



28 Hampton Dene Road
Tupsley
Hereford
HR1 1UX
3rd April 2024

Herefordshire Council
Planning and Building Control
Plough Lane
Hereford
HR4 0LE

Dear Sir or Madam,

Planning Reference: P240422/F Proposed Development of Land to the East of Hereford

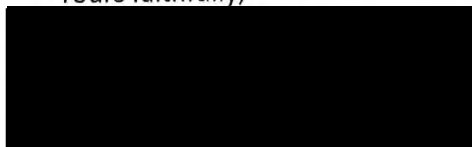
With reference to the proposed development which includes the building of 350 houses on and adjacent to the Lugg Flats I wish to lodge my objections to this proposal for the following reasons, based on my experience and knowledge of the area I have lived in since [REDACTED]

Generally I believe there is inadequate infrastructure in all aspects to support a devolvement of this kind and the damage it will wreak on the Lugg Meadows fauna and flora.

- Doctor surgeries are already overloaded, it is becoming increasingly more difficult to obtain a face to face appointment with a doctor It can be several weeks before you can get an appointment at present, an influx of another 700 to 1,000 patients can only have a negative and serious impact on the health care of existing residents in the area.
- The impact on the County Hospital will also be negatively impacted, at present A and E struggle to cope and the number of hospital beds will come under severe pressure. Waiting times for diagnosing and planned treatments can only increase.
- There are insufficient school places, especially for primary school places, requiring pupils to be bused or driven to schools outwith the area, adding to the congestion. The lack of school places can be demonstrated by the number of cars that park up along Hampton Dene road, arriving from around 14:00 and sitting with their engines running winter and summer. On many occasions I have been unable to get into or out of my driveway due to cars being parked across the entrance.
- I note that in the plans a potential area has been identified for the building of a primary school. I do not see this as a definite commitment to set aside land for this purpose never mind the building of a primary school. Also it appears that half of the area identified is subject to flooding in which case it would not be suitable for siting a primary school or any other building. Also who would pay for a new primary school?
- Tupsley is an area where there is an ongoing change in generations with young families moving into the area so it is unlikely there will be any reduction in demand for school places. This can be seen from the number of houses having extensions and refurbishments when new younger families move in.
- Site of Special Scientific Interest, this development will have a negative impact and damage the valuable flood plain habitat and could destroy the area for future generations to enjoy.
- Carbon emissions from additional traffic 350 houses 2 cars per house additional 700 cars
- Run off is likely to increase nitrate and phosphate pollution in the rivers already at risk.
- Retention basin, this causes me a lot of concern. Open unguarded ponds located in an area where there could be a lot of young children cannot be acceptable.

- Any water catchment needs to be guarded and preferably it should be underground and should have a capacity to act as a buffer enabling a controlled discharge.
- There needs to be some control of any discharge from any catchments and any catchment requires a capacity to hold the water in the event of run off contamination and build-up of nitrates and phosphates.
- Constant monitoring needs to be included with an automatic operation of a shut off valve in the event of contamination
- Density of houses. From the plans houses seem to be packed together, density appears to be a lot more than the Bishops Field development.
- Farm Shop. This will bring more traffic into the area and it will be seven days a week
- Industrial units. – It is unknown what type of businesses are proposed for the units, again this will bring added traffic to the area and depending on the operation increase the risk of pollution. It will probably result in an increase of heavy goods traffic and Hampton Dene Road along with Gorsty Lane being used as a rat run.

Yours faithfully,

A large black rectangular box redacting the signature of George Russell.

George Russell