface water shall discharge to appropriate SuDS - soakaway system; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2019), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4.

The supplied ecology report with recommendations for appropriate mitigation measures and biodiversity net gain enhancements is noted and should be secured for implementation in full by a relevant condition.

Nature Conservation – Ecology Protection, Mitigation and Biodiversity Net Gain

The ecological protection, mitigation, compensation and working methods scheme including the Biodiversity net gain enhancements, as recommended in the ecology report by HEC dated November 2019 shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority. No external lighting should illuminate any boundary feature, adjacent habitat or area around the approved mitigation or any biodiversity net gain enhancement features.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Habitats & Species Regulations 2017 (as amended), Policy SS6 and LD2 of the Herefordshire Core Strategy, National Planning Policy Framework (2019) and NERC Act 2006.

4.5 Land Drainage – No objection

31st March 2020

Surface Water Drainage

The Applicant has provided a surface water drainage strategy showing how surface water from the proposed development will be managed.

Soakaway testing has been completed using the Building Regulations test. The Drainage Strategy refers to this testing which has been completed by Wye Environmental Services. We request that the original survey sheets are presented to the Council.

The reported Vp value is 47 mm/s. The applicant has cited an equation in the Building Regulations that has been used to convert this Vp value to an infiltration rate.

Following a first principles review of the fore-mentioned equation we note that there is a factor of three within the equation that is used to inflate the permeability figure. The Building Regulations pre-date the BRE 365 guidance that is referred to in the SuDS Manual. We

consider that the use of this equation is not consistent with the modern approach to SuDS design. There is no survey data relating to groundwater levels.

Regardless of the survey data used to support the design, the strategy demonstrates that there is no increased risk of flooding to the site or downstream of the site as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change.

Foul Water Drainage

We note that the adjacent site 142443 featured the use of a drainage field. The attached plan was issued at the time of the application, this shows a drainage field on the site of the proposed new houses.

We request that the applicant advises how the foul drainage system for 142443 will continue to function if the development proceeds.

There is a foul sewer close to the site. In accordance with Environment Agency guidance, the applicant should consider making a connection to the existing sewerage system in preference to utilising drainage fields.

The Applicant has undertaken percolation tests in accordance with BS6297 to determine whether infiltration techniques are a viable option for managing treated effluent (see Section 1.32 of Building Regulations Part H Drainage and Waste Disposal). There is however no survey data relating to groundwater levels.

We note that the drainage field has been designed in accordance with the Binding Rules, however we note that the field should be no closer than 3m from the highway.

Overall Comment

Prior to granting permission we await the provision of soakaway test results to BRE 355 and a test pit needs to be dug to establish the groundwater level.

The applicant should advise how the soakaway field for site 142443 operates and how this may be impacted by the proposed development. Subject to receipt of this information we consider that a joined up foul drainage strategy between the adjacent sites may be required.

Commented further on the 3rd April 2020

We have reviewed the drawing 06 1-200 Site Plan and now appreciate that the soakaways were designed adequately and installed adjacent to the existing properties.

We also note comments regarding the low level of groundwater in the email thread below.

We consider that there is sufficient evidence to demonstrate that the foul and surface water drainage strategies will be acceptable. A condition will however need to be included requesting soakaway testing to BRE 365 to support the surface water drainage strategy. We respect the comments regarding the sequence of approvals for the SuDs Manual and the Building Regulations documentation, however we wish to highlight that the panel members who jointly contributed to the SuDS Manual would have been aware of the formula within the Building Regulations and have chosen to omit it from the SuDS Manual.

4.6 Welsh Water – No objection

We note from the application that the proposed development does not intend to connect to the public sewer network. As the sewerage undertaker we have no further comments to make.

However, we recommend that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

4.7 Senior Landscape Officer

25th August 2020

I have read the relevant landscape application material, undertaken a desk top study and visited the site, and find that due to the visibility splays to achieve access to the site, there is a significant loss of established hedgerows (with associated earth mound); and expansive laying of tarmac, that adversely impacts the landscape character and wildlife corridor of a country lane. (Refer to figure 1). Therefore the access associated with the development is contrary to NPPF, chapter 15a; and Core Strategy (Local Plan) LD1, LD3 and SS6.

Although, there are proposed replacement hedgerows that literally follow the visibility splays lines the straightening of the hedgerow and protracted hard paved surface, result in a loss of a narrow and curved country lane. A representational sketch (Figure 2), has been prepared to assist in visualising the before and after effect.

Should the application proceed, it is recommended that the verified views or similar images be prepared by the applicant to demonstrate how the design and landscape would assist in mitigating the impacts. Note, it is important to understand what the lane will look on day one, and in 10 years.

In terms of the housing layout is anticipated that the buildings will be visible from key points along the lane. For example at the corner of the site, as indicated in figure 3. Again, should this application proceed, a view at this point with the proposed buildings would be useful to understand if the roof or facades are visible, and if so, action taken to alter the plan layout.

In general, with regards to landscape, it is recommended to review the tree strategy to ensure that the right trees are located in the right places, at the appropriate size and densities. For example, the clustering of apple and pear trees along the field boundary, may be better suited to larger native hedgerow trees to maintain local hedgerow tree characteristics, and the Principle Settled Farmlands landscape character.

Commented further on the 18th November 2020 (following amended plans)

I am satisfied that the applicant has responded to my comments, dated 25/08/2020, however I am still of the opinion that the impact on the lane is harmful to the landscape character and biodiversity. The setback of the hedgerow caused by the visibility splays and the removal a wide section of hedgerow harms the local countryside distinctiveness and reduces the coherence and effectiveness of the wildlife corridor.

The applicant has endeavoured to provide a layout and scale to reduce the mass of the development, with tree and hedgerow planting to mitigate the visual impact. Should this development proceed, the landscape is critical and therefore a comprehensive detailed landscape proposal will be required that respects the local landscape character, is adapted for climate change, and specifies the right trees and plants for the long term benefit of the countryside. A long term management and maintenance plan will be required to ensure the landscape is robust and successful.

