

240349 - PROPOSED DEVELOPMENT OF 9 DWELLINGS (6 X OPEN MARKET AND 3 X AFFORDABLE) AT LAND AT RAMBLERS WAY, WINFORTON, HEREFORD, HR3 6EP

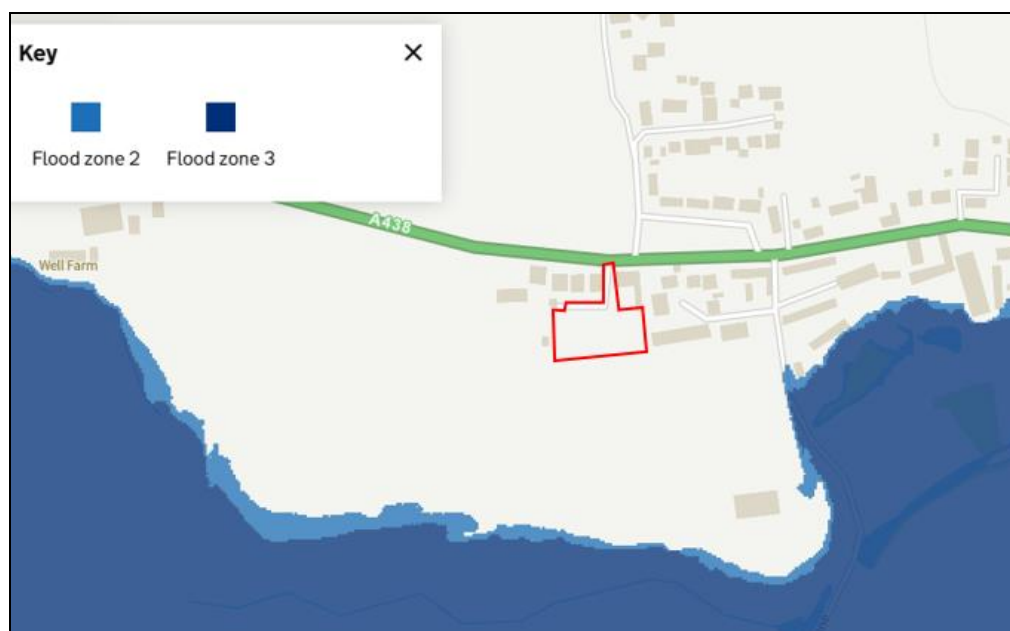
For: Mr Pryce per Mr Russell Pryce, Unit 5, Westwood Industrial Estate, Ewyas Harold, Hereford, Herefordshire HR2 0EL

ADDITIONAL REPRESENTATIONS

None received.

OFFICER COMMENTS

A question was raised during the Site Inspection regarding the proximity of the site to the area of flood risk associated with the River Wye, the main channel of which is located around 600m to the south. The matter of flood risk is addressed at Section 6.55 of the Officer Report, where it is noted that the site is located with the Environment Agency (EA) defined 'low risk' Flood Zone 1. For the avoidance of doubt however, an extract of the EA Flood Map for Planning is provided below showing the location of the site relative to Flood Zones 2 (medium probability) and Flood Zone 3 (high probability).



Source: <https://flood-map-for-planning.service.gov.uk/map?cz=329355.4,246919.9,16.563214>

A question was also raised on site regarding the feasibility of delivering a footpath link to the Vineyards in terms of land ownership. This is addressed at Section 6.39 and Figure 5 of the Officer Report. Following the site visit however, the Applicant has also provided a copy of Land Registry Titles confirming that the land in question is within their ownership. A copy of the Tile Plan is included at Appendix 1.

CHANGE TO RECOMMENDATION

No change to recommendation.