

# Breinton Parish Council

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Sent via email to [Gemma.Webster3@herefordshire.gov.uk](mailto:Gemma.Webster3@herefordshire.gov.uk)

Dear Ms Webster

## **P202203/F: Land off C1189 Breinton Road, Breinton, Hereford HR4 7PP**

Councillors are pleased to note the revisions in this application from the earlier Agricultural Notification and are grateful to Herefordshire Council Planning Dept for requesting re-submission of the AN as a full planning application. The Parish Council is supportive of applications for the sustainability of local agriculture so long as these respect the importance of maintaining and enhancing the valued inherited local landscape. Councillors support the comments made by the Breinton Village Hall committee in their response.

The new proposed site is a considerable improvement: visibility from the Wye Valley Walk (WVW) long-distance footpath, despite the new site being closer to the WVW, would be much reduced and any potential negative impacts from noise on activities at the Village Hall effectively removed. Native species planting as screening to the north and west of the site, along with infill tree planting in the hedge immediately to the east are also welcome additions in this application.

Whilst the Block Plan shows hardcore for the 'apron' at the barn site it is not clear what material would be used in the construction of the access track from the C1189. We trust that this too would be hardcore and that, in any event, no tarmac surfacing to the track would be permitted.

The following policies of the adopted **Breinton Neighbourhood Development Plan** (BNDP) apply:

**B11 – Green Infrastructure** (pp.76-77): “The green infrastructure network identified on Figure 6 (p.19) will be protected and enhanced...Development proposals leading to loss or breaks in this network of green infrastructure will not be permitted, except where replacement of a small area of the network (for example a limited stretch of hedgerow) is unavoidable. In such cases mitigation or compensation should be provided elsewhere in the NDP area.”

Critical to the reduction in visibility from the WVW, and to landscape impact more generally for the size of barn proposed, would be the future maintenance of the mature hedges immediately south

and east of the barn site at their present height and density. As a condition of any planning approval we ask for a formal undertaking that the present height of these hedges – indicated on the Block Plan as ~6.5m and ~6m respectively - be maintained and not permitted to be reduced to a more 'standard' field boundary height, and that their density also be maintained.

**B14 – Protecting the Landscape** (pp.80-81): “All development proposals will be expected to provide landscape impact analysis proportionate to the scale of the development and its impact, which will demonstrate how proposals have been designed to enhance local landscape character...Development should be designed to take account of local topography. Developments should be of a small scale and new buildings or structures should be of a height, scale and massing appropriate to the rural character of the parish.”

**B15 – Local Distinctiveness** (pp.81-83): “b) Local habitats should be preserved and enhanced, and wildlife conserved.”

**B16 – Protecting Important Public Views** (pp.83-84). In addition to visibility from the Wye Valley Walk, 'Important Public Views' nos 10,11 and 27 (see Figure 16, p.46) would all be affected by the proposed development.

Councillors are concerned that this application does not fully satisfy all relevant BNDP policy points and would request that due consideration be given by the Planning Officer for the application to be fully policy compliant, this to include the submission of a Landscape Impact Analysis as required by Policy B14. Furthermore, the choice of an optimum colour scheme for the proposed barn to minimise its visual impact on the landscape would be welcome.

Kind regards

Emily Godsall  
*Clerk, Breinton Parish Council*