

BREINTON PARISH COUNCIL

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

1 June 2023

Adam Lewis
Planning Services
PO Box 230
Hereford
HR1 2ZB

Dear Mr Lewis

P222769/F Land to the south-west of Breinton Lee, Swainshill, Herefordshire HR4 0SW

Breinton Parish Council considered the amendments made by the applicant for this planning application. These amendments do not alter the views expressed by the Parish Council in its original response (23rd October 2022).

Highways and Transportation

The amendments still take no account of LTN1/20 to improve priority for pedestrians and cyclists in and out of the development, as well as travelling along Kings Acre Road.

In fact, one of the proposals to protect an existing tree, reduces the pavement width whilst maintaining carriageway width for vehicles.

Regarding the Breinton Lee/Kings Acre junction and the lack of visibility arising from cars parking in the layby, Herefordshire Council has made it clear that parking here creates a blind spot for motorists which could generate further accidents. Breinton PC strongly object to the view of the applicant (para 3.4 Rappor Technical Note March 2023) that if they pay £10,000 for a Traffic Regulation Order (TRO) to prevent parking in this area that the development should still go ahead even if the TRO fails. It is not acceptable that a planning application should increase the risk to road users as a result of this development.

The revised access does not show compliance with new Highway Code priorities, where pedestrians and cyclists on Kings Acre road have priority over motor vehicles, ideally with a raised table to improve access for those with pushchairs or disabilities.

Management of Public Spaces and Highways

Breinton Parish Council have been contacted by a number of residents of an earlier development by Cotswold Oak to the west of this location, that the management of the roads and open spaces, including an orchard area have still not been transferred to the residents. We have been advised by the new residents that Cotswold Oak are in breach of contract with all residents as the management

company should have been handed over within 6 months of the date that the last property was occupied. The date the last property was occupied was July 2021, and so nearly 2 years have elapsed with the developer apparently failing to comply with planning conditions.

On this basis, the Parish Council objects to the principle of highways and open spaces not being adopted by Herefordshire Council on completion of the development, instead being managed by a private company which is unaccountable to local residents. Should Herefordshire Council be minded to approve the application Breinton Parish Council recommends that the developer commits to pay the costs of the future maintenance of the open space and highways infrastructure to Herefordshire Council, who will undertake responsibility for this work.

Flood Risk

With climate change the risk of localised flooding is increasing and residents have provided photographs of flooding on the development area that happened during Spring 2023. Breinton Parish Council would again reiterate that turning this high grade agricultural land, much needed for food production and national food security, will increase flooding in the area, not just to the new properties but to existing residential properties.

Yours sincerely

Emily Godsall
Clerk, Breinton Parish Council