

Email: [REDACTED]

17<sup>th</sup> July 2014

For attention: Mr. P. Mullineux, Planning Officer  
Herefordshire Council  
Blueschool House Hereford

Dear Sir,

Re: Planning application P/141408/F 25 houses at Barley Close, Eardisley, Herefordshire (16 Open Market Houses and 9 Affordable Houses)

I am writing on behalf of the Herefordshire Branch of the Campaign to Protect Rural England (CPRE) to object to this application.

The field is outside the Village Settlement Boundary, it is within the Eardisley Conservation area and the proposed access is off a narrow road (Woodseaves Road) where the residents on the opposite side of the road are obliged to park their cars, thus making the already narrow road much more difficult to negotiate/overtake.

Additionally there are historic flooding issues from the Folly Brook which is an open stream until it is culverted just before the proposed access to the site.

The Eardisley Residents have been working on a comprehensive and well-researched Neighbourhood Plan and have public consultations to ascertain local views on the best areas to establish new homes. This draft Plan is in the last stages towards completion and it is felt by many of those concerned that no decision on this Application should be made before the Neighbourhood Plan is accepted and becomes a material consideration in planning decisions. This agricultural field (presently used for grazing cattle) is not featured in this draft Plan and, judging by the representations on the Council's Planning website, is not favoured by several Residents as a suitable site for residential dwellings.

Our specific planning concerns are:

**(1) The suitability of the site, access and design proposals:** the application site is described, in the Application Form, as 1 hectare in extent but several of the supporting documents say that it is c. 2 hectares...this confusion should be corrected. The photo montages indicate houses which do not appear to fit into the local scene at all and jar with the old, attractive houses on Woodseaves Road.

Almost opposite the proposed entrance there is the Grade 11 Cruck House (probably C14 although subsequently modified), and adjoining the north west boundary of the site there is a converted Barn, also Grade 11 listed. On the opposite side of the A4111 is sited the jettied upper-storey Upper House Farm, Grade 11\* listed, probably dating from C15.

The field surface is uneven and slopes considerably towards the north west and yet the proposed pond is to be situated to the south west of the houses. Although there has been an Archaeological Survey (commissioned by the Developer) there



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could be historical or even archaeological features which have not been discovered; the archives at the Herefordshire Record Office could be accessed (even though it is closed to the public until Spring 2015) for further investigation.

The proposed pond represents a considerable hazard for families with young children.

The proposed entrance (off Woodseaves Road) will be difficult to access with the height of the field from the Road and it will be over the culverted stream.

**(2) Transport problems (road width, lack of pavements for children walking to the Primary School, adjacent fast (and narrow) A4111 road):** Woodseaves Road is narrow, and there are already considerable parking difficulties as the residents have to park in the road. The nearby popular public house, the 'Tram' causes additional parking problems and congestion for road users. The additional car spaces (2 for each proposed house) will exacerbate this situation. There are few pavements in the centre of Eardisley, making children's journeys to the Primary School hazardous. The heavy vehicles using the A4111, the main road through the centre of the Village, often obscuring visibility. The School is situated on the A4111.

The Flood Risk Assessment document notes that, in times of flooding, the Woodseaves Road entrance/exit would not be safe to use and there should be an alternative exit onto the busy, narrow A4111 road .... this again would be hazardous; there appears to be no provision on the plans for access to this alternative exit.

The narrow roads do not appear to permit cycle tracks although 25 cycle spaces are specified in the application.

**(3) Traffic issues .... narrow High Street with HGVs causing congestion/hazards:** Visibility when turning from Woodseaves Road into the A4111 is limited; the A4111 is narrow (particularly in the centre of the Village near Eardisley Bridge where it is less than 16ft wide); recent traffic studies found that there are 4000 vehicle movements per day on the A4111 stretch through the Village, with 20% of these HGVs; vehicles frequently mount the pavements (where they exist) causing danger to pedestrians, especially children and mothers with pushchairs. A further 55 cars (specified in the proposal application) would make this situation worse.

**(4) Potential flooding, with consequent danger to residents, new and existing:** The proposed development, with surfaced driveways etc. will exacerbate field drainage problems and run-off (the land slopes down towards Woodseaves Road); long standing residents report 3 incidents of serious flooding within the past 14 years; the application form notes that there are no watercourses within 20 metres..but the Folly Brook runs adjacent to the southern boundary of the site.

**(5) Adverse effects on scenic, old timber framed 'Black and White' houses and Listed Buildings in immediate and close vicinity:** Eardisley, with several other

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Herefordshire towns/villages, is famous for the old and well maintained timber framed 'black and white' buildings. Seven Grade 11 Listed Buildings surround the site: these are detailed in the privately commissioned Archaeological Assessment accompanying the application.

As Tourism is one of Herefordshire's most valuable economies surely the attractions of this Village should not be compromised by inappropriate developments.

The protections contained in Herefordshire UDP Policies ARCH1, HBA6, HBA8, LA3 and S7 could be contravened if this development is permitted. Section 12 of the NPPF describes the measures to be taken to 'conserve and enhance the historic environment' with paras. 131 to 135 and 137 of particular relevance. Additionally the setting and area around listed buildings is required to be protected under Sections 66 and 77 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990.

In summary the proposed development appears to be inappropriate in this location.

With all these concerns we trust that this Planning Application will not be permitted.

Yours faithfully,

Virginia Morgan  
P.L.A.N.  
Herefordshire CPRE