5. Representations

5.1 Clehonger Parish Council – Objection

The Clehonger Parish Council has discussed the application and wish to OBJECT to the proposals for the following reasons:

- 1) The site is outside of the settlement boundary as identified in the emerging Neighbourhood Development Plan for Clehonger which has just passed Regulation 16.
- 2) There are concerns about the access to the site and visibility splays at the location are extremely compromised with blind corners and poor visibility.
- 3) Overcrowding of the site with consequent detriment to the enjoyment of existing properties on what is a tiny rural lane.
- 4) Loss of amenity value. The views from the top of Birch Hill are stunning and are enjoyed by the community. The building of the proposed properties will result in the loss of this viewpoint.

Commented further on the 12th November 2020 (following amended plans)

The Clehonger Parish Council has again discussed the application 200299 and wishes to reiterate that the PC OBJECT to the proposals for the following reasons, as detailed previously (and repeated below). The PC wish to make the additional comment that the *Clehonger Neighbourhood Development Plan is now ready for referendum (delayed only by the Covid pandemic) and decreed to have significant weight afforded in planning decision making (as recently noted in the Gosmore Road application, 192855, where the NDP was referenced materially). This application 200299, whilst altered, is still outside the settlement boundary and the factors described below are still believed to apply.

5.2 Allensmore Parish Council (adjacent Parish) - Objection

Whilst this application is not in the parish of Allensmore, it is very close to the parish boundary.

Allensmore Parish Council objects to the proposal principally on the grounds that it believes the site is not appropriate for development for the following reasons:

Firstly, it is outside the settlement boundary as proposed by the Clehonger NDP which is currently undergoing examination and therefore has moderate weight. As is made clear in para 4.10 of the NDP, land outside the settlement boundary is defined as countryside and treated as such in planning terms.

Secondly, access to this site is from a very narrow lane, close to a blind bend on the brow of the hill. The additional traffic movements will exacerbate an already dangerous situation. Thirdly, it would have a detrimental impact on the amenity of the area. From this point there are remarkable views of the village and surrounding hills which are enjoyed by people in the area and would be eliminated if this proposal were to proceed. This view is specifically identified and protected by policy C4, item 3B in the NDP.

Lastly, the site is on an elevated position on the edge of the village, the large, two storey house, in particular, would dominate the skyline.

5.3 To date a total of 26 objecting responses have been received from 13 households, with 9 supporting responses from 9 households. The comments therein are summarised below:

Objecting comments

- Contrary to NDP which has now passed examination
- Revised scheme partly reduces impact on skyline but does not fundamentally change damage to open countryside.

- Local oversupply of dwellings
- Highways concerns, narrow lane, poor surface and topography
- Fencing erected without permission is restricting visibility
- Scale and design of the dwellings
- Landscape impact and loss of wider views from Birch Hill
- Inconsistent with other previous refusals on landscape grounds
- Potential commercial use of garage
- Carbon footprint
- Impact on amenity
- Outside of settlement boundary
- Heritage impact on historic field pattern and wider views
- Impact on ecology and habitats – numerous species present on the site
- Drainage and flooding
- Disruption due to construction
- Length of site notice
- Loss of ancient hedgerow
- Erection of fence

Supporting comments

- Provision of housing for a range of people
- Site level, below the road
- Adequate visibility
- Good design
- Long standing residents
- Biodiversity enhancements
- Employment of local trades and businesses
- For family member
- Away from flood plain
- Access to school and local services

- 5.4 The consultation responses can be viewed on the Council’s website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=200299&search-term=200299

Internet access is available at the Council’s Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer’s Appraisal

Policy Context

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). It is also noted that the site falls within the Clehonger Neighbourhood Area, where the draft Neighbourhood Development Plan (dCNDP) has undergone independent examination and is awaiting referendum.

- 6.3 At this juncture, to evaluate the weight that can be afforded to the dCNDP in the determination of this application, it is necessary to apply the criteria set out in paragraph 48 of the NPPF. These criteria are:
- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Taking the criteria in turn:

- a) An independent examination has taken place and the Examiner's report has been received for the Clehonger NDP;
 - b) All the representations have been subject to the examination;
 - c) The plan has been considered to meet the Basic Conditions and therefore in general conformity with the Herefordshire Core Strategy and the National Planning Policy Framework, this was without modification.
- 6.4 The Decision Document confirms the Clehonger will go to referendum as examined and it is currently awaiting referendum on this basis. At this stage, with regards to paragraph 48 of the NPPF, significant weight can be attributed to the neighbourhood plan.

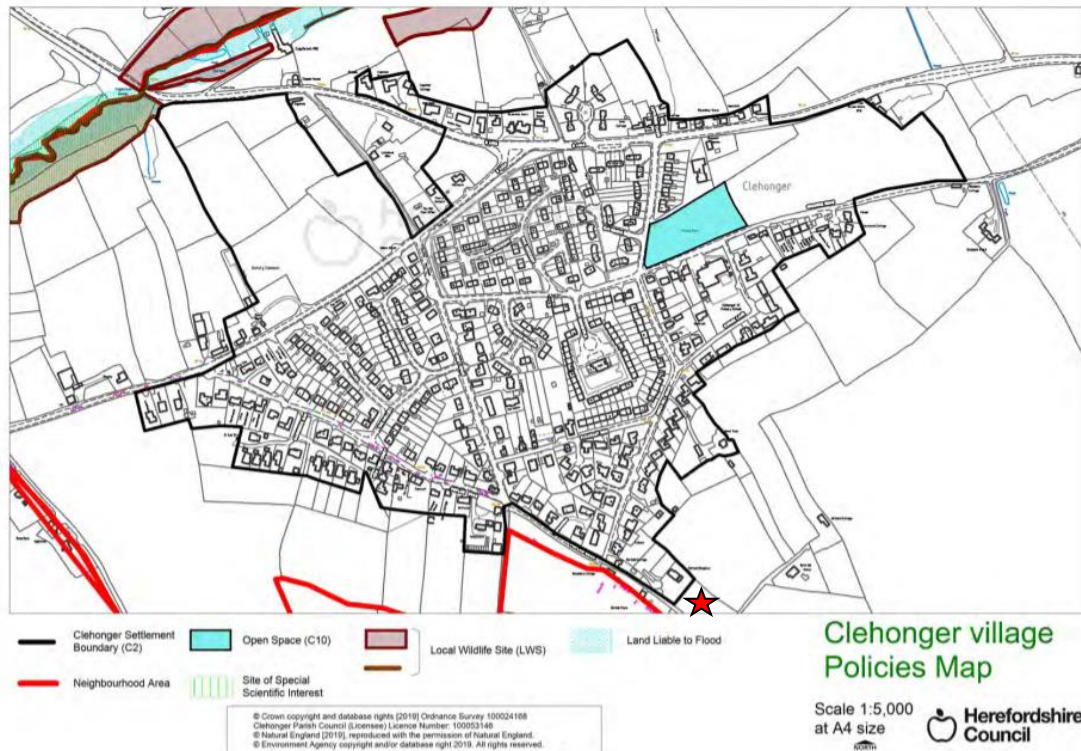
Principle of Development

- 6.5 It is a matter of fact that currently the Council is unable to demonstrate a 5-year housing land supply, with the latest position statement quantifying a 3.69 years supply of housing across Herefordshire. This leads to the policies for housing supply being considered out of date. As set out in paragraph 11 of the NPPF, in such circumstances where the policies most important for determining an application are considered to be out of date, permission should be granted unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole. As such this tilted balance in favour of development is adopted as directed by paragraph 11(d)(ii) of the NPPF.
- 6.6 The spatial strategy relating to housing distribution within the county is set out in the CS at Policy SS2. Hereford, as the largest settlement and service centre is the recipient of up to 6,500 of the required 16,500 homes, with the market towns identified in the second tier as recipients of approximately 4,700 dwellings. Housing in the rural parts of the County is delivered across the settlements identified at figures 4.14 and 4.15 of the Core Strategy. Here the identified settlements are arranged according to the seven identified housing market areas. Figure 4.14 identifies the settlements which will be the main focus of proportionate housing development. Figure 4.15 classifies the 'other' typically smaller settlements where proportionate housing will be appropriate. There are 119 'main' villages (figure 4.14) and 98 'other settlements' (figure 4.15), giving 217 rural settlements where proportionate growth will be acceptable in principle. Clehonger is a settlement so defined by figure 4.14.
- 6.7 It is of note that the spatial strategy for the location of housing contained within the CS is considered to be sound and consistent with the framework; which itself seeks to avoid the development of isolated homes in the countryside through paragraph 79. It is therefore considered that Policies RA1 and RA2 of the CS continue to attract significant weight in the decision making process despite being considered out of date.
- 6.8 Notwithstanding the above, the preamble to CS Policy RA2 states that NDPs will be the principal mechanism by which new rural housing will be allocated. However, as stated above, at

Further information on the subject of this report is available from Mr David Gosset on 01432 261588

this stage the NDP policies relevant to the provision of housing for Clehonger can only be afforded limited weight.

- 6.9 With the foregoing paragraph in mind, it is the relationship between the proposal site and the main built up part of the settlement which is to be assessed. The site is indicated on the plan below by the red star with the black line of the settlement boundary contained at policy C2 of the dCNDP.



- 6.10 The application site lies to the South East of a string of ribbon development, to which Garnom currently represents the last dwelling and would form a further extension to this linear development pattern. While the site lies outside of the settlement boundary it is abutting it at the boundary shared with Garnom. Given the site lies at the southern edge, outside of the identified settlement, it is not considered to be a part of the main built form. However, it is considered to lie adjacent to the main built form of the settlement and would form a natural extension of it.
- 6.11 The degree to which the site is considered to be sustainable is derived, in part, from the access to alternative modes of transport, beyond that of a private motor vehicle. There is no pedestrian link into Clehonger from the site and so residents would need to walk on the road to access the village on foot. Poplar Road is narrow and unlit which would discourage future residents from utilising this route, however, it is a relatively quiet local road and does not form a common route out of the village. Nevertheless, in common with existing dwellings in the locality, it is possible to walk to Clehonger from the site to access the services and amenities provided, including public transport. Bus routes are available from the nearby Gosmore Road stops to Hereford, Brecon, Hay-on-Wye and Madley. Given the provision of services within Clehonger and the availability of sustainable transport options the proposal is considered to adhere to the provisions of CS SS7.
- 6.12 When having regard to the aforementioned policy provisions relating to the delivery of housing, the application site is adjacent to the main-built up part of the settlement in accordance with CS

policy RA2 however lies outside of the identified settlement boundary referenced in policy C2 of the dCNDP.

- 6.13 The following sections will go on to consider further material considerations to feed into the planning balance.

Landscape Impact

- 6.14 The impact of the proposed development and layout upon the landscape character is to be primarily assessed against CS policy LD1, which seeks to ensure development proposals demonstrate how the character of the landscape and townscape has positively influenced the nature and site selection of the proposal. Furthermore LD1 seeks to maintain and extend tree cover where important to amenity. These aims are broadly reflected in dCNDP policy C4. Paragraph 127 of the NPPF reinforces this further by stating that development should be sympathetic to local character including the landscape setting.

- 6.15 Policy C4 contained within the dCNDP, which is attributed significant weight, states that development proposals should protect, conserve and where possible enhance the natural environment of Clehonger. The policy then goes on to detail how proposals should achieve this aim which includes:

3. respecting the prevailing landscape character, as defined in the County Landscape Character Assessment, and protect the following public views (see illustrative photographs overleaf):

A. views looking south from Ruckhall Lane, including of Old Clehonger and Belmont Abbey; and

B. view looking north from Birch Hill Road towards hills on the other side of the River Wye; and

C: view looking west from Clehonger bridleway 16 opposite Bowling Green Farm to Hay Bluff in the distance; and

4. promoting the conservation, restoration and enhancement of other sites and features of landscape value and biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, irreplaceable habitats such as ancient woodland and veteran trees, hedgerows, ponds and watercourses, and historic field boundaries; and

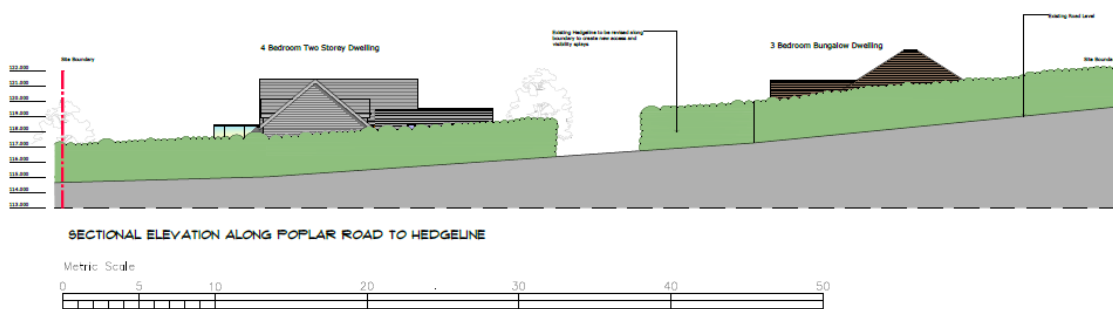
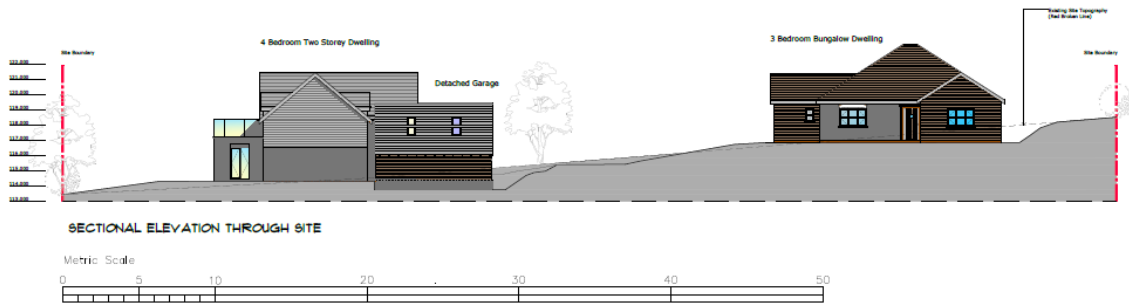
5. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure.

- 6.16 The application site has the potential to disrupt view 3B (looking north from Birch Hill Road towards hills on the other side of the River Wye). Policy C4 seeks to protect this view and ensure development respects the prevailing landscape character. This is a long range view from Birch Hill, adjacent to the application site, across most of the settlement of Clehonger. The photo used to illustrate this public view was taken from the southern boundary of the application site and is included overleaf:



Photo taken from the dCNDP in reference to Policy C4, 3B.

- 6.17 The revised site layout proposes the bungalow on the southern half of the site. This revised layout is more sympathetic to the local landscape and topography as the bungalow is now proposed on the higher ground and the two storey dwelling on lower ground, thereby reducing the highest point of the development and its resultant intrusion into the landscape. This is acknowledged by the Senior Landscape Officer as being a positive change in landscape terms. However, it remains that the erection of dwellings on the application site adversely impacts the views from Birch Hill, North across Clehonger, which are sought to be protected via policy C4 contained within the dCNDP.
- 6.18 The extract from the proposed plans overleaf illustrates the height of the two proposed dwellings taking into account the site topography and existing roadside hedge:



- 6.19 The revised site layout has reduced the visual impact of the dwellings over and above the existing hedge line but there remains a conflict with the public view from the top of the site across Clehonger.
- 6.20 Therefore, given the public view from Birch Hill will be disrupted by the erection of the two dwellings, despite the mitigating factors identified in regards to layout, scale and landscaping, there is an identified tension with Policy C4 of the dCNDP. Policy C4 is clear that certain views should be protected in order to preserve the prevailing landscape character. The erection of dwellings on the site will largely remove/block this view from the public realm and so will cause significant harm to the protected view, which, being contained in the emerging dCNDP is attributed significant weight. A large timber fence has been erected covering the existing field access during the application, while this limits the protected view it is noted that this is a breach of Schedule 2 Part 2 Class A of the General Permitted Development Order 2015 (as amended) and would therefore require planning permission, given its height and proximity to the highway. As such this fence does not represent a material fall-back position in regards to the protection afforded to the view cited in policy C4.
- 6.21 In regards to the more general provisions of CS policy LD1 the application site is formed of a parcel of land that is contained to the North West by existing residential development and to the South East by the private residential access of a neighbouring property. As such it is considered that it is a naturally contained site and will not have wider implications in regards to projecting, in an unrestrained inappropriate manner, into open countryside. Several public representations have cited the historic field pattern of the area, however it is quite clear the proposal does not disrupt or change the field pattern and maintains the existing boundaries of the field.
- 6.22 The site layout is responsive to the decreasing density of development on the southern edge of Clehonger, as seen along Poplar Road. In this vein the proposal is considered to demonstrate that the character of the landscape and townscape has positively influenced the design, scale and nature of the proposal.

- 6.23 The application proposes a range of landscaping on the site to help mitigate any harm and integrate the proposed dwellings with the wider setting and increase the level of tree cover. This includes the retention of the existing boundary trees at Garnom, a range of new trees planted along the NE, SE and SW boundaries as well as the proposed internal boundary between the dwellings. The tree planting includes Field Maple, Crab Apple, Oak, Damson, Cherry, and Callery Pear. The details of the planting scheme have been reviewed by the Council's Tree specialist who was satisfied with the range and mix of trees proposed.
- 6.24 To achieve the access midway along the South West boundary with Poplar Road a section of hedgerow will need to be removed, furthermore to achieve the visibility splays from the access in both directions a more significant length of hedgerow will be cut/re-planted behind the visibility splay. The effect of these works will be to widen Poplar Road along a 43m section and create a 4.5m gap in the hedge. The Senior Landscape Officer has identified conflict with CS LD1 here as the character of the lane is derived from its intimate character as a rural lane beyond the residential streets of Clehonger. Furthermore there is a conflict with policy C6 of the dCNDP which states that arrangements for access should be made without undue local environmental impacts. The proposal is not considered, in this regard, to be making a positive contribution to, or preserving, the, character of the landscape and does not appear to have been positively influenced by it and the creation of the access would have an undue local environmental impact. The visuals provided by the applicant seek to demonstrate the impact of the proposed access on the character of the lane, however, they fail to include the visibility splays. This is clearest in Visual 04 which does not provide a 2.4 x 26.8m visibility splay and does not replicate the proposed line of hedgerow as shown on the site plan.
- 6.25 Overall the proposal is not considered to be positively influenced by the landscape and townscape despite a range of positive attributes and mitigating factors achieved through the amended site layout and landscaping proposed. The creation of the access and visibility splay will alter the intimate character of this rural lane at an important transition between Clehonger and the open countryside to the South and conflicts with both CS LD1 and dCNDP C6. Furthermore the disruption of a public view that is protected within the emerging dCNDP is a clear conflict of policy C4, which is attributed significant weight.

Design and Amenity

- 6.26 CS Policy SD1 states that development should be designed to maintain local distinctiveness, achieved through the incorporation of architectural detailing and the use of appropriate materials. Development should safeguard the amenity of existing and proposed residents and ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination and therefore scale, height and proportion needs consideration. This refers to the overshadowing or overlooking of neighbouring properties and how overbearing a structure is.
- 6.27 This is supported by Policy C6 within the dCNDP which seeks to maintain and enhance the local distinctiveness of Clehonger by ensuring development respects and responds positively to the character of adjoining development with regards to siting, scale, height, massing, detailing, materials and means of enclosure.
- 6.28 The design of the proposed bungalow is simple in form. The result is an unobtrusive dwelling that retains some similarities to the surrounding built form by way of the proposed scale, massing, positioning on the site and materials, namely the proposed facing brickwork and timber clad exterior. The design of this dwelling while not distinctive does not conflict with the guidance of either policy SD1 or C6.

- 6.29 The two storey dwelling has a more detailed design and incorporates additional architectural features such as dormer windows, a part glazed gable end and a roof terrace with glass balustrade. The dwelling is large for this area of the settlement and the massing is accentuated by the uniform ridge height. However, there is a range of proposed planting surrounding the dwelling which will help to assimilate it and the architectural interest of the aforementioned aspects will help to break up the visual impact of the design. Furthermore the revised siting of the dwelling on the lower portion of the site will generally reduce its visual impact as a result of the lower topography and resultant ridge height.
- 6.30 There is no uniform character to dwellings local to the application site but a large proportion utilises facing brickwork. As the development plan and the dCNDP seeks to control aspects of the design only by reinforcing local character and not through a prescriptive design guide there is some flexibility to the acceptable style and materials. Overall the proposed dwelling design is considered to align with the requirements of both CS SD1 and dCNDP C6.
- 6.31 The revised site layout introduces a two storey dwelling adjacent to the existing bungalow named Garnom. Garnom currently sits adjacent to three further 1/1.5 storey dwellings recently built. As such the introduction of a two storey dwelling in this location will reside in a line of 4 bungalows to the North West and a further bungalow (proposed here) to the South East. This is a discordant introduction of a two storey dwelling contrary to the evolving character. Although it is noted this has little impact on the street scene, as is clear from the supplied visuals. In regard to the amenity of existing residents in Garnom the separation distance between the proposed dwelling and the existing ensure adverse effects are reduced. The retention of an existing tree on the common boundary further helps reduce adverse effects. Given the above there are not considered to be any material adverse impacts in regards to overshadowing, overlooking and overbearing. Hill Top located to the south west of the application site, on the opposite side of Poplar Road, is sufficiently separated by distance and intermittent planting along either side of the carriageway, which the proposed planting scheme will strengthen.
- 6.32 There will be a degree of overlooking within the application site from the North East elevation and roof terrace of the two storey dwelling across to the private amenity space of the bungalow. However, this is not severe due to the proposed boundary planting and separation distance of approximately 20m between the dwellings and will be further mitigated due to the change in levels between the dwellings. In either event the caveat emptor principle is relevant here and the proposed scheme is not considered to propose an unacceptable level of amenity for future residents.
- 6.33 The single storey dwelling is positioned on the higher portion of the site but as a result of its height and separation distance from surrounding dwellings will not materially impact the amenity of any neighbouring residents.

Highways

- 6.34 The application proposes a single shared access in the approximate centre of the site, directly onto Poplar Road. Internal to the site there is a shared private driveway leading to gates for each dwelling, behind which there is parking and turning areas proposed. The larger 4 bedroom dwelling would also benefit from a detached double garage to the south of the dwelling.
- 6.35 Policy MT1 of the CS seeks to ensure that developments, among other things, are sited, designed and laid out in a manner which ensures the safe and efficient flow of traffic, safe entrance and exit and have the appropriate operation manoeuvring space to accommodate all modes of transport.
- 6.36 Furthermore MT1 and NPPF policies require development proposals to give genuine choice as regards movement. NPPF paragraph 103 requires local planning authorities to facilitate the use of sustainable modes of transport and paragraph 108 refers to the need to ensure developments generating significant amounts of movement should take account of whether safe and suitable access to the site can be achieved for all people and whether improvements can

Further information on the subject of this report is available from Mr David Gosset on 01432 261588

be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where 'the residual cumulative impacts of development are severe' (NPPF para. 109).

- 6.37 The NDP does not have a policy specifically relating to highways. Policy C6 comments that arrangements for access should be made without undue local environmental impacts and include the provision for pedestrians, cyclists and powered disability vehicles.
- 6.38 The application is supported by a 7 day speed survey on Poplar Road which was used to inform the required visibility splays. The Local Highways Authority Area Engineer has reviewed the speed data and visibility splays and was satisfied that they met the requirements of the Core Strategy and NPPF.
- 6.39 Some local objections to the scheme have cited the narrow nature of Poplar Road as a potential hazard to creating a new access onto the lane. However, the applicant has demonstrated that the visibility splays are sufficient for the speed of vehicles travelling along the road. Furthermore the imposition of a condition would be a suitable way to ensure development does not commence without the provision of safe visibility splays. In either event the addition of two further dwellings and the resultant vehicle movements will be a small addition to the road network.
- 6.40 The internal layout of the application site provides sufficient parking and manoeuvring space so as to ensure the impact on the local highway network is acceptable and in line with both the CS and NPPF.
- 6.41 Conditions recommended by the Local Highways Authority are a suitable manner of controlling the provision of secure and covered bicycle storage for both dwellings to ensure there is a genuine range of transport options available to future occupants; technical details for the driveway and drainage and the provision of a construction management plan.
- 6.42 The applicant has demonstrated that the proposed layout and access details align with the requirements of both the CS and NPPF and if the proposal was to proceed the use of conditions to secure the provision of cycle storage which aligns with not only the CS and NPPF but also C6 of the dCNDP. The Local Highways Authority have reviewed the proposal and raise no objection subject to the imposition of the conditions of which the visibility splays was highlighted as particularly important in the revised comments.

Ecology and Biodiversity

- 6.43 The application is supported by a Phase 1 Ecological Survey which includes recommendations for appropriate mitigation and biodiversity net gain enhancements and an arboriculture impact assessment.
- 6.44 Policy LD2 covers the conservation, restoration and enhancement of biodiversity and geodiversity assets in Herefordshire. The policy states that development will not be permitted where it has potential to harm these assets or reduce the effectiveness of the ecological network of sites. The introduction, restoration and enhancement of biodiversity and geodiversity features is also actively encouraged. Furthermore LD3 states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure.
- 6.45 This is supported by Policy C4 within the dCNDP which states that proposals should avoid likely harm to the River Wye Special Area of Conservation (SAC) while promoting the conservation, restoration and enhancement of other sites and features of landscape value and biodiversity interest in accordance with their status. Furthermore C4 states that proposals should seek to achieve the following principles: 'maintaining, restoring and where possible enhancing the

contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure’.

- 6.46 The Ecology report found the application site to be generally of low ecological value, but identified moderate value in the associated hedge boundaries. It was concluded that the small field made a limited impact upon the local species populations. The recommendations included:
- Bats – Control of lighting during and post construction
 - Pre-construction badger walkover
 - Bird and bat boxes
 - Construction of habitat pile and insect hotel
- 6.47 The loss of hedgerow removes some wildlife connectivity however the range of enhancements and proposed planting on the site will sufficiently compensate for this loss.
- 6.48 The Council’s Ecologist has reviewed the report and found the mitigation and biodiversity enhancements to be appropriate and relevant for the development and application site. If the application were to proceed the use of planning conditions would suitably control this element of the proposal.
- 6.49 The protection measures and separation distance of the development from the existing Silver Birch trees on the shared boundary with Garnom are considered sufficient to protect their long term viability. While they are noted to be of low quality they do provide effective screening of the site from the adjacent dwelling and vice versa.
- 6.50 In regards to the proposed development and its impact on the local ecology and biodiversity it has been considered by the technical consultants who have concluded that subject to conditions the proposal would have an acceptable impact and align with the requirements of CS LD2 and LD3 as well as dCNDP C4.

Habitat Regulations Assessment

- 6.51 The application site is located within the Cage Brook sub-catchment of the wider River Wye SAC and as such the Habitat Regulations Assessment (HRA) process applies to this proposal. The Council’s Ecologist has reviewed the submitted proposal and undertaken the required Appropriate Assessment (AA) which concluded that there would be no likely effects upon the integrity of the River Wye SAC. The HRA AA was submitted to Natural England for review who returned a no objection response.

Flooding and Drainage

- 6.52 The application site lies within Flood Zone 1 as defined by the Environment Agency and as such has a low probability of flooding. In accordance with Environment Agency standing advice, the planning application does not need to be supported by a Flood Risk Assessment (FRA). Furthermore the Land Drainage Engineer has confirmed it is not at risk of surface water flooding.
- 6.53 Policy SD3 of the Core Strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk, avoid an adverse impact on water quality, protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation and will be achieved by many factors including developments incorporating appropriate sustainable drainage systems to manage surface water. For waste water, policy SD4 states that in the first instance developments should seek to connect to the existing mains wastewater infrastructure. Where evidence is provided that this option is not practical alternative arrangements should be

considered in the following order; package treatment works (discharging to watercourse or soakaway) or septic tank (discharging to soakaway).

- 6.54 The surface water drainage strategy proposes the use of a soakaway system. This strategy was supported by soakaway testing and reviewed by the Council's Consultant Drainage Engineer. It was concluded that the strategy demonstrates that there is no increased risk of flooding to the site or downstream of the site. The soakaway testing undertaken in support of the size of the required soakaways was conducted to Building Regulations Standards and not the SuDs manual. If the proposal is determined to be acceptable the use of planning conditions could feasibly secure revised soakaway testing and calculations to determine the required size. However given the size of the application site there is no overriding concern in regards to the deliverability of this element of the scheme.
- 6.55 The foul drainage strategy proposed utilises individual package treatment plants for the two dwellings with final outfall to an on-site soakaways. This has been supported by infiltration testing. The Council's Consultant Drainage Engineer confirmed that the scheme aligns with CS SD4 and raised no concern on this element.

Conclusion and Planning Balance

- 6.56 In accordance with the statutory requirement, determination must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF affirms at paragraph 12 that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.
- 6.57 At this time the Development Plan comprises the CS. As set out in the foregoing paragraphs the development proposed is considered to accord with the spatial strategy contained within the CS. This is because the site lies adjacent to a main built up part of the settlement, in accordance with policy RA2.
- 6.58 Next it is necessary to turn to the material considerations, to ascertain how these feed into the overall planning balance of the proposed development. The dCNDP is an important material consideration, and as set out before it can be afforded significant weight.
- 6.59 The application site lies beyond the proposed settlement boundary for Clehonger and is therefore in conflict with dCNDP policy C2 which is a positively worded condition seeking to focus development within the boundary. While the policy is not explicit on how proposals should be assessed beyond the limits of the boundary, the CS, through RA3, provides clarity that outside of identified settlements, as defined by NDPs, residential development should be exceptional. There is a clear conflict between the wording of RA2 and the emerging settlement boundary of C2.
- 6.60 The other key material consideration is the NPPF. As the application is for the supply of housing, specifically for two dwellings, the current implications of the Local Planning Authority not being able to demonstrate a 5 year housing land supply, plus requisite buffer, as set out in the NPPF (footnote 7), must be considered. The current published position is a 3.69 year supply. At paragraph 11d the NPPF states that where policies which are most important for decision making are out-of-date, permission should be granted unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.61 Given the proposal is for housing the policies most important for determination of the application relate to housing. As per paragraph 11d, footnote 7, of the NPPF they must be considered as out of date by reason of the current housing land supply deficit. This does not mean that they attract no weight, but rather reduced weight that is determined by the decision maker. There is a requirement, over the plan period (2011-2031) to provide a minimum of 109 new dwellings in the Parish of Clehonger. As of April 1st 2019 those built and existing commitments amount to 188 dwellings. While, it is acknowledged the indicative housing growth target is a minimum threshold and not a maximum target the figures demonstrate there is no lack of local housing land supply. These figures demonstrate that the CS housing policies have achieved substantial growth in the first ten year period of the plan and significantly boosted the supply of housing in this part of the County.
- 6.62 Given 11(d)(i) does not apply to this application site and proposal it's necessary to apply the commonly referred to 'tilted' planning balance set out in paragraph 11(d)(ii). The tilted planning balance is generally assessed under the three overarching objectives of the planning system, namely the economic, social and environmental objectives. The proposal would positively contribute to the supply of housing at a time when at the county level the supply is not meeting targets and this would bring forward economic and social benefits. At the local level the minimum growth target has been well exceeded and there is local concern that such expansion would have a harmful impact on the community. There would be economic benefits during the construction phase to suppliers and trades and after occupation through increased expenditure of disposable incomes. The payment of the New Homes Bonus is also another benefit to take into account. There may be some social benefits as a result from increased residents in the village and support for local facilities. Further social benefits are noted as a result of the proposed bungalow which is an inclusive design. It is considered that these benefits of the scheme for 2 dwellings would only be limited given the minimum growth target for the parish has been exceeded by some margin at this early stage of the plan period.
- 6.63 In terms of identified harm, the proposed access arrangements will adversely affect the character of Poplar Road. This has led to an objection from the Council's Senior Landscape Officer who notes the intimate rural character of Poplar Road would be diminished by the widening and removal of hedgerow to facilitate the access and visibility splays. This is an important transition from the outer edges of Clehonger to the open countryside beyond. As such the proposal is in direct conflict with the CS LD1 as the scheme has not been positively influenced by this aspect of local character; furthermore the removal a 4.5m length of hedgerow and the widening of the lane to achieve visibility creates undue environmental impacts which are considered to be unmitigated in their impact upon local character and this therefore is in conflict with dCNDP policy C6. As identified above there is also conflict with dCNDP Policy C4 because the development of the site would detract from the protected view (3B) through the introduction of dwellings in the foreground of the view thereby disrupting long distance views across to the hills on the other side of the River Wye. Cumulatively these adverse effects as a result of conflict with both the CS and emerging dCNDP, which is attributed significant weight, amount to moderate.
- 6.64 The scheme provides a range of enhancements to local biodiversity through net gain enhancements and the proposed landscaping, so this does not weigh against the scheme in environmental terms. Furthermore there is a good range of services in Clehonger including a school and local and long distance bus routes which would help to reduce reliance upon the private motor vehicle although these services are hard to access on foot given the poor pedestrian environment immediately outside the application site, this is therefore considered a neutral factor.
- 6.65 Bringing all of the above together the application site is beyond the identified settlement boundary contained within the emerging dCNDP and while it is considered to adhere to the spatial strategy of CS RA2 this policy is clear that NDPs should be the principal method of allocating housing growth within each Parish. Furthermore RA2 defers to the minimum growth

targets for each Housing Market Area to determine the level of development each settlement identified should receive. While these targets represent the minimum growth within a Parish it is indicative of the reduced need for further housing sites that this target has been far exceeded in the first half of the plan period. Therefore conflict with the emerging dCNDP at this late stage is unjustified. There are two component parts of the scheme's landscape harm: firstly the harm to the intimate character of Poplar Road at this transitional location and secondly the obstruction of a protected view. The small scale of the scheme does not result in significant benefits and the location of the site minimises the potential social benefits derived from the provision of a bungalow. Given the housing supply already achieved in Clehonger in combination with the fact the site lies beyond the settlement boundary, which is to be attributed significant weight, and the identified components of the landscape harm it is considered that the adverse impacts of the proposed scheme significantly and demonstrably outweigh the modest benefits of the scheme. It is therefore Officer's recommendation that the scheme be refused planning permission as set out below in the reasons for refusal.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. The application seeks approval for the erection of 2 dwellings in a location that is adjacent to, but outside of the settlement boundary for Clehonger. Locationally this accords with policy RA2 of the Herefordshire Local Plan – Core Strategy, but is in direct conflict with policy C2 of the draft Clehonger Neighbourhood Development Plan, which is afforded significant weight, following the Examiner's Report that does not recommend any modifications. The Clehonger Neighbourhood Development Plan Area has experienced considerable growth and the Plan provides for a considerable exceedance of the minimum proportional growth target and the Examiner saw no reason to expand the settlement boundary (including to accommodate the application site as per the applicants' representations). The proposed development fails to meet any of the exceptions for development outside settlement boundaries, as specified in policy RA3 of the Herefordshire Local Plan – Core Strategy. In undertaking the test set out in paragraph 11d)ii of the National Planning Policy Framework, in light of the Council's current housing land supply position, the identified adverse impact of direct conflict with the draft Clehonger Neighbourhood Development Plan as set out in this reason for refusal, and the following reason, significantly and demonstrably outweigh the benefits.**
- 2. The proposed development will adversely affect the landscape character in two material ways. Firstly, the proposed access arrangements, through the removal of 4.5m of hedgerow and the widening of the Poplar Road along a length of approximately 45m, will adversely effect the intimate rural character of Poplar Road in an important transitional location between the settlement of Clehonger and the open countryside to the South. This is contrary to both Policy LD1 of the Herefordshire Local Plan – Core Strategy and Policy C6 of the draft Clehonger Neighbourhood Development Plan, which is attributed significant weight. Secondly, the development of the site will obstruct a view that is protected via Policy C4 (3B) of the draft Clehonger Neighbourhood Development Plan thereby adversely affecting this protected landscape characteristic.**

INFORMATIVES:

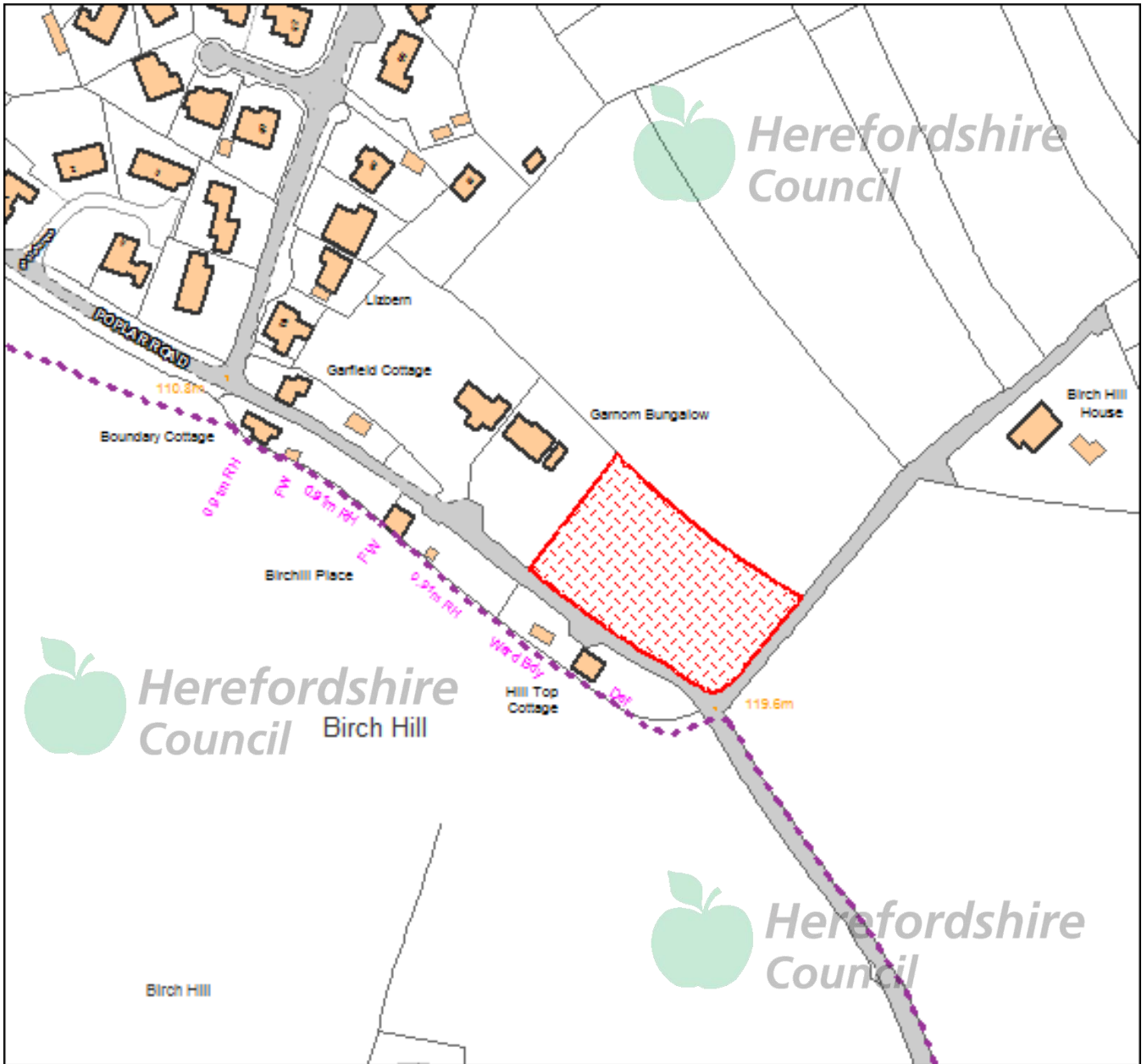
- 1. IP3 - Application Refused Following Discussion – Where there is no Way Forward**

Decision:

Notes:
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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 200299

SITE ADDRESS : LAND ADJACENT GARNOM, BIRCH HILL, CLEHONGER, HEREFORDSHIRE

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