

**From:** Richard [[mailto: @btinternet.com](mailto:@btinternet.com)]

**Sent:** 22 August 2013 11:57

**To:** Banks, Andrew

**Cc:** Bishop, Kevin; ; Richard; Blackshaw, Adrian (Cllr)

**Subject:** 131885/F Site adjacent to 4 Valentine Court, Canon Pyon, HR4 8NZ

Dear Mr Banks,

Please find comments below from Pyons Group Parish Council on planning application **131885/F Site adjacent to 4 Valentine Court, Canon Pyon, HR4 8NZ** – *Proposed erection of 30 no. new dwellings including 10 affordable units and associated works to provide a new access and road.*

The comments are attached as well for your convenience. I'd be grateful if you could please acknowledge receipt of the email.

Best wishes,

Richard.

-----  
Richard Hewitt,  
Clerk to Pyons Group Parish Council.

BEGIN

**131885/F Site adjacent to 4 Valentine Court, Canon Pyon, HR4 8NZ** – *Proposed erection of 30 no. new dwellings including 10 affordable units and associated works to provide a new access and road.*

1. The site has been rejected for development twice recently, and on repeated occasions in previous years. It fails to fit in with the objectives of the Group Parish Council in developing the village from the centre near all the facilities.
2. This scheme is identical in all its main elements to that refused in May 2013. However, we are pleased that the developers have now accepted there is indeed a serious problem with flooding, contrary to the position they have previously maintained. The Group Council remains concerned, and fears that the new system may produce no benefit, since the water is retained on a proven impermeable site. We would ask for, and expect an independent analysis of this new system to be conducted.
3. The development is against Draft Core Strategy policy RA2.1 "reflecting the size of the village."
4. The scheme is site led, and not in response to housing need, contrary to the Draft Core Strategy (page 144).
5. It is a form of unacceptable ribbon development, when the Group Council is working to develop from the hub outwards. This application would compromise all the work done, and its future planning.
6. The design with a street frontage of 16 houses is urban and cramped and does not reflect the rural setting, and is against Draft Core Strategy policy RA2.3 "Character of the village" and policy H2.3 "Respecting characteristics of the surroundings".
7. It fails to meet Draft Core Strategy policy H3.3 "Elderly housing"; housing surveys and frequent contacts with the Parish Council show a continuing demand for bungalows.
8. The Parish Plan has been analysed by Herefordshire Council and Pyons Group Parish Council is in the process of producing a Neighbourhood Plan. It has a clear view of the future for the village, embracing localism and frequent consultations, neither of which have featured at any stage with the proposed scheme.
9. This is the third time we have placed the same argument before the Planning Committee and twice the application has been rejected. Nothing has changed; this new proposal scarcely differs from those turned down. An

approval at this stage would therefore undermine the democratic process and the endeavours of the Group Parish Council to represent all of its residents.

**Pyons Group Parish Council.**

END