

BREINTON PARISH COUNCIL

Office 9, The Old Vicarage, 1 Rowberry Street, Bromyard, HR7 4DU.
clerk@breintonparishcouncil.gov.uk
07548663379

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planningenquiries@herefordshire.gov.uk
Adam.Lewis@herefordshire.gov.uk

Breinton Parish Council Comments on Planning Application P222769/F Land to the South-West of Breinton Lee Swainshill Herefordshire HR4 0SW

Breinton Parish Council has reviewed the latest revision of the above planning application, which has a revised Flood Risk Assessment.

The addition of the groundwater monitoring over the stated period of time is noted, along with the fact that no perched water tables were encountered during drilling of the boreholes.

The baseline modelling of surface water flooding is claimed to represent water depths, and extents, which have been documented in past flooding events. No account of ephemeral springs, that are numerous in the winter period on the north side of the Breinton Ridge, has been made in this modelling which raises questions regarding the boundary conditions applied.

The modelling of the improved drainage condition, representing the two complex infiltration devices and the deep southern and eastern boundary water cut off ditches, claims to significantly reduce the surface water flooding currently affecting properties to the north of the development on Kings Acre Road. While this would be a very desirable result it raises further questions.

Breinton Parish Council had previously been informed that the ownership of the ditch along the eastern boundary of the site has been contested. Unless clarified, this could affect the efficiency of the proposed drainage configuration.

Also, the depth of the infiltration devices and ditches is such that the design intent is to percolate surface flood water through the permeable gravels which form the upper levels of the aquifer below which is a Zone 3 Source Protection Zone.

The surface water which drains off the northern slopes of Breinton Ridge has consistently been shown to be heavily silted due to the run-off from non-contour ploughed fields. The silt in the surface flood water will therefore be carried through to the aquifer below which can only be considered as undesirable considering the proximity of the Zone 1 extraction boreholes for the food and drink industry in Hereford.

Previous flood alleviation schemes to the east of the site, while unsuccessful, were carried out with the intent of not breaking through into the permeable gravels of the water Source Protection Zone.

The heavy silt content of the surface flood water running off the Breinton Ridge has caused significant problems with the existing drainage to the north of the site, under Kings Acre Road, and also along the drains running east along Kings Acre Road. When last inspected in a parish council walkover the drains running eastwards along Kings Acre Road were completely blocked with silt. The six-inch drain under Kings Acre Road also requires frequent jetting in order to be functional.

The heavy silt content of the surface water also raises questions with respect to the proposed maintenance schedules. It would be essential for maintenance of the drainage features to be professionally carried out and not be delegated to subsequent home owner associations.

Should the proposed drainage solutions be found to be inadequate to prevent surface water flooding of properties on Kings Acre Road a significant infrastructure project would be required to pipe flood water under Kings Acre Road and direct it to the Yazor Brook Catchment.

Breinton Parish Council notes that a requested update to the Sequential Testing has not yet been completed and it is considered that a previously proposed site to the west in Breinton Parish would be more suitable.

Breinton Parish Council also reiterate their concerns with respect to road safety issues with respect to traffic having to enter and exit the development adjacent to the entrance to the Blue Diamond complex.

Breinton Parish Council consider that sufficient issues remain with this application that it should not be approved and they continue to object to this application.

If Herefordshire Council should be minded to approve this application, contrary to the Breinton PC objection, we would request that the Maintenance regime to ensure that the surface water drainage system operates effectively and that flooding of the site and surrounding areas is prevented that sufficient funding under S106 is paid to Herefordshire Council to maintain the surface water and foul water drainage components in accordance with the maintenance regime in perpetuity. The proposal in the latest document is unclear where the final responsibility would otherwise lie for existing and new Herefordshire residents in the event of the maintenance failure resulting in flooding of new and existing properties.

This objection should be considered as a supplement to the original objection by Breinton Parish Council on the full planning application and in no way replaces it.

Lisa Law
Clerk, Breinton Parish Council