

**From: James Miller**

**Orchard Cottage  
Eardisland  
Leominster  
Herefordshire  
HR6 9BJ**

**Telephone: 01544-** [REDACTED]

**E-mail:** [REDACTED]

Planning Inspectorate  
[West1@pins.gsi.gov.uk](mailto:West1@pins.gsi.gov.uk)

2 Dec 2016

Dear Sir / Madam

Appeal: APP/W1850/W/16/3157677

Planning application: 152779 – land adjoining Orchard Farm, Eardisland, Herefordshire

The garden of my house backs on to the proposed development and I have made three representations to Herefordshire CC about the development. You will, of course, have been provided with copies of these but may I please add the following;

1. As far as I can see, none of my concerns has been addressed. My paramount worry is the increased flood risk to my property, which has been subject to flooding in the past, eg in 2007; such flooding has come from water running off the site of the proposed development. In the absence of direct mitigation, any development on the site must lead to an increased risk of run off in potential flood conditions. The applicant may have looked at issues to do with potential flooding on his site; he has simply not addressed the potential effect on other properties.
2. It has become increasingly apparent that there is a major issue with sewage in and around the site. Leaving aside many issues to do with residents of a new development having to put up with the direct consequences, I am concerned that, in the event of a flood, my property is much more likely to be affected not just by surface water run-off but by sewage.
3. The applicant's concern for those of us next to his proposed development is perhaps shown by the fact that he has had no contact with me nor, to the best of my knowledge, with any other individuals. His concern for Eardisland is perhaps indicated by the fact that his appeal is against the refusal of Shropshire Council.
4. The more that I look at the proposed access off the road through the village to the development, the more worried I am. The visibility for a vehicle exiting the proposed access may be just about satisfactory; the opposite is the case for a vehicle trying to turn right into the proposed access or for one coming from the south into a double bend and coming across a vehicle trying to turn right. In the event of heavy rain and the ponding that ensues (particularly outside Orchard Farm), the danger would be further aggravated. For some years, I chaired a city council traffic management sub-committee and I would have been very surprised if our highways engineers had been prepared to accept this proposal.
5. Many members of the village have spent a great deal of time working up a Neighbourhood Development Plan which has been passed by an overwhelming majority. The Parish Council is clear that the proposed development does not meet the NDP. To ride rough-shod over the NDP, the NDP working party and the Parish Council would fly in the face of the government's localism agenda and bring the whole NDP process into disrepute.

Yours faithfully,

[REDACTED]