

BREINTON PARISH COUNCIL

22 Hardwick Close, Bromyard, HR7 4TY
clerk@breintonparish.co.uk
07501 293457

3 March 2023

Heather Carlisle
Planning Services
PO Box 230
Hereford
HR1 2ZB

Dear Ms Carlisle,

P222138/O Land at Three Elms, NE Quarter. To the north east of Huntington and bounded by Three Elms Road and Roman Road.

Land at Three Elms *Application* - Outline Planning Application with all matters reserved, except access, for the first phase of an urban extension comprising up to 350 homes (Use Class C3); park & choose interchange; together with open and play space, landscaping, infrastructure and associated works.

Breinton Parish Councillors considered this application again at their meeting on 15 February 2023. It is getting increasingly difficult to spot the changes being proposed. However, we are satisfied that neither the applicants nor their agents have made any serious attempts to address the Parish Council's concerns detailed in our previous lengthy and detailed representations dated 3rd November 2016, 27th March 2017, 26 October 2020 and most recently 15th September 2022.

We continue to object to this proposal. There is very little effort to make this NE Quarter integrate with the adjacent suburbs of Hereford City. This is clearly a major concern for the Parish Council should the rest of the Strategic Urban Extension be approved in the future including land bordering Kings Acre Road. The current proposals set a number of very poor precedents individually and collectively which we would not want repeated in any way on the borders of Breinton.

We have considered what looks to us to be over 20 new supporting documents, 7 new drawings and the many new representations in confirming our opposition to this development. We will not repeat the detail of our earlier submissions but in summary they are:

- a) The national and local planning policy context continues to change and in particular there is now a new masterplan for Hereford which is being consulted upon
- b) Considerable access problems remain
- c) The risk of flooding remains unacceptably high.

As far as access is concerned the Parish Council considers that: -

- 1) The proposals for Three Elms Road remain short sighted, are likely to increase accidents and will certainly hinder traffic flows.

- 2) The cycleway and footpath exiting the site at its far NE corner close to the junction with Tillington Road puts cyclists and pedestrians at unnecessary risk.
- 3) The proposals for Huntington Lane will have unacceptable implications for Kings Acre Road.

As far as flood risk is concerned the Parish Council is:-

- 1) Completely opposed to further piecemeal development of the Yazor Brook catchment to the north-west of Hereford city. What is needed is a holistic approach. Changes to one part of the catchment may well have implications elsewhere.
- 2) Concerned that the proposed development will have adverse knock-on flooding effects for other locations including properties along Kings Acre Road. Despite all the studies there still appears to be very little understanding of the complex hydrology in the area to the extent that consultants have not found some of the springs notified to them. In addition, the recent building along both sides of the Roman Road appears to have changed and increased the flow of water through the Yazor valley.
- 3) Even more certain that a complete, independent hydrological survey is needed for the whole Yazor Brook catchment south of the Roman Road and east of Credenhill and that this needs to be concluded prior to any more major housing developments to the north-west of Hereford city. When will the costs of the ever-changing proposals for retention ponds and earth moving to raise building levels make this flood plain site unviable?

We hope that you will find the time to read all of our objections in full before reaching your recommendation to the Planning Committee.

Yours sincerely,

Emily Godsall
Clerk, Breinton Parish Council