

## PETERSTOW PARISH COUNCIL

### Re: Planning Application 180316: Land adjacent to Hightown Cottage, Peterstow

Peterstow Parish Council object to this application on the following grounds:

The site is outside the settlement boundary of Peterstow Parish Council's Neighbourhood Development Plan, which has concluded Regulation 14 consultation and is being prepared for Regulation 16 submission. The NDP explicitly states (Policy PTS12) that land adjacent to the settlement boundary is to be considered as "open countryside" and subject to RA3 planning restrictions.

This site was put forward as part of the NDP call for sites and has been independently reviewed as part of this process. Included in the NDP drafting stage was a detailed assessment of all sites proposed. This site was ranked 6<sup>th</sup> out of 9 possible sites.

There are specific concerns on this site relating to the setting of the neighbouring listed building (High Town Cottage) and its listed outbuilding. These will be detrimentally impacted by the development, contrary to HC policy LD4 and Peterstow Policies PTS2 and PTS4.

This site is on the edge of the Peterstow Conservation Area, the setting and characteristic of this area will be adversely affected by the building of these houses.

The character of the village will be adversely affected by the creation of a small estate in an area where there are no other such developments. A development of this nature is contrary to the existing layout of the village and Peterstow policy PTS8.

The size of these properties (large, detached properties) is contrary to the wishes of the local community, who wish to see more housing that residents and in particular younger families can grow into.

The applicant has attempted to question the NDP calculation of housing need, we refute the comments made by the applicant – the housing need calculation has been co-ordinated with Herefordshire Council and has passed Regulation 14 scrutiny by statutory bodies. We do not accept that there are unresolved objections. The Regulation 16 plan will however further strengthen the housing calculations and alleviate the need for the disputed properties to be included.

The plans contain no measures to mitigate their impact on climate change, contrary to HC policy SD1 and SD3, notably no innovative construction or natural resource usage (rainwater harvesting, solar power, minimisation of waste).

The applicant has still not yet completed the current build and has caused disruption to the community – from mud on the roads, waste materials blowing onto other properties and work predominantly occurring at weekends from early hours causing noise and disruption.