

From: Website <no-reply@herefordshire.gov.uk>
Sent: 12 January 2023 22:02
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: Online form received: Comment on a planning application 223881



Comment on a planning application

Case reference: FS-Case-478181422

Planning Comment

I confirm that I have read and agree with the above statement: Yes

Title: Mr

First name: Christopher

Last name: Watson

Email:

Postcode search: HR6 9BG

Address: Lyme Cottage, Eardisland, HR6 9BG

Nature of your feedback: Objecting to the application

Comment:: I most strongly object to this Planning Application, and for the following reasons:

1. The proposed site lies OUTSIDE the established Settlement Boundary of Eardisland. The boundary has been in place over a long period of time, and for very good reasons e.g. protecting the visual aesthetic of the Eastern entry to the village. The boundary was endorsed relatively recently, in October 2016, when the village Local Development Plan was made. This application is therefore going against the will of the village when last tested.
2. The application does not conform to any more general planning policies for Housing in Herefordshire. The site involved lies outside a village Settlement Boundary and therefore fails to comply with any policy for housing development, except perhaps the Exceptions Site policy.
3. The site involved lies OUTSIDE, but ADJACENT to, Eardisland's Settlement Boundary. As such, the Exceptions Site policy might apply. However that policy requires any new

homes to meet the proven need for affordable housing for local people. No survey of local housing needs has been undertaken since 2016 and therefore there is no current proven need for affordable housing locally. Therefore this application does not even meet the requirement of the Exception Site Planning Policy for Herefordshire.

If a Housing Needs survey was undertaken and a need for affordable housing was proven, then my objection would be overruled. I suggest the proposed developer/owner/Council does a survey and follow the policy backed route to any new development.

4. Flooding - the site is vulnerable to flooding, particularly at the point of entry.

Conclusion: Given the application does not currently comply with any Herefordshire planning policies for new housing, then I trust Herefordshire Council's Planning Committee has no option but to turn down this application.

Add attachments:

If the council were minded to approve this application what infrastructure would you like to be considered from the Section 106 contribution: I can't see how the Council could be minded to, but if it was then given the huge increase in the value of the land involved, going from agricultural to housing value, then I would expect a substantial investment in the village, directed at significantly upgrading, extending and even renewing the village hall which is an important community resource.