

Road Cutting Through Breinton Ridge



Current Projected Road Building Timeframe



Flooding is a Major City Issue so is the Commercial Aquifer

- Many of the sites currently proposed for house building around Hereford are in locations susceptible to flooding from the Yazor Brook and River Wye.
- The sites west of Hereford are in the Yazor flood catchment and are situated above aquifers that are used by Avara and Heineken.
 - They have threatened to leave if the aquifers are broken in to and polluted, potentially losing many local jobs.
- Surface water flooding affects the residents living adjacent to Breinton Lee's proposed 45-house development.

Commercial Aquifer at Risk

Map legend

Groundwater source protection zones ⓘ

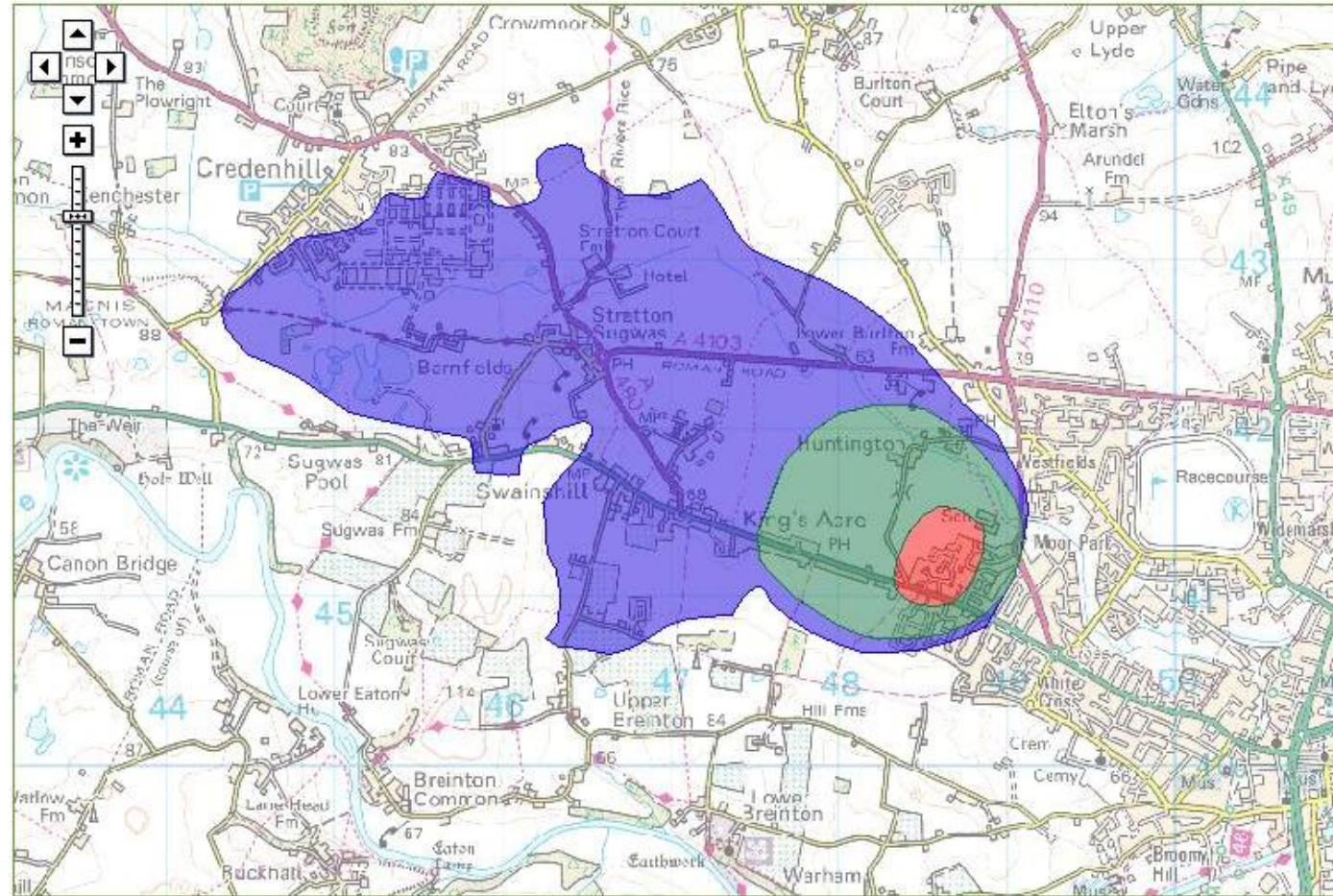
- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Aquifer Maps - Superficial Deposits Designation ⓘ

