

Eardisland Parish Council wishes to make a further representation to the applicant's response to Parish Council objection to P152779/F, Land adjoining Orchard Farm, Eardisland – Proposed construction of 5 no dwellings with garages. Formation of new access and private drive and close existing. Demolition of outbuilding, steel framed barn, wind tunnel and greenhouse.

Please note the following points:

- The applicant states that the application meets Eardisland Neighbourhood Development Plan policy E1 (a), (b), (c), (d) and (e)
- However the application does not conform to policy E1(f) as the proposed access is onto the road at a point that is known to flood in heavy rain, as shown in picture 1 below , which clearly shows how cars go on the wrong side of the road (coming from the village) to avoid flood water at the point where the new access would join the main road

Picture 1



- The application does not conform to policy E1(j) as part of the site is regularly under water in heavy rain, at the position of plots 1 and 3, as shown in pictures 2, 3 and 4 below (taken with consent from the adjoining property, when the flooding was improving)

Pictures 2, 3 and 4 showing proposed site of plots 1 and 3



- Any application must meet all the criteria in policy E1 not merely those that suit the application
- The applicant states that the site is 'largely on Flood Zone 1 land'. This is in direct opposition to the applicant's own Flood Risk Assessment (FRA), which clearly shows on p11 that a significant proportion of the site is in Flood Zone 3/2, including part of the access onto the site and plots 1 and 3
- The application is also in opposition to p10 of the FRA which states that 'Land use with higher vulnerability should be located in areas of least flood risk, with areas designated as Flood Zones 2 and 3 being used for lower vulnerability uses, such as gardens'
- The Parish Council has certainly not 'misunderstood or misled themselves' on technical issues but has accurately read the applicant's own FRA
- At the Parish Council site visit on 12 November, the applicant was asked why there was not an ecological assessment submitted
- The Parish Council notes that there is now an ecological assessment available on Herefordshire Council's website and clearly dated 2.12.15, therefore not available at the time of the Parish Council's response
- The applicant states 'The application boundary line was modified in the early stages and excludes land owned by the Housing association as correspondence between us shows , and no notice is required to be served on anyone. This was again mentioned at the meeting with the Parish Council on site'
- This is totally inaccurate. The applicant was asked at the aforementioned site visit why he had included the sewage treatment works owned by the housing association and replied 'It's a mistake'
- The Parish Council notes that there is now an amended site location plan excluding the sewage treatment works available on Herefordshire Council's website and clearly dated 7.12.15, therefore not available at the time of the Parish Council's response
- Whilst it is recognised that only limited weight can be given to the Eardisland NDP as it is not yet submitted under Regulation 16, the application is not in conformity with either the National Planning Policy Framework or Herefordshire Council's Core Strategy, as shown in the Parish Council's objection document.