

**Response to Herefordshire Council Planning Department
regarding the planning application for Kirby's Yard.**

Despite wanting to support the development of new homes in the parish, Whitchurch and Ganarew Group Parish Council are unable to support this outline planning application as it stands. The reasons for this are given below:

- This development offers nine 2 bedroom homes of identical style and design. This is a totally inappropriate mix which will offer no versatility in size or scale and will prove to be very limiting. Such a development should offer a mix of one, two and three bedroomed units to cater for varying and developing housing demand.
- The design and appearance of this development is bland and unappealing and not in keeping with the existing style of housing in the village of Whitchurch.
- The size of the site is totally inadequate for nine houses. The allocation of access, circulation, parking and garden space is totally inadequate. Such a plan would immediately result in an overspill of parking onto the Old Monmouth Road because of limitations in accessing car park spaces.
- Either the number of houses on this site needs to be reduced to 6 houses, so that reasonably acceptable circulation, parking and garden space can be provided, or the complete site including the residual retail enterprise (furniture showroom) needs to be incorporated into the development. We should not accept unattractive, cramped and inappropriate houses just because they need to be cheaply constructed and cheaply sold.
- There is a history of localised flooding from Whitchurch Brook which runs alongside the Old Monmouth Road and the site is in a Flood Zone 3 category.
- Despite the fact that the foul drainage system for Whitchurch has been recognised as being over capacity for several years, no development work has taken place despite promises having been made by Welsh Water. An addition of 9 more homes into the overloaded foul drainage system will further exacerbate this situation. Residents along the length of the old Monmouth Road and particularly in the central part of the village have suffered repeated instances of foul flood water entering their homes through toilets, sinks and baths at times of flooding.
- This situation has to be remedied before any further development takes place.

Geoff Hiscox Chairman

Keith Shilton Clerk