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)

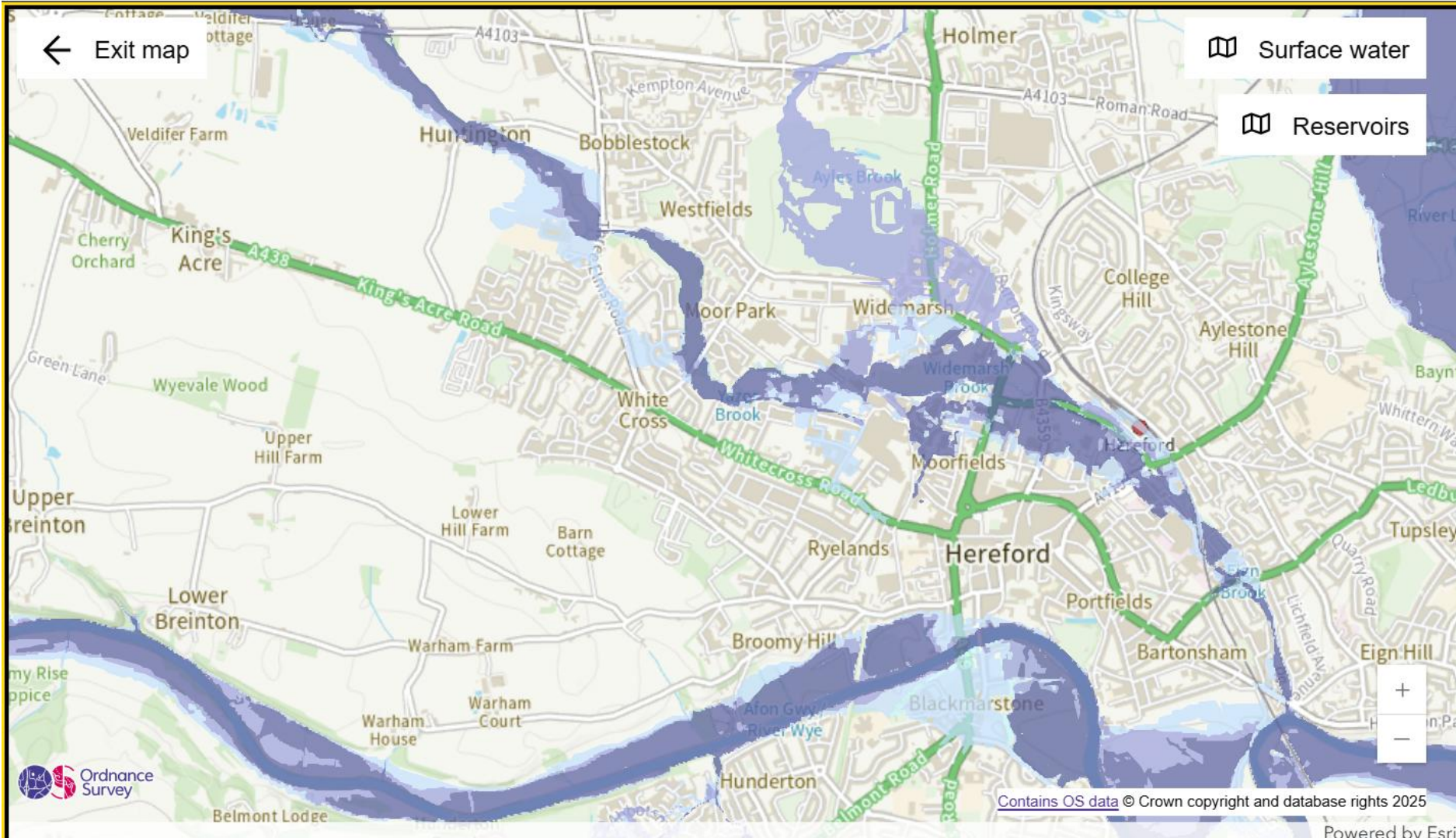
X: 347,072; Y: 241,865 at scale 1:40,000

[Other maps](#) ⓘ [Data search](#) ⓘ [Text only version](#) ⓘ



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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Flood Risk From Yazor Brook and River Wye



Rivers and sea map

Yearly chance of flooding

- Extent
- High chance
More than 3.3% chance each year
- Medium chance
Between 1% and 3.3% chance each year
- Low chance
Between 0.1% and 1% chance each year

Impact on Breinton Parish and City.

