



Dear Resident(s),

20th May 2026

RE: Planning Consultation Information for Residents

At the time of writing, no formal planning application has yet been submitted to Herefordshire Council in relation to the proposed development presented tonight. The purpose of this information is to help residents understand the planning process should an application later be submitted.

Planning applications are normally subject to a statutory consultation period of 21 days, during which statutory consultees and members of the public may submit comments. This period usually begins when the site notice (yellow notice) is displayed near the application site. In some cases, the consultation date displayed online may later be updated once the site notice has physically been displayed. Further information regarding the planning process can be found on Herefordshire Council's website:

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-search>

Residents are encouraged to submit comments within the 21-day consultation period. Comments received after this date may still be considered by Herefordshire Council up until the application is determined, although late submissions may affect the right to speak at Planning Committee should the application be considered there. Details regarding commenting on applications can be found here:

<https://www.herefordshire.gov.uk/planning-services/check-comment-appeal-planning-application/>

Planning applications, plans and supporting documents can be viewed online using Herefordshire Council's planning search facility. Applications are determined by Herefordshire Council in accordance with national and local planning policies unless other material considerations indicate otherwise. The relevant planning policies can be viewed here:

<https://www.herefordshire.gov.uk/planning-and-building-control/local-plan/local-plan-core-strategy>

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Residents are entitled to express their views on a planning application. However, planning officers and councillors can only take account of relevant "material planning considerations" when determining an application.

Examples of material planning considerations may include:

1. Design, appearance, scale and layout
2. Traffic generation, highway safety and parking
3. Loss of privacy, overlooking or loss of light
4. Noise, disturbance and general amenity impacts
5. Flooding, drainage and sewerage capacity
6. Impact on wildlife, trees, habitats and biodiversity
7. Loss of open space or important landscape features
8. Impact on listed buildings or conservation areas
9. Whether the proposal represents overdevelopment
10. Compliance with local and national planning policies and any adopted Neighbourhood Development Plan

Residents may wish to consider existing traffic conditions, highway safety, pedestrian access, congestion and queueing impacts when reviewing the application documents and submitting comments. Particular attention may be given to the cumulative impact of additional vehicle movements on existing road networks and key access points within the parish.



Matters that are generally not material planning considerations include:

- Effect on property values
- Private rights to light
- Loss of a private view
- Restrictive covenants or boundary disputes
- Competition or effect on trade
- Matters controlled under separate legislation

Residents may wish to review the planning documents and technical reports submitted with the application before making comments.

Developers will sometimes undertake public engagement or consultation exercises before submitting a planning application. Comments made during this stage are separate from the formal planning consultation process operated by Herefordshire Council.

Planning applications are not determined by a “vote” based solely on the number of objections or comments received. Applications must be assessed against planning law and planning policy.

The Parish Council recognises that large developments can generate strong views within the community. The Parish Council is a statutory consultee in the planning process and will consider the application, relevant planning policies and representations received from residents before submitting its formal comments to Herefordshire Council.

Parish Councillors are elected volunteers who act in the interests of the whole parish. Whilst the Parish Council may support or object to an application, the final decision will be made by Herefordshire Council.

Impacts on local infrastructure and services are addressed through Section 106 planning obligations agreed between the developer and Herefordshire Council, in consultation with relevant organisations where appropriate. Further information regarding Section 106 planning obligations can be found here:

<https://www.herefordshire.gov.uk/planning-and-building-control/local-plan/section-106-planning-obligations>

Highway improvements required as part of a development, such as new junctions, footways, crossings, traffic calming measures or alterations to the public highway, may also be secured through separate legal agreements under Section 278 of the Highways Act 1980 between the developer and the Highway Authority. These agreements are separate from the planning application itself and are used to ensure highway works are designed and delivered to appropriate standards. Further information regarding highway development control can be found here:

https://www.herefordshire.gov.uk/info/200196/roads/38/highways_development_control

Regardless of individual views, it can be helpful for residents to suggest mitigation measures or improvements that they would wish to see considered should an application proceed.

This information is intended as general guidance only.

If you have any questions or comments, please do not hesitate to contact the Parish Council.

Yours sincerely

On behalf of Credenhill Parish Council

Mr. L Harper-Smith
Parish Clerk and Responsible Finance Officer

Further information regarding Herefordshire Council's planning services can also be found here:

<https://www.herefordshire.gov.uk/planning-services>