

Titley Group Parish Council Response to planning application 192515 – Balance Farm, Titley – Re-consultation – Amended Pending 106 Agreement – Application For Approval Of Reserved Matters Following Outline Planning (160581)

The resolution of the Planning Committee was *‘The application is deferred to allow for reassessment of the scale, design and layout of the proposed scheme’*.

During consideration of the application, the committee raised the following principal points:

- *‘The proposed red brick design was felt to be very suburban an unsympathetic to the locality.’*
- *‘A deferral would allow the applicant to produce a plan more sympathetic to the locality.’*
- *‘There was concern regarding the height of the buildings. The ridge heights were felt to be too high and suburban in nature.’*
- *‘The layout of the site should be re considered to utilise renewable sources of energy more efficiently.’*

It was also suggested that the Parish Council and Applicant meet to discuss the application, in particular respect to the Titley Group NDP. After formal adoption of our NDP, the Parish Council invited the Applicant to a meeting on the 9th of April 2024. It was disappointing that the Applicant and Agent had not considered many of the conflicts raised by the NDP in relation to their application and although some agreement was reached on replacing red brick with stone and orientation of the boarding, nothing was agreed in relation to the height, scale, orientation or layout. Neither was any agreement reached on provision of pedestrian access either within the site, or to connection with the rest of the village.

In respect to the size of the dwellings, the Parish Council provided the applicant with a letter from the then lead planner, Kevin Bishop, in which he informed us that the developer could submit a scheme with five houses of a lesser number of bedrooms at reserved matters stage (we attach this letter). We anticipated some level of response, but were again disappointed when the applicant chose to continue with the re-application with no further consultation with the parish. The Parish Council would, therefore, like to make the following comments regarding the re-submission:

- **Policy TG1 Sustainable Development.**
 1. Developments should meet strategic requirements for new housing and the needs of the local community.
 4. Conserve and enhance the landscape and distinctive natural and historic environment.
- **Section 4 Housing Needs and Requirements.**
 - 4.6 The NDP allocates 42 new homes within the group parish well in excess of the target percentage growth of 23.
 - 4.7 The type and size of housing is of the right kind to meet local need and refers to policy RA2 *‘development outside Hereford and the Market Towns to result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand’*.
 - 4.8 *The residents survey, carried out to inform the development of the NDP, identified 3-bedroom homes as the most favoured, with 2-bedroom the next most popular. Homes of 4 or more were significantly less favoured.*

4.9 Evidence from the Kington Housing Market Assessment indicates a requirement of 75% 2–3-bedroom homes for Market Housing.

Policy TG2 2. Requests that housing should be appropriate in scale and in keeping with established character. Also, that Affordable Housing should be considered in developments in excess of 500m²(dependant on Titley being defined as a Rural Settlement). These proposals would create a massive 858m² of 4-bedroom non-affordable housing.

- **Section 5: Titley Settlement Boundary**

5.12 Harm to the Settlement Pattern(with particular reference to the size and scale of the proposed development).

5.13 Highway safety on Eywood Lane(with particular reference to the lack of any pedestrian access).

5.14 Historic Separation between the Village and the Grade II Listed Parkland (again with reference to the size of the proposal).

Policy TG5 again states that developments should ‘respect settlement character, natural and historic environments, heritage assets and can be shown to be a size and type to meet local demand.’

As expressed by the Planning Inspector at Reg 16 examination, the Balance Yard site if refused planning at Reserved Matters assessment, would then not be included within the Titley Settlement Boundary. There is, therefore, precedent for refusal should the reserved matters be deemed unacceptable.

- **Policy TG15 Historic Environment**

4. Development Proposals that result in substantial harm or loss of significance to a designated heritage asset will not be allowed.

- **Policy TG16 Design and Access**

1. Respect the character of adjoining developments having regard to siting, scale, massing, height, detailing, materials and means of enclosure.

2 Building orientation.

4. Safe access from the local road network with priority given to pedestrians and cyclists.

The Parish Council strongly believe that the applicant has demonstrably failed to re assess the reserved matter application regarding size, scale and height (at 858m² these are very large houses regardless of the number of bedrooms). At 2-3 times the cost of brick cladding, the introduction of stone may well be more in keeping with the local vernacular, but without the associated reduction in size of dwelling, would likely make these houses even less affordable to people from the local HMA. This is clearly contrary to our NDP, the existing Core Strategy and the request of the Planning Committee.

Our community remain strongly opposed to this development on road safety grounds as well as the scale, siting and character. Without safe pedestrian access to the rest of the village and the 'exclusive' nature of this development we are concerned it will create an unsustainable estate separate from our existing community.

Having held consultation with the Planning department regarding the new Core Strategy, it seems likely that Titley will be removed from the villages with proportional growth and returned to open countryside. As this is based on service provision within the village it would seem totally unsustainable to develop homes that neither fulfil local demand nor could be supported by local services.

The Titley Group Parish Council continue to strongly oppose this application as it conflicts so much with our adopted NDP. As this application was deferred by the Planning Committee, we request that they need to decide whether their reasons for deferment have been fulfilled and that we have an opportunity to put forward our continuing opposition.

Titley Group Parish Council

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