

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 05 October 2021 23:27
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: 212352 - Planning application comment was submitted

The following is a comment on application **P212352/F** by '**Maggie Pettit**'

Nature of feedback: objecting_to_the_application

Comment:

See attachment

Attachment:

response_to_HCC_planning_Oct_21.docx

Their contact details are as follows:

First name: Maggie

Last name: Pettit

Email: [REDACTED]

Postcode: HR9 7LS

Address: Aston Ingham
Church Cottage

Infrastructure from Section 106 to consider:

I do not understand your question, sorry.

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212352

Form reference: 783735

I am writing to oppose some of the proposals contained in the Planning Application P12352/F (land to the South of Aston Court).

A previous planning application (P203802/F) for this building is still open and described as 'on hold'. I previously wrote to Object to this Application on the grounds of flood risk to my property which was later realised in the floods of December 2020 when my property was flooded throughout. We had no alternative but to move out for several months to allow the property to dry out and be repaired. Importantly my predictions proven wholly justifying my Objection.

In my original Objection I cited that other local objectors living close to the land in question had questioned why alternative land, owned by [REDACTED] had not been made available in the vicinity; after listing some positive features eg more peaceful and safer for the family, I also asked Herefordshire County Council's Planning Department :

"Why are you not releasing this land as a far better alternative for this development?"

Time has now moved on and this alternative land is now subject to a Planning Application, (the subject of this response) but new knowledge has since emerged and is showing that not every aspect of this land is suitable. In fact the access track from the narrow tarmac lane remains a cause of concern due to surface water flooding and the absence of available mitigations and maintenance.

- 1.1 The Planning Meeting held in August '21 by Aston Ingham Parish Council was informed by [REDACTED] that the access track was not part of the Planning Application. My husband has queried this claim with Simon Withers (Southern Team Development Manager) who confirmed that the Access track **IS** part of the Application and that it has to be taken into consideration.
- 1.2 [REDACTED] in his report 'Surface and Foul Water Strategy' also ignores the access track and speaks of a 'permeable driveway' hard covering. In reality, the 'driveway' he refers to only begins after the access track. Figure 1 Site location, only shows the building and the driveway taken from Tree Number 9, a good way down the track. See the 'Arborical Impact Assessment' drawing which clearly shows the distance from Tree 1 to Tree 9.
- 1.3 Up to Tree Number 9 on the above plan, the narrow track has recently had a new surface laid of loose hardcore material, compacted by [REDACTED]. The Arborical Impact Assessment advised that any other hard surfacing would damage tree roots. Whilst the tree roots have been protected by this action, the Ell Brook running parallel to the track is at greater risk of receiving loose material washed into it by surface water flooding, which exists in that area.
- 1.4 Any claims that this track does not flood are erroneous. The picture below shows the flooded access track during the floods of December 2020 and maintains the risk of flooding to our property.

1.5 The land to the immediate right hand side of the tree trunk is the access track in question. The gate represents the entrance to the track; the wall to the left is the bridge. The Ell Brook is merged with the flooding.



2.1 **Planning Meeting at Aston Ingham Parish Council August '21** : Having been convinced that the access track was not part of the Planning Application, the discussion focused mainly on the building itself and consequently when the voting took place it was agreed to support the Application. I have since reminded the Parish Council that their written response to Herefordshire Planning did not include a request from my husband who attended the meeting, that in supporting the application they needed to request that conditions were imposed to protect the nearby properties from flooding. I believe the Parish Council have since submitted these comments on 4th October, '21.

3.1 **Surface water flooding and the Arborical Impact Assessment** poses a dilemma; the tree roots need to be protected and therefore the track's surface should not be subject to the type of permeable material enjoyed by the driveway closer to the proposed building, and yet, properties close to the access track should not be disadvantaged further by flooding. If the Application is to be successful, we need Herefordshire County Council to demonstrate a viable solution.

4.1 **Visit – 25th October '21**. In response to a request made last December by the Parish Council, to seek solutions to the drainage issues in Aston Ingham, a meeting is now arranged with [REDACTED] We expect to discuss the positive impact that private landowners / farmers could make to mitigate flooding; improvements to the drainage infrastructure and any other relevant solutions that may be offered. The access track issues of this Planning Application, close to Ell Brook in Flood Zone 3 (EA April 2021), are highly relevant to the current debate which parishioners and the Parish Council find necessary to resolve.

Summary :

A significant number of people have written in support of this application- only two of these supporters live close to the land in question. More attention needs to be given to those few residents living close by who could suffer further adverse impacts as a result. Unless solutions can be found, and conditions imposed to successfully mitigate the surface water flooding close to this access track, I sincerely regret that I cannot support this Planning Application.

Yours faithfully

Maggie Pettit

Church Cottage

5th October, '21