

Planning application comment was submitted on the **05 July 2023 13:01 PM**

The following is a comment on application **P231437/RM** by **Eardisley Group Parish Council**

#### **Nature of feedback: Submitting a general comment**

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**Comment:** Eardisley Group Parish Council has considered the application made by Zesta Planning on behalf of Cotswold Oak to submit a reserved matters application for the development of 18 dwellings (including 6 affordable homes), associated open space, landscaping and infrastructure, including access road and surface water balancing pond.

The current application is further to an earlier application for Outline Planning Permission (P193762), approved by Herefordshire Council on 2nd December 2021, which was supported by Eardisley Group Parish Council.

The site is earmarked as a designated area for development within the settlement boundary of Eardisley Group Parish (Policy H4 – New Homes in Eardisley and associated supporting statements). It also remains consistent with criteria in Policy H7 (Criteria for Housing Development in Eardisley Group).

Whilst the Parish Council remains generally supportive of the proposed development, the following comments were made in response to the Planning Statement submitted:

1. Statement 3.4 and 3.10 appear contradictory: In 3.4, reference is made to the requirement to include 35% (6) affordable units as part of the housing mix. However, the breakdown on housing types in statement 3.10 includes only 4 – 2 x 2 bedroom and 2 x 3 bed houses. The other two affordable homes appear to have been omitted. The desirability for bungalows as part of the mix for affordable housing and included in the original application has been 'watered down' with only 1 bungalow remaining as part of the revised design, included as a 3 bed market unit rather than affordable housing. The parish council believes this proposal makes the proposals less aligned with local needs, including older residents wishing to down size, but remain in the area.
2. After experiencing issues with a recent development in Winforton within the group parish, councillors wished to emphasise the need for adequate signage to the proposed development from the centre of the village at access points leading to the new development. Thus, signage clearly stating 'Leading To' the name of any/all new roads is required.
3. A new issue appears to have been introduced as mentioned in comments from Herefordshire Council's Public Rights of Way team. Namely, the existing route of Footpath EE13 now seems to conflict with the layout in the proposal. The parish council was unaware of this aspect which would need to be addressed.
4. As part of any proposed development of this site, the Parish Council would wish to see provision of a linked footpath between the residential area and existing footpaths leading to the centre of the village. This requirement was discussed in some detail with the previous site owners and is viewed as essential for accessibility and provision of safe pedestrian access to village amenities, school, etc. This requirement could be met from Section 106 monies.
5. The Parish Council is working with Herefordshire Council on a proposed flood alleviation plan for the village to mitigate risk of flooding which currently affects more than 20 properties in the Hobby Lyons and central village areas (Steve Hodges is the lead contact). The PC believes it is essential for there to be a joined-up approach with regard to this plan as water courses adjacent to the development site may be impacted.
6. Related to Point 5 above, the Parish Council wishes to emphasise the need for access to the brook to the

west and north of the site to be retained for maintenance. The brook in question is currently becoming blocked by very large trees, branches, vegetation and debris. It would be advantageous if the brook could be cleared of the largest trees, etc., prior to development works commencing. However, the need for maintenance will remain and due to the scale of the clearance, the equipment required is large.

Comments submitted on behalf of Eardisley Group Parish Council by the Parish Clerk.

**Attachment:**

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Their contact details are as follows:

**First name:** Eardisley Group

**Last name:** Parish Council

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**Postcode:** HR6 9AW

**Address:** 1 Church Green, Kingsland, HR6 9AW

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**Infrastructure from section 106 to consider:** Linked footpath between the residential area and existing footpaths leading to the centre of the village and the school.

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Link ID: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=231437](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231437)

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