- 70% increase in county housing targets.
- Hereford will get circa 10,000 new homes to support capital intensive funding for Western Bypass.
 - The majority will be sited to the west of Hereford along new road corridor.
- The logical solution to the county's growth requirements would be a new settlement with industrial sites close to railway links or M50 motorway.
 - Not supported by HC Conservatives and Liberal Democrats who want the Western Bypass.
- Likely land grab, possibly within the parish, to accommodate new development.
 - Westminster bills rumoured to be facilitating compulsory purchase of agricultural land at agricultural prices for resale to developers at profit.

Impact on Breinton Parish and City.

- Current government's new housing targets will increase pressure for the Western Bypass.
 - Will drive housing development in unsuitable locations due to flooding and pollution.
- City traffic projected to increase by 50,000 to 70,000 trips a day.
 - Major congestion into the city – Kings Acre Road, Roman Road, Three Elms Road.
- Demographic demand for new larger developer preferred houses will likely see influx of retirees from other parts of the country.
 - The County Hospital, already a major threat to our wellbeing, will be vastly overstretched.
- Disruption from years of road and house building.
 - Noise and pollution from construction traffic.
- Noise and pollution from Bypass and urban expansion.
- Loss of road access from Breinton to Hereford due to Bypass cutting.

Impact on Breinton Parish and City.

- Loss of agricultural land.
- Increased surface water flow into the Yazor Brook catchment.
- Potential increase in Yazor Brook flooding in Hereford.
- Risk of pollution to underground aquifers.
 - Risk of loss of employment from food and drink producers.

Summary

- The increased government housing requirements from the new NPPF will put Herefordshire Council under pressure to source adequate land around Hereford.
- The need for approximately 10,000 houses is being used to further justify the need for the Western Bypass.
- This will bias building west of Hereford, fed by the new road as a housing service road.
- Sites for development are in the Yazor catchment which floods Hereford.
- Risk of polluting the commercial aquifer with subsequent risk to employment.
- Significantly increased traffic congestion.

Summary

- Herefordshire Council are proposing to build a new road over a commercial aquifer via a capital-intensive bridge through heritage landscapes.
 - Resultant noise, and pollution risk to Hereford supply.
- No evidence of strategic decision-making process to justify development sites west of Hereford.
- No evidence of Herefordshire Council considering new towns with motorway and rail access.
 - No inherent flooding and congestion risks, and likely less capital intensive.
- County MPs should insist on a logical infrastructure decision and planning process, in the correct order.
 - Local transport Plan should be Core Plan dependent.

Summary

- With four times the land likely to be demanded west of Hereford, will Breinton Parish be left as Open Countryside in the Rural development Hierarchy, or will we be subjected to land appropriation/parish boundary changes?
 - We will likely not get an answer until the Core Plan is drafted.
- Breinton Parish NDP will have to be revised to retain effectiveness.
 - Housing and transport surveys etc will need to be carried out again.
 - Will need to be HC Core Plan and NPPF compliant.

What To Do?

- Encourage the Herefordshire Council cabinet members in opposition to resist the unsuitable development sites and road building.
- Use the opportunity to comment on the upcoming Local Transport Plan – November 2025?
 - This will likely propose the Western Bypass be built before the Core Plan is released.
- Be primed for the consultations on the Core Plan – March 2026 and March/April 2027.
 - Express your views!
- Have your say at the next Herefordshire Council Elections in 2027.
- Express your concerns to your MP.

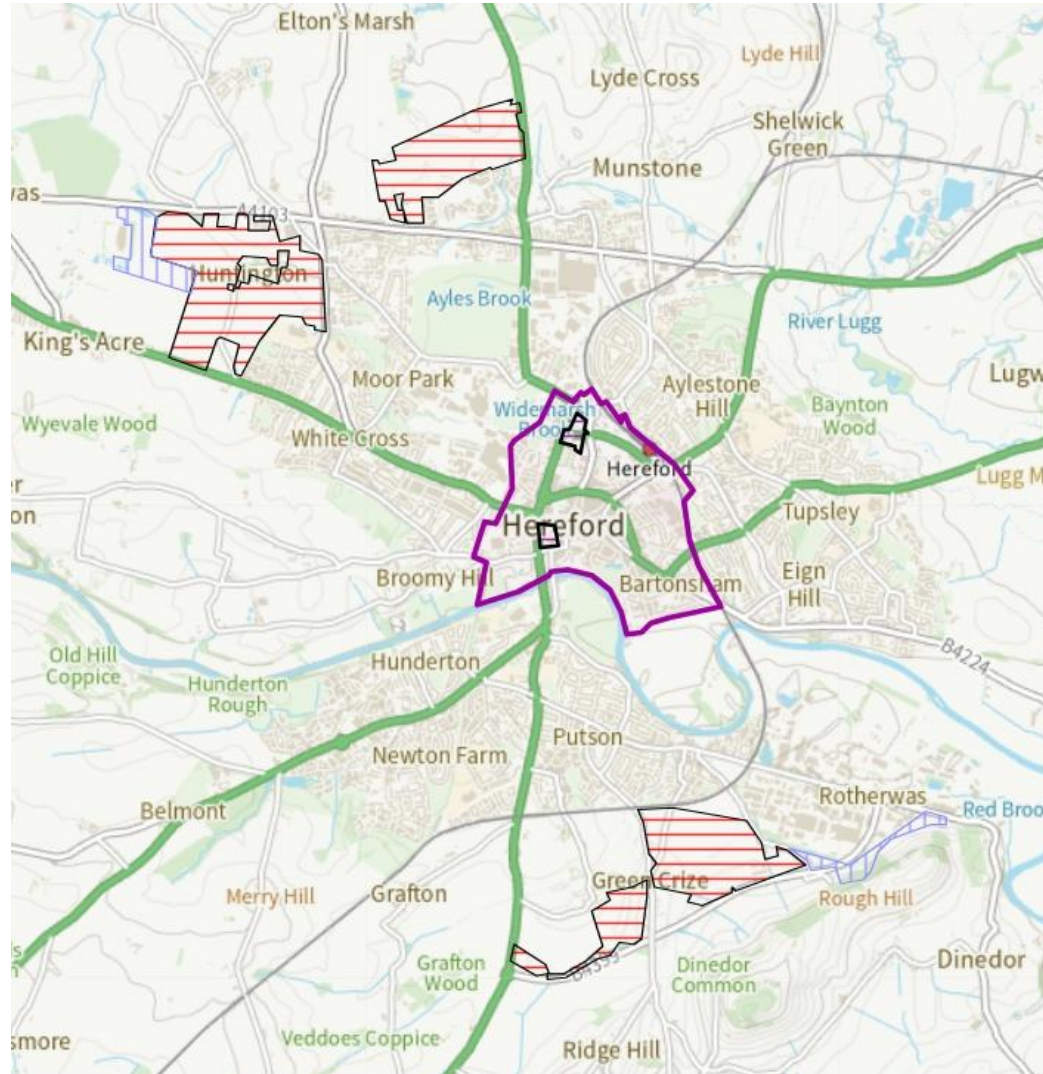
Appendix

- History of NPPF/Local Plan/NDP.
 - 2012 NPPF and 2011-2031 HC Local Plan Core Strategy.
 - Led to 2016-2031 Breinton NDP.
 - NDP Growth Requirement for the parish agreed at 72 new homes, approximately 18% up to 2031.
 - 58 built or committed as of March 2025.
 - The Conservative government updated the NPPF which led Herefordshire Council to initiate a revised Local Plan 2011-2041.
 - The new housing requirement for the county was 16100 homes – 9608 after committed and built in April 2023.

- History of NPPF/local Plan/NDP.
 - 2011-2031 Local Plan called for 5600 new homes for Hereford – 4491 after committed and built in April 2023.
 - Rural Areas required 5320 new homes – 2311 after committed and built in April 2023.
 - The rest of the new homes were allocated to market towns and larger village settlements via the Rural Settlement Hierarchy document.
 - Breinton Parish was considered as Open Countryside with no publicly stated growth requirements – likely proportional growth requirement if we had requested our growth targets.

- History of NPPF/Local Plan/NDP.
 - Herefordshire Council Local Plan 2011-2031 was to deliver:-
 - 5600 new homes.
 - New City Centre Housing.
 - Merton Meadow development.
 - Three planned urban extensions:-
 - Holmer North 900 new homes including 35% affordable housing.
 - Three Elms 950 new homes including 35% affordable housing.
 - Lower Bullingham 1000 new homes including 35% affordable housing.
 - New multi-story car park at current Bus Station site.
 - New transport hub (bus station) at railway station.
 - Enterprise zone extension at Rotherwas.
 - New enterprise zone east of new cattle market adjoining new Three Elms development.

- History of NPPF/Local Plan/NDP.



Three major suburban sites

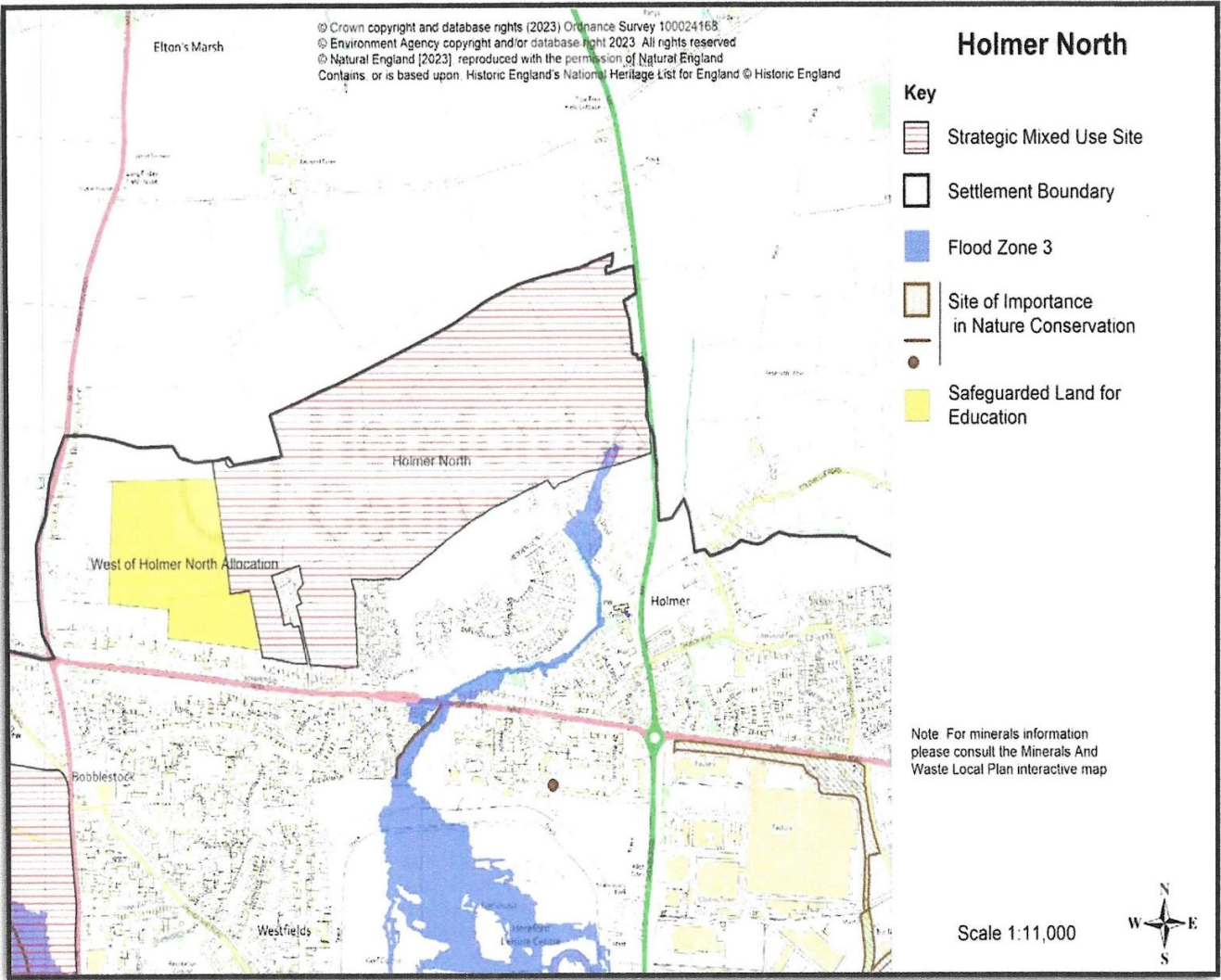
Holmer 900

**Lower Bullingham
1,000**

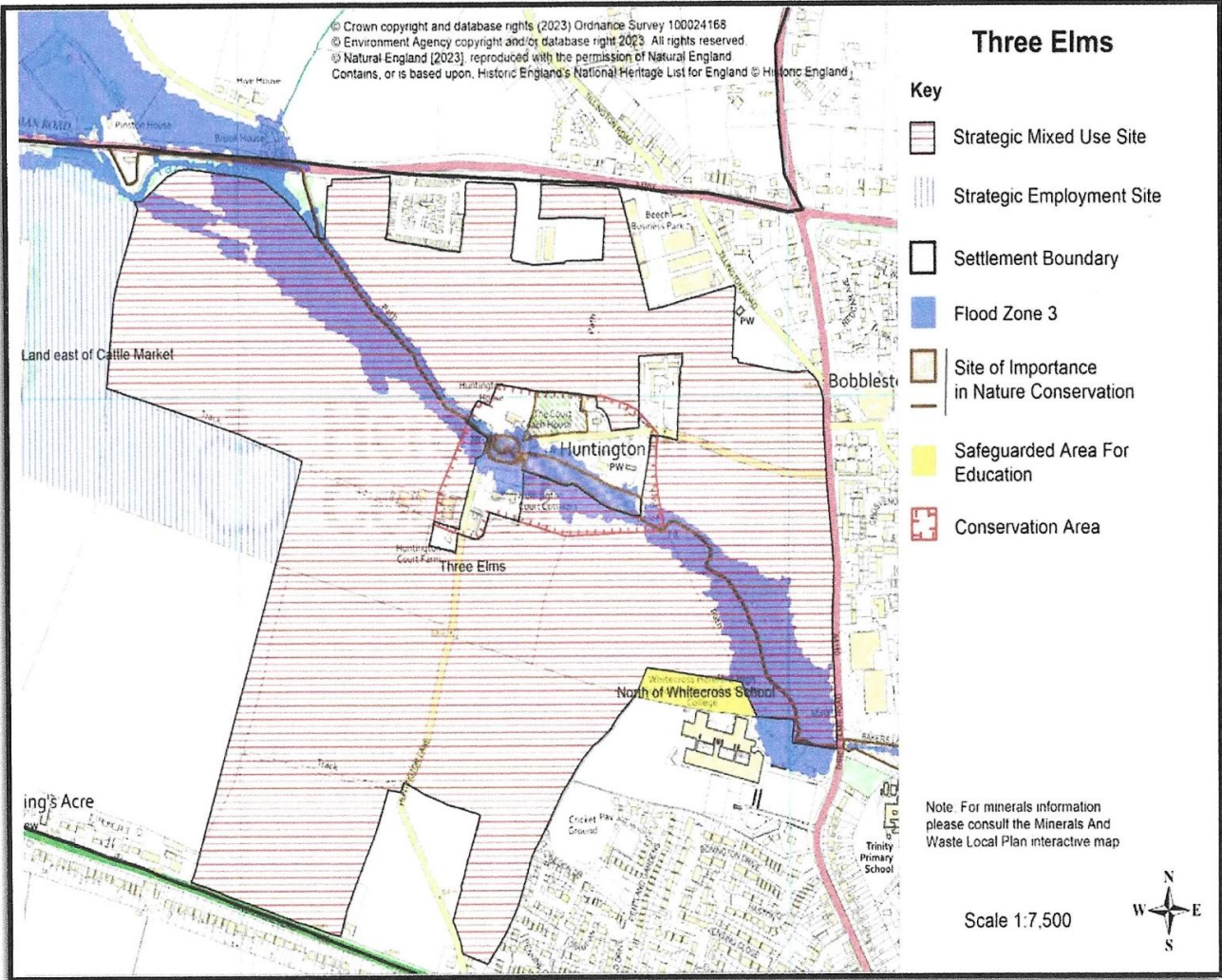
**Three Elms
950 houses reduced to
350 houses due to
flood retention and
aquifer issues**

2,250 allocated

- History of NPPF/Local Plan/NDP.



- History of NPPF/Local Plan/NDP.



- History of NPPF/Core Development Plan/NDP.
 - In April 2024 Breinton Parish Council held a public information meeting to brief on the current situation and highlight the risks to the parish and city.
 - Three presentations can be found at Breinton Parish website;-
 - <http://breintonparishcouncil.gov.uk> :-
 - Roads and Planning
 - ROADS-The proposed Hereford Bypass
 - Breinton Parish Information Meeting Part1,2 and 3
 - The impact and risks of the Core Plan, Transport Plan and Road Strategy presented are largely still applicable and likely to be made worse.

History of NPPF/Local Plan/NDP.

- The July 2024 general election led to a new Labour government that immediately scrapped the NPPF that had been released by the prior Conservative administration.
- A declared target of 1.5 million homes nationally during the current administration.
- The NPPF was substantially revised with reduced ecological restrictions.
- Major impact to Herefordshire Council Local Plan and Core Strategy.
- Breinton NDP will have to reflect the new Core Plan.