



The countryside charity
Herefordshire

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22 August 2024

For attention: Mr. Josh Bailey,
Senior Planning Officer
Herefordshire Council
Hereford
c/o

Patron
His Majesty, The King

Dear Mr. Bailey,

Re: Planning Application P241400/V Replacement of mobile home with single storey agricultural dwelling for Farm Manager at Whitethorn Farm, Carey HR2 6NG

I am writing on behalf of the Executive Committee of the Herefordshire Branch of CPRE (Campaign to Protect Rural England), now called The Countryside Charity, to object to this application. Since 2005 we have objected to many planning applications from the owner of this holding, and, to save repetition, I quote below a letter objecting to Planning Application P130778/F sent in April 2013:

26th April 2013

*Mr. E. Thomas,
Planning Officer, Herefordshire Council,
Blueschool House, Hereford HR1 2ZB*

*Dear Mr. Thomas,
Planning Application 130778/F Erection of One Polytunnel Whitethorn Farm, Carey, Herefordshire HR2 6NG*

On behalf of the Committee of the Herefordshire Branch of the Campaign to Protect Rural England (CPRE) I am writing to object, once again, to a further development on this overcrowded site.

The farm is within the Wye Valley AONB and is overlooked both by the road leading to the popular pub, The Cottage of Content at Carey and beyond, and an unclassified lane (72003?) which lies above the land and overlooks all the buildings. I went out there yesterday and saw, from the lane above, a polytunnel with hoops already erected to the north west of the existing polytunnels; I do not think there is a distance of 90 metres between this new erection and the existing tunnels. If this is correct I understand that the construction should not have commenced until and unless Permission was granted.

In Section 30 of the Application Form it is said that the development will not be seen from any public road, footpath, bridleway of other public land: in fact it and all the other polytunnels, mobile homes, log cabin home, packing station/store etc. are very visible from Road No. 72003 and from Public Footpath LD20 which drops down from the road above through the farm land. The public have the right to a view from a Public Footpath; in this case their view is adversely affected.

The location plan which accompanies this Application is inadequate in that it does not show the houses in the vicinity, the public footpath nor the outline of the applicant's dwelling house granted planning permission on 06.08.12 (App. 1212422/RM). Currently there is considerable earth moving activity with, it is assumed, the excavation of the site for this house.



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In our letter to you dated 25.07.12 (sent by email) I listed the applications for developments on this farm since 2005 and the Planning History which accompanied Planning Application 121422/RM (for the dwelling house) lists thirteen applications which were granted permission; some of these did not Require Prior Approval.

In the interests of the preservation of this beautiful landscape, close to the River Wye and with considerable tourism potential, and in line with the Policies of UDP Policy LA1 (Protection of Areas of Outstanding Natural Beauty) we urge you to refuse this application and reduce further building development on this farm.

*Yours faithfully,
Virginia Morgan
Herefordshire PLAN, CPRE*

Since then there have been at least 5 more planning applications and it would be advantageous if you could review all of these when considering the current one.

As we stressed then, this small farm is within the Wye Valley AONB, now National Landscape, and as such should be protected from inappropriate, over-development within this rural landscape. NPPF Policy 15 Conserving and Enhancing the Natural Environment para. 182 refers. Herefordshire Council Local Plan 2011-2031 Core Strategy Policies SS1, SS6, RA3, LD1, LD2 and LD3 are also relevant.

The Ecologist notes the requirement for an HRA and with the current serious pollution in the River Wye (SSSI and SAC) all biodiversity protective precautions must be strictly observed. As he states *.The 'Carey Brook' below the development is a direct tributary of the River Wye SAC and the site is approximately 600m hydrologically via the brook to the River Wye.*

Additionally, 'Biodiversity Net Gain' from any development has to be demonstrated; there must also be provisions for Dark Skies measures implementation.

It is noted that the Transportation Manager considers that this proposal should be judged as a 'new development'; as such this would not usually be permitted in the Open Countryside, especially within an AONB/National Landscape. Surface water and foul water drainage details should be provided.

In conclusion we ask you to consider our concerns over the over-crowding of this site, within the Area of Outstanding Natural Beauty and close to the famed 'Cottage of Content' which attracts many tourists to this rural, secluded area with its scenic lanes and footpaths...one of which passes through Whitethorn Farm.

Yours faithfully,

Virginia Morgan
PLAN Herefordshire Campaign to Protect Rural England/The Countryside Charity