

Planning application comment was submitted on the **06 January 2025 07:56 AM**

The following is a comment on application **P242558/O** by **Liz Kelso**

Nature of feedback: Submitting a general comment

Comment: Please see attached letter.

Attachment:

Their contact details are as follows:

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Infrastructure from section 106 to consider: Improved flood defences. Signage stated "village access only" (x2) at approaches to Dinedor Village to prevent single track road being used as a rat run to avoid traffic pinch points on Hoarwithy Road and Holme Lacy Roads

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242558

Form reference: FS-Case-675804651

Dinedor Parish Council

C/O 5 Deerhurst Drive
Belmont, Hereford, HR2 7XX
Tel: [REDACTED]
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Planning Services
Herefordshire Council
PO Box 4
Hereford
HR4 0XH

4th January 2025

Dear Sirs

Planning Application Reference:	242558
Site:	Land to the south of Lower Bullingham, west of the Rotherwas Industrial Estate, north of Rotherwas, Hereford HR2 6JW
Development:	First phase of an urban extension comprising up to 540 homes, employment land, local centre and a country park together with supporting public open space, and other associated works.

Dinedor Parish Council has considered this application at a meeting of the parish council held on 19th December which was attended by 19 members of the public, and now wishes to make the following comments/observations. We understand that this application refers to access arrangements only and we have therefore limited our comments to matters relating to access as outlined in the supporting documents for this application.

The outline plans refer to two main vehicular access points to the development with one access off Green Crize for a section of the proposed development of approximately 100 houses and a second, larger access off the B4399, Rotherwas Access Road. There is separate provision for walking and cycling for the larger area of the proposed development towards Putson/Hinton.

Turning firstly to the access from Green Crize, this proposed access appears to be located on a narrow section of the road immediately before the railway bridge when travelling towards Hereford. The bend in the road at this point is well known for being hazardous due to the limited visibility, frequently flooding and speed of traffic. We believe this access point will need to cater for some 200+ additional vehicles with a minimum of some 400+ additional vehicle movements each day, excluding visitors and deliveries, representing an unacceptable hazard. Flood mitigation measures and a widening of the road at this location would be required to ensure the safety of all road users at this junction.

The proposed access through the B4399 includes a new roundabout which will, inevitably, slow through traffic through that route. The road is used by heavy goods vehicles accessing the Rotherwas Estate as well as other vehicles and slowing the traffic with the resultant speed increase after the roundabout will have a negative impact on air quality at this location and for those living in the immediate vicinity of the roundabout.

The development will create a significant increase in traffic volume along the B4399 which is already a busy road during peak periods, serving businesses on the Industrial Estate as well as access to Holme Lacy village and the Holme Lacy bridge. Two years ago when commenting on the outline application for this development, we noted that an expansion of the Industrial Estate was limited as a result of a lack of investment in the road network by Highways England. There remains no progress on this item.

We have already experienced the road through Dinedor Village, which is a single-track road, being used as a rat run by residents attempting to by-pass the pinch points that already exist with regard to access to and from the B4399. The increase in traffic volumes will exacerbate this issue.

The B4399 route has been closed due to flooding on some occasions this year and flooding on the Hoarwithy Road and Holme Lacy Road has impacted significantly on the B4399 during the past months. It is acknowledged that this is an increasingly frequent issue and not likely to improve over the coming years. We believe a significant investment in flood mitigation will be required if the proposed access routes are to remain viable throughout the year.

Finally, we question the calculation by the applicant of the average number of vehicles movements per household. We believe the actual figure will be higher, particularly in a predominantly rural location where not all residents will work, shop or attend schools within walking distance. We further question the assumption that there will be a significant number of residents from the estate who will use the footpath or cycle route as an alternative to the car as those figures are based on the speculative, but not evidenced, assumption that there would be around a 50% increase in bicycle journeys reducing the number of vehicle ingresses and exits to/from the development site from present averages for such a site.

Yours faithfully,

Liz Kelso
Clerk
Dinedor Parish Council