

ref 405  
attached

[REDACTED]

Ms Rebecca Jenman  
The Planning Officer  
Herefordshire Council  
P O Box 230, Blueschool Street  
Hereford HR1 2ZB

29 January 2018

**Ref: Planning Application P174681/F**  
**Land south of Cobhall Common Lane, Cobhall Common, Herefordshire**

Dear Ms Jenman,

I am writing to object to this planning application in the hamlet of Cobhall as follows:

1) it is a greenfield agricultural site of ancient pasture, hedgerows and mature trees supporting valuable flora and wildlife. It has always been grazing land for sheep and cattle and making hay. It is proposed to build an estate of 7 luxury homes with 3 entrances from the narrow lane. The adverse impact on the community from covering this green field with concrete will be immense, street lights will be required and parking for visitors will be a problem. There has been no pre-application engagement with the local community as claimed in section 4.17 of the Planning Statement. There will be loss of amenity for the current residents and the rural character of the area will be destroyed.

2) the impact on the community for a number of years while this development is under construction should be taken into consideration. Diggers and other heavy plant will need to be brought in, drains dug, roads laid, stone, timber, brick lorries, construction workers and the necessary facilities for them will be needed.

3) the drainage scheme as it is drawn is not feasible and is misleading. In any case pipes will have to be laid under the road at the regulation depth and water is expected to be diverted to a water course at a higher level. It is made clear in the application that residents of each dwelling will be responsible for their own effluent so the foreseeable future problems regarding foul water on and around neighbouring properties will not be the responsibility of the developer. Claims made in section 3.11 of the Planning Statement are totally at odds with reality.

4) the single track lane to the A465 road has no provision for pedestrians and is well documented as being unsuited to any increase in traffic. To my knowledge there has been two serious accidents at the junction with the A465 involving residents of Cobhall. I note that the point at which the traffic count survey was conducted earlier

this year was further up the lane just before New House thereby not including the traffic to and from Red House and Armstrong House. I wonder why this was and can only speculate that it was done to give a misleading picture of the traffic situation.

We are told that Herefordshire Council has an obligation to build another 12 houses in the whole of Allensmore parish by 2031. This development proposes more than half to be located in this tiny hamlet in which there are no facilities and where residents are entirely reliant on cars to access all vital services such as doctor, school, shops, and pub and access for emergency services to the properties is difficult.

The only economic benefits will be to the landowner and the developers and are far outweighed by the adverse impact on the quality of life to the residents.

The proposed development is based on inaccurate drawings and unproven assumptions. It fails to deliver on many key issues contrary to what is claimed in the Planning Statement, most notably under the following sections:  
SS4; SS6; MT1; SD1; SD3; SD4  
sections 4.33; 4.36; 4.38.

Yours sincerely